

## 7. LEISURE AND CULTURAL PROVISION

### Paragraph 7.1

7.1. The policies in this section have the following objectives:

- To safeguard existing open space within towns and villages for either formal or informal recreation
- To enable the provision of community facilities in villages, which would accommodate activities central to village life, even where development would not normally be permitted;
- To develop sport and leisure facilities at key sites and enable outdoor recreation in the countryside whilst protecting its character and amenities
- To ensure that play facilities are included in developments where appropriate
- To support tourism in Uttlesford within the capacity of its towns and countryside to accommodate visitors.

#### Representations of Support

**Ref.No: 210 Rep.No: 3**

**Representor:** Wadey, British Horse Society **Agent (if applicable):**

The society supports the objectives in this paragraph

#### Representations of Objection

**Ref.No: 218 Rep.No: 41**

**Representor:** Dale, Saffron Walden Friends of the Earth **Agent (if applicable):**

**Amendment(s) Sought:** Add extra objective to 7.1 - to improve access to leisure and cultural facilities

**Reason(s) for Amendment(s) Sought:**

**Comments:**

*It is accepted that the positive nature of the polices does increase accessibility to facilities and that this should be reflected in the paragraph.*

---

**Ref.No: 212 Rep.No: 9**

**Representor:** Locke, Uttlesford Area Access Group **Agent (if applicable):**

**Amendment(s) Sought:** Add to para 7.1 "To ensure that all leisure and cultural provision is accessible for the benefit of the whole community to ensure social inclusion."

**Reason(s) for Amendment(s) Sought:** The group felt that a further statement should be included under 7.1 as there is insufficient coverage for social inclusion

**Comments:**

*Relevant General policies are proposed to take this into account.*

---

**Ref.No: 204 Rep.No: 10**

**Representor:** Burchell, Essex County Council **Agent (if applicable):**

**Amendment(s) Sought:** Add additional bullet point " Protect and enhance the public rights of way network."

**Reason(s) for Amendment(s) Sought:** As an essential recreational and transportational resource, public rights of way must feature as a specific objective.

**Comments:**

*There is no relevant policy to which the bullet point would refer.*

---

**Recommendations**

*Amend paragraph with additional bullet point "Improve access to leisure and cultural facilities".*

---

**POLICY LC1 – LOSS OF SPORTS FIELDS AND RECREATIONAL FACILITIES**

Deposit Policy

**Development will not be permitted if it would involve the loss of sports fields or other open space for recreation, including allotments.**

**Exceptions may be permitted if either of the following applies:**

- a) **Replacement facilities will be provided that better meet local recreational needs;**
- b) **The need for the facility no longer exists.**

REPRESENTATIONS RECEIVED

**Representations of Support**

**Ref.No: 89 Rep.No: 3**

**Representor:** Keith Clements Associates **Agent (if applicable):** Andrew Martin Associates

This policy enables a more effective use of land by supporting development on sports fields and recreational facilities provided that replacement facilities are provided or the need for the facility no longer exists. It is recognised in the supporting text that there is a deficiency in the number of playing pitches in the area and that facilities in rural areas should be provided/improved. Therefore it is suggested that if recreational sites are to be developed in the countryside they should be replaced by improved facilities, generally within the same settlement.

**Representations of Objection**

**Ref.No: 93 Rep.No: 12**

**Representor:** Hastoe Housing Association/Springboard HA **Agent (if applicable):** Oldfield King Planning

**Amendment(s) Sought:**

**Reason(s) for Amendment(s) Sought:** Given the scale of need for affordable housing it would be appropriate to include the provision of affordable housing as a further exception to this policy.

**Comments:**

*It is important to balance housing provision with recreational provision. It is not appropriate to include affordable housing as an exception to policy as the same tests would need to apply to an affordable housing scheme proposed on open space.*

---

**Ref.No: 188 Rep.No: 2**

**Representor: Raiswell, Sport England Agent (if applicable):**

**Amendment(s) Sought:** Specified exceptions should be tightened up. Criteria a) this should be reworded to match as closely as possible exception E4 of Sport England's policy on Playing Fields (see copy submitted). Criteria b): this should be reworded to match as closely as possible exception E1 of Sport England's policy on playing fields. Sport England would also support the addition of our other exceptions E2, E3, and E5 to this policy although obviously these will not be applicable to allotments and a distinction will need to be made.

**Reason(s) for Amendment(s) Sought:** Sport England considers that the wording of this policy is imprecise and could be open to misinterpretation. Policy should more closely reflect Sport England's own policy on loss of playing fields.

**Comments:**

*Some amplification of the policy in supporting text would be of value.*

---

**Recommendation:**

*Supporting text to state:*

*This policy is concerned with total or partial loss of playing fields, open space and allotments. It applies whether the facilities are still in active use or whether through ownership, for example, this is now prevented. It also applies to development that would prejudice the use of land as playing fields, open space or allotments. It is not intended to prevent the provision of facilities such as changing rooms, pavilions and club houses. If replacement facilities are proposed these must be at least as good as those lost in terms of location, quantity, quality, and management arrangements. They must also be made available before development of the existing site begins. An assessment of current and future needs will need to be submitted demonstrating that there is an excess of playing fields in a locality and the catchment of the facility, or that the site has no special significance to sport or recreation, if planning permission is to be granted for development under exception b).*

---

**POLICY LC2 – RURAL COMMUNITY FACILITIES**

Deposit Policy

**Community facilities will be permitted on a site outside settlements if all the following criteria are met:**

- a) The need for the facility can be demonstrated;**
- b) The need cannot be met on a site within the boundaries;**
- c) The site is well related to a settlement.**

REPRESENTATIONS RECEIVED

## Objections

**Ref.No: 106 Rep.No: 1**

**Representor:** Poulter and Francis **Agent (if applicable):**

**Amendment(s) Sought:** Local Plan should be amended to incorporate the above mentioned recommendations of PPG12. If an appropriate amendment is made in such a way that the provisions include the urban areas as well as villages within the district then we would be prepared to withdraw this objection.

**Reason(s) for Amendment(s) Sought:** The plan makes no provision for places of worship. PPG 12 states that Development Plans should consider the relationship of planning policies and proposals to social needs and problems including their likely impact on different groups including religious groups and also plans should make provision for places of worship.

**Comments:**

*Agree to removal of word 'Rural' from title.*

---

**Ref.No: 156 Rep.No: 15**

**Representor:** White, Saffron Walden Town Council **Agent (if applicable):**

**Amendment(s) Sought:**

**Reason(s) for Amendment(s) Sought:** The Council would prefer to see Section 7.3 and policy LC2 amended to remove the work "rural" as the Council does not believe such a policy should only apply in rural areas. Saffron Walden is particularly low in the provision of playing pitches and it would be unfortunate if the use of the word "rural" were to prevent the town from gaining further facilities.

**Comments:**

*Agree to removal of word 'Rural' from title.*

---

**Ref.No: 218 Rep.No: 42**

**Representor:** Dale, Saffron Walden Friends of the Earth **Agent (if applicable):**

**Amendment(s) Sought:** 7.3 add the following to the end of 7.3 "and will produce supplementary guidance setting out the needs for open space provision and methods of securing funding where appropriate from developers. Add criteria to policy LC2 (D) the site is easily accessible to the community it serves by means other than the private car

**Reason(s) for Amendment(s) Sought:**

**Comments:**

*Although the Council is committed to encouraging means of transport other than by car it is recognised that many areas are not well served by public transport and the proposed amendment would restrict the development of facilities.*

---

**Recommendation:** *Amend title of policy to 'Community Facilities' and make consequent changes to supporting text.*

---

**POLICY LC3 – EXTENSIONS AND ADDITIONS TO FACILITIES**

Deposit Policy

**Extensions or additional facilities at existing sports and leisure centres or school sites with potential for dual school and community use will be permitted outside as well as within settlements**

REPRESENTATIONS RECEIVED

**Objections**

**Ref.No: 218 Rep.No: 43**

**Representor:** Dale, Saffron Walden Friends of the Earth **Agent (if applicable):**

**Amendment(s) Sought:** Add to the end of Policy LC3 "with provisos (a) and (d) above (LC2)

**Reason(s) for Amendment(s) Sought:**

**Comments:**

*It is considered that LC3 adds nothing to what is already covered by policy LC2 and could therefore be deleted.*

**Recommendation**

*Delete policy LC3 and make consequent changes to supporting text*

---

**POLICY LC4 - PROVISION OF OUTDOOR SPORT AND RECREATIONAL FACILITIES BEYOND SETTLEMENT BOUNDARIES**

Deposit Policy

**The following developments will be permitted:**

- a) **Outdoor sports and recreational facilities, including associated buildings such as changing rooms and club-houses;**
- b) **Suitable recreational after use of mineral workings.**

REPRESENTATIONS RECEIVED

**Objections**

**Ref.No: 71 Rep.No: 4**

**Representor:** Walford, **Agent (if applicable):**

**Amendment(s) Sought:** Provision to ensure that any night time lighting is not intrusive for neighbours

**Reason(s) for Amendment(s) Sought:** The policy does not appear to give any thought to issues of night time lighting and the effects of neighbours. It needs to include provisions which will ensure that light spill is minimised given the appalling effect of the lights at Newport.

**Comments:**

*This issue is covered by GEN5*

---

**Ref.No: 92 Rep.No: 11**

**Representor:** Securities, Audley End Estates **Agent (if applicable):** Andrew Martin Associates

**Amendment(s) Sought:** Land at Sheds Lane and also adjacent to Herberts Farm should be allocated for potential use for sports pitches/recreational facilities. Schematic plans for both these sites submitted

**Reason(s) for Amendment(s) Sought:** Saffron Walden has a shortage of playing fields with insufficient pitches for local teams. Land at Sheds Lane identified for sports pitches through SW12 of the Adopted Local Plan should be retained. In addition land adjacent to Herberts Farm is ideally suitable for sports pitches by extending the existing neighbouring playing fields thus creating economies of scale.

**Comments:**

*It is inappropriate to identify these sites unless there is some certainty of their development as playing fields and there is site-specific policy. It is now understood that the topography of the land at Sheds Lane makes it impractical as playing fields. Should there be a proposal for these or any other sites then they will be considered on their merits in the light of policy LC4.*

---

**Ref.No: 188 Rep.No: 5**

**Representor:** Raiswell, Sport England **Agent (if applicable):**

**Amendment(s) Sought:** Refer also to comments on H1. There is a need for a reference to the requirement for developers to provide new open space and built sporting facilities as part of new housing development to an agreed standard such as the NPFA "six acre standard" This could be incorporated into the site specific policies such as GD5 Oakwood Park, Local Policy 1 SM4 and SW2. At present there is reference to the need to provide open space but no standard formula for calculating the requirement.

**Reason(s) for Amendment(s) Sought:** Policy needs to be expanded to relate to the provision of outdoor sport and recreation facilities in new housing developments.

**Comments:**

*This issue is covered by GEN6*

---

**Ref.No: 219 Rep.No: 20**

**Representor:** Fletcher, English Heritage **Agent (if applicable):**

**Amendment(s) Sought:**

**Reason(s) for Amendment(s) Sought:** This policy is too permissive and should include criteria relating to environmental considerations especially landscape character. Golf courses for instance can have a significant suburbanising effect on the landscape. They can also result in the destruction of archaeological remains and

damage to historic parks and gardens. The need for such facilities should be assessed and a more targeted policy included.

**Comments:**

*Any proposals would be considered against other policies such as GEN7 Nature Conservation; GEN8 Countryside Character; ENV7 Other landscape elements; ENV8 Historic Landscapes and Structure Plan policies*

---

**Recommendation**

*No Change*

---

**Paragraph 7.6**

**7.6 In accordance with national guidance, where there are sufficient homes with two or more bedrooms but gardens of less than 100 square metres in area to warrant communal play space, this must be provided.**

**Objections**

7.6

**Ref.No: 218 Rep.No: 44**

**Representor:** Dale, Saffron Walden Friends of the Earth **Agent (if applicable):**

**Amendment(s) Sought:** Replace sufficient with more than 3. Add to end "where provision cannot be made on site commuted payments will be sought to improve existing nearby facilities. The figure of 4% in LC5 should be explained in the supporting text, what is it based on? What provision is required for older children? National standards for kick about space should be applied. Likewise neighbourhood parks should be secured with major developments.

**Reason(s) for Amendment(s) Sought:**

**POLICY LC5 – PLAY FACILITIES**

Deposit Policy

**On sites of 0.5 hectares and over, up to 4% of a site area will be required as play space for children if the layout of a housing development includes a significant number of dwellings with small back gardens. Play space must be located and designed to allow supervision from adults in the surrounding properties, be integrated into the form of the development and landscaped to provide a good and safe environment.**

REPRESENTATIONS RECEIVED

**Objections**

**Ref.No: 119 Rep.No: 39**

**Representor:** Proto Limited **Agent (if applicable):** Littman and Robeson

**Amendment(s) Sought:** Delete policy

**Reason(s) for Amendment(s) Sought:** This policy relates to planning standards and ought to be the subject of supplementary planning guidance rather than a development plan policy

---

**Ref.No: 156 Rep.No: 16**

**Representor:** White, Saffron Walden Town Council **Agent (if applicable):**

**Amendment(s) Sought:** First line of the policy should read " on sites of 0.5 hectares and over not less than 4% as a single unit of a site area.

**Reason(s) for Amendment(s) Sought:** The Town Council believe that play space is important and are concerned that this policy as drafted would allow a developer to provide a large number of small areas to make up the required 4%. In addition the Council are concerned at the use of the words up to 4% as this would allow a developer to provide a much smaller amount.

---

**Ref.No: 164 Rep.No: 15**

**Representor:** Bellway Homes **Agent (if applicable):** FPD Savills

**Amendment(s) Sought:**

**Reason(s) for Amendment(s) Sought:** Whilst Bellway Homes are totally committed to the appropriate provision of such facilities for residential sites, concern is expressed as to how such provision can be required without the following a) details of the proposed scheme e.g. how the policy is applied to developments for sheltered housing. B) information as to how much provision is already in place in close proximity to the site. LA should not seek to impose a rigid formula for play facility provision. Seeking to maximise play space, whilst laudable in its intent should also have regard to the guidance contained within PPG3 which seeks to encourage the best use of available land. Whilst play space requirements are generated by residential development the policy should not be framed in such a way that increased play facilities are provided at the expense of housing numbers.

---

**Ref.No: 212 Rep.No: 10**

**Representor:** Locke, Uttlesford Area Access Group **Agent (if applicable):**

**Amendment(s) Sought:** Add new criterion to LC5 "In addition there should be provision for inclusive play areas within the district to provide, promote and encourage social integration for children with disabilities. The guidelines set down by ROSPA for such areas will need to be adhered to.

**Reason(s) for Amendment(s) Sought:** The group considered a new criterion should be included

---

**Comments:**

*Agree that the provision of play facilities is better suited to Supplementary Planning Guidance*

---



**Recommendation**

Delete policy and amend paragraph 7.1 to refer to SUPPLEMENTARY PLANNING GUIDANCE

**Paragraph 7.7**

**7.7 The development of tourism is supported to increase the economic benefits to the district provided this is done in a sustainable way. If the development involves the re-use of a rural building, Policy E4 will also apply.**

**Representation of Support**

**Ref.No: 183 Rep.No: 1**

**Representor:** Cannon, Sworders Agricultural **Agent (if applicable):**

Policy is supported as it is supported by PPG 21 Para 5.26

**Objections**

**Ref.No: 191 Rep.No: 4**

**Representor:** Warren, East of England Tourist Board **Agent (if applicable):**

**Amendment(s) Sought:** Reference should be made to the previously leisure and cultural strategy and relevant objectives/actions quoted

**Reason(s) for Amendment(s) Sought:** Whilst agreeing with the content of the Para. EETB considers that it should be linked to the objectives and actions of the Tourism section of Uttlesford DC's leisure and culture strategy

**Comments:**

*The strategy is listed in Para 1.9.*

**Recommendation**

*No Change*

**POLICY LC6 – HOTELS AND BED AND BREAKFAST ACCOMMODATION**

Deposit Policy

**New building, change of use of an existing building or extension to existing accommodation will be permitted within settlement boundaries if the development would not harm the character or amenities of the surrounding area. Development outside settlement boundaries will only be permitted if either of the following apply:**

- a) it involves the re-use of a rural building; or**
- b) it is an extension or replacement of existing serviced accommodation.**

REPRESENTATIONS RECEIVED

**Representations of Support**

**Ref.No: 183 Rep.No: 1**

**Representor:** Cannon, Sworders Agricultural **Agent (if applicable):**

Policy is supported as it is supported by PPG 21 Para 5.26

---

### Objections

**Ref.No: 95 Rep.No: 1**

**Representor:** Chartwell Land PLC **Agent (if applicable):** Town Planning Consultants

**Amendment(s) Sought:** The policy should be altered to allow for development of hotels close to the airport and with easy access to both the M11 and the airport.

**Reason(s) for Amendment(s) Sought:** This policy does not allow for the needs of hotels associated with Stansted Airport. There is only limited capacity for hotels within the existing Airport Boundary and there is a need for additional hotels which can not be accommodated within it. Hotels are an important facility for airports and evidence from other airports of a similar scale demonstrates that the number of hotels at Stansted is very low. Hotels in close proximity to the airport serve the needs of passengers who have flight either leaving early or arriving late in the day, Driving while tired is increasingly seen as dangerous and overnight accommodations close to the airport is essential.

---

**Ref.No: 119 Rep.No: 40**

**Representor:** Proto Limited **Agent (if applicable):** Littman and Robeson

**Amendment(s) Sought:** Delete policy. Urgently review the need for hotel and conference facilities to meet existing business needs and growth. Make appropriate provision as a consequence.

**Reason(s) for Amendment(s) Sought:** The plan fails to assess the need, or to make appropriate provision for hotel and conference development. Policy LC6 is written in a limiting manner and relates only to assessment against potential harm to the character or amenities of the surrounding area

---

**Ref.No: 142 Rep.No: 11**

**Representor:** Wickford Development Co Ltd **Agent (if applicable):** Melville Dunbar Associates

**Amendment(s) Sought:** Amend the policy as follows; New building, change of use of an existing building or extension to existing accommodation will be permitted within settlement boundaries if the development would not harm the character or amenities of the surrounding area. Development outside airport boundaries will be permitted on appropriate sites close to Stansted Airport on junctions with the main road network of if a) it involves the re-use of a rural buildings or b) it is an extension or replacement of existing serviced accommodation.

**Reason(s) for Amendment(s) Sought:** Encouragement to provide hotel accommodation should not be restricted to sites within Settlement boundaries because this may inhibit such development coming forward. Support should be given

to the construction of new hotels on appropriate greenfieldsites elsewhere within the District such as those close to Stansted Airport and the main road network.

---

**Comments:**

*Regional Planning Guidance is that the sub region of West Essex remains an area of restraint in terms of future urban development, with the M11 Motorway route being considered as a corridor largely for movement only and not for urban growth. The vision of the Structure Plan is that new development will be focussed primarily within the built up area of the larger towns and the countryside will be strongly protected from inappropriate development. The District Strategy is to direct development to the main settlements and protect the countryside. It is therefore not appropriate to encourage hotel development close to the airport.*

---

**Ref.No: 191 Rep.No: 5**

**Representor:** Warren, East of England Tourist Board **Agent (if applicable):**

**Amendment(s) Sought:** Policies should be developed for each of the main sectors listed. The holiday park policies should address the issues of extensions length of season (which is also relevant to self catering accomodation and warden's residential accommodation.

**Reason(s) for Amendment(s) Sought:** EETB considers that the inclusion of only one policy addressing the tourism development is insufficient in providing guidance. For example the policy does not address issues relating to holiday park, self catering accommodation of visitor attractions.EETB is also concerned that no tourism accomodation involving new building would be permitted.

**Comments:**

*As well as policy LC6 and E4, Structure Plan policies LRT9 Large scale Tourism Development and LRT10 Tourist Accommodation are relevant. New building is directed to sites within settlement boundaries in accordance with the district strategy*

---

**Ref.No: 218 Rep.No: 45**

**Representor:** Dale, Saffron Walden Friends of the Earth **Agent (if applicable):**

**Amendment(s) Sought:** (a) it involved the re-use of a rural buildings add "of architectural merit"

**Reason(s) for Amendment(s) Sought:**

**Comments:**

*It is unnecessary to restrict changes of use of rural buildings to those of architectural merit. The policy allows for the best use of existing buildings.*

**Recommendation:**

*No Change*

---

### **New Policy - Provision of Playing Fields**

**Ref.No: 156 Rep.No: 14**

**Representor:** White, Saffron Walden Town Council **Agent (if applicable):**

**Amendment(s) Sought:** Introduce new policy towards the provision of playing fields.

**Reason(s) for Amendment(s) Sought:** The town council supports these proposals but has for many years been concerned about the lack of playing fields in the town. The Council wish to see a positive policy towards the provision of playing fields.

**Comments**

*Policy LC4 is considered sufficient*

**Recommendation**

*No Change*

---

### **New Policy - Country Parks**

**Ref.No: 10 Rep.No: 18**

**Representor:** Turner, National Trust **Agent (if applicable):** Community and Regional Planning Services

**Amendment(s) Sought:**

**Reason(s) for Amendment(s) Sought:** Omission from Chapter 7 of the draft plan. The Trust seeks a policy which would protect existing provision of informal recreation and access land such as country parks, and increase provision whether by extending existing sites or by the identification of new ones) as the population of Uttlesford and of nearby settlements outside the District grows.

**Comments:**

*Existing provision is protected by ENV policies and*

**Recommendation**

*No Change*

---

### **New Policy Footpaths and Bridleways**

**Ref.No: 210 Rep.No: 4**

**Representor:** Wadey, British Horse Society **Agent (if applicable):**

**Amendment(s) Sought:** New para and policy as follows: 7.8 Footpaths and bridleways allow informal outdoor recreation which is good for health and free at the point of use. The provision of additional paths to complete networks is cost effective in terms of the benefits to the public. Add new policy LC7 - Footpaths and Bridleways. The District Council will support the County Council, neighbouring Districts, organisations and groups in the preservation, improvement and extension of the public rights of way network for recreation and leisure.

**Reason(s) for Amendment(s) Sought:** The society is pleased to see the Council's objective of supporting sports and leisure facilities and enabling outdoor recreation in the countryside whilst protecting its character and amenities. The society notes, however that informal recreation is cheaper to provide for residents that new sports pitches and swimming pools and recommends that a policy supporting the development of informal recreation networks be added.

**Comments:**

*Structure Plan policy LRT5 Public Rights of Way provides the appropriate policy for protection and enhancement.*

**Recommendation**

*No Change*

---

**New Policy**

**Ref.No: 210 Rep.No: 5**

**Representor:** Wadey, British Horse Society **Agent (if applicable):**

**Amendment(s) Sought:** Addition to chapter Para 7.9 The development of good walking, riding and cycling routes encourages take up of the public path network as a recreational asset and engenders sustainable tourism, Visitors tend to prefer circular routes as these do not require additional transport between the start and end points. Include new policy LC8 - National Cycle Network and National Bridle route Network. The District Council supports the completion of circular routes, connected by strategic links that are the basis for cycling and riding networks and will support the completion of circuits and important linear routes where possible.

**Reason(s) for Amendment(s) Sought:** The society is pleased to see the Council's objective of supporting sustainable tourism in par 7.1. It notes, however that two of the most sustainable tourism activities are completely omitted from this chapter. Uttlesford is within the East of England region which the Tourist Board is proclaiming as "England's Cycling Country" The development of the National Cycle Network and the National Bridleway network will encourage these forms of leisure to the benefit of the local communities.

**Comments:**

*Structure Plan policy LRT5 Public Rights of Way provides the appropriate policy for protection and enhancement.*

**Recommendation**

*No Change*

---