

Chapter 15: Indoor Sports, including Swimming

Introduction

- 15.1 Sports and leisure facilities are important for the health and wellbeing of residents, and to help keep people physically active. New development places additional demand on facilities many of which are already at capacity, and therefore it is important that developers contribute to mitigate these impacts.

Policy Context

Cambridge

- 15.2 Cambridge Local Plan 2018 Policy 68 Open space and recreation provision through new development requires that all residential developments should contribute to the provision of recreation sites/facilities in accordance with the council's Open Space and Recreation Standards. Appendix I includes a standard of one swimming pool for every 50,000 people and one sports hall for every 13,000 people. Policy 73 Community, sports and leisure facilities provides requirements and guidance for provision as part of new developments.

South Cambridgeshire

- 15.3 South Cambridgeshire Local Plan 2018 Policy SC/4 Meeting Community Needs require all housing developments to include or contribute to the provision of the services and facilities necessary to meet the needs of the development, including sports facilities.

Development types from which Obligations will be sought

- 15.4 All residential development, and potentially some forms of commercial development.
- 15.5 Large scale commercial developments (above 5000m²) will be required to consider how the needs of their workers and visitors will be met for social and leisure facilities. If the need cannot be met through existing or additional onsite facilities this could mean off site contributions to address the impact on facilities is necessary and will be sought.

Form in which contributions should be made

- 15.6 The Indoor Sports Facility Strategy 2015-2031 acts as a guide for the future provision of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Cambridge and South Cambridgeshire. The strategy assesses existing facilities, the future need for sport and active recreation facilities, and opportunities for new provision. This strategy will be kept up to date and provision should take count of the most up to date version.
- 15.7 While there are many sports halls in both the City and District, many are on school sites can limit public access, or are ageing and are in need to investment to retain their appeal to users. Need has also been identified for some specific sports like indoor handball indoor tennis, as well as for increased accessibility to facilities.
- 15.8 Swimming remains a popular sporting activity, with current levels of swimming visits at over 600,000 within all city pools, and still increasing year on year, going against a national trend for a decline in swimming visits around the country. If the City pools are to keep up with the local demand and future growth in the district, and are to remain facilities enjoyed by local residents, capital investment will be required to keep them serviceable, modern, and appealing, and therefore require the investment of existing and future s106 developer swimming and sporting contributions. In addition, new swimming pools are needed in South Cambridgeshire where provision is particularly low.

Onsite Provision

- 15.9 Due to the scale and nature of facilities new provision on site is only likely to be required in the largest forms of development, such as urban extensions and new settlements. Onsite provision will need to consider the scale and range of this provision appropriate to the level of need generated by the development, its relationship with the wider area and Council strategies.
- 15.10 The Indoor Sports Facility Strategy takes into account planned growth to 2031. Where large windfall sites come forward, which have not been accounted for in the strategies, applicants should provide a sports strategy (also known as a facilities development plan) setting out the details of specific facilities to be developed, the rationale and need for these. An update of the study is being undertaken to inform the Greater Cambridge Local Plan.

Offsite Contributions

- 15.11 Where onsite provision is not made, or only partially made, offsite contributions may be required to support the improvement of existing facilities or spaces or delivery of new spaces or facilities to meet the needs generated by the development.
- 15.12 Projects will be identified in consultation with service providers. Facilities, in particular swimming pools, can serve large catchments. Larger projects identified may require contributions from a number of developments to allow them to be implemented.
- 15.13 The costs of contributions will be guided by the Sport England Facilities Calculator. This estimates how much demand any given population would generate and the cost of providing that infrastructure.
- 15.14 At the time of publication, the Sport England Facilities Calculator requires £236 for swimming pool provision and £223 for indoor sports hall provision from each new person in Cambridge.
- 15.15 In South Cambridgeshire £225 per person is required for swimming pool provision and £185 for indoor sports hall provision for each new person.

Cambridge Swimming Contributions Per Dwelling Size

Dwelling size	Cost by dwelling size (£)
1 bed	290.28
2 bed	486.16
3 bed	667.88
4 bed+	769.36

Cambridge Indoor Sports Hall Contributions Per Dwelling Size

Dwelling size	Cost by dwelling size (£)
1 bed	274.29
2 bed	459.38
3 bed	631.09
4 bed+	726.98

South Cambridgeshire Swimming Contributions Per Dwelling Size

Dwelling size	Cost by dwelling size (£)
1 bed	276.75
2 bed	463.50
3 bed	636.75
4 bed+	733.50

South Cambridgeshire Indoor Sports Hall Contributions Per Dwelling Size

Dwelling size	Cost by dwelling size (£)
1 bed	227.55
2 bed	381.10
3 bed	523.55
4 bed+	603.10

Exemptions

15.16 Cambridge: The Cambridge Local Plan 2018 states that full provision will not be sought if the accommodation is directly linked to a college or university by a s106 Agreement and it can be shown that adequate provision of outdoor or indoor sports facilities is made by that college or university.

Further guidance

Cambridge

- [Cambridge City Council Swimming Pool Investment Strategy 2018](#)

Greater Cambridge (Cambridge and South Cambridgeshire)

- [Cambridge City Council and South Cambridgeshire District Council Indoor Sports Facility Strategy 2015-2031 \(June 2016\)](#)
- [Cambridge Playing Pitch and Indoor Sports Strategies Update \(October 2019 Environment and Community Scrutiny Committee\)](#)

Others

- [Sport England Sports Facility Calculator](#)