

Shepreth Village Assessment

February 2020



SHEPRETH VILLAGE ASSESSMENT

Quality Assurance

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Prepared by: Juliet Clark BA MSc MRTPI
Signed

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Reviewed by: Alison Wright BA (Hons) MA MRTPI
Signed

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OPEN SPACE STANDARDS		

1.0 Introduction

- 1.1 This Village Assessment provides a high level socio-economic assessment of Shepreth village, covering open space, community infrastructure and employment. It has been prepared by Bidwells LLP to understand the opportunities and benefits that development in the village can bring, based on desk top research.
- 1.2 The Assessment draws together its findings through a SWOT analysis, identifying the strength, weakness, opportunities and threats to the village. This has informed proposals for development in the village. This report should be read in conjunction with the Housing Assessment and Vision Document prepared by Bidwells LLP, both of which are submitted as part of representations to GCPA during the Issues and Options stage of its Local Plan consultations.

2.0 Open Space

- 2.1 This chapter considers the current provision of children’s play areas, sports pitches, informal open space and community growing areas in Shepreth. Open space is an essential element of any settlement providing opportunities for recreation and sports facilities. Physically accessible space is particularly important as an inclusive pathway through which everyone can improve their health.
- 2.2 The National Planning Policy Framework (2019) emphasises the importance of having “access to a network of high-quality open spaces and opportunities for sport and physical activity on the health and well-being of communities”. (Para 96).
- 2.3 Policy SC/7 of SCDC Local Plan 2018 sets out population and accessibility standards for open space (See Appendix 1), which are used to guide the level of open space provision that should be provided in new development. They set out the minimum provision required, but locational circumstances are also taken into consideration, such as rural or urban setting. We have used these standards as a benchmark for the analysis of current provision.

Existing Provision

- 2.4 A summary of existing provision is given in Table 2.1

Table 2.1 Existing Open Space Provision in Shepreth

OPEN SPACE TYPOLOGY	SIZE (HA)
Children’s Play Areas	
LAP - Shepreth Recreation Ground, Station Road	0.13
LAP - Old School Grounds, High Street	0.34
LAP - Collins Close	0.09
Outdoor Sport	
Pitches for football and cricket - Shepreth Recreation Ground, Station Road	1.71
Informal Open Space	
Old School Grounds, High Street	0.22
Brown Spinney (public footpath through)	N/A
Community Growing Space	
Allotments - Land east of Cambridge Road, south of Shepreth Village	0.24
Shepreth Orchard within Recreation ground	0.03
All Saints Church	

Source: SCDC (March 2014), Services and Facilities Study; SCDC (July 2013) Recreation and Open Space Study

Children's Play Areas and Youth Space

- 2.5 Shepreth has a limited range of different types of open space and recreation opportunities (see Figure 2.1), comprising plays areas for young children, sports pitch and informal open space.
- 2.6 The village offers three Local Areas of Play (LAPs), providing equipped areas of play for children up to the age of six. The Recreation Ground LAP is rated 'Very Good' quality¹ and offers a range of play experiences but the Old School Field LAP is old and the Parish Council is discussing its improvement. Each LAP has metal equipment providing a similar type of play experience for young children. The Recreation Ground also offers an informal area of play which can be used as a "kick about" areas and space for ad hoc small group activity.
- 2.7 There are equipped facilities for older children or youth in the village, although the Parish Council has plans to add a MUGA at the Recreation Ground², and no spaces for imaginative play (SIPs).
- 2.8 South Cambridgeshire District Council recommends walking catchments for play areas, to ensure accessibility. Our analysis of walking catchments (100m for a LAP, equating to approximately 60m direct line) illustrates that large areas of the village are outside the walking catchments.
- 2.9 The quantum of provision in Shepreth is lower than SCDC standards indicate would be required in a development of 778 people.
- 2.10 SCDC standards indicate 0.62ha of formal children play space would be expected in a development of 778 people. The current provision in Shepreth falls short by 0.06ha (See Table 2.2).

Table 2.2 – Existing provision of open space compared with standards

	EXISTING OPEN SPACE (HA)	POPULATION STANDARD HA/1000 ³	REQUIRED FOR EXISTING POPULATION (778) ⁴	SURPLUS/ DEFICIT (- VALUES INDICATE DEFICIENCY)
Formal Play Space	0.56	0.8	0.62	-0.06
Informal Open Space	0.22	0.4	0.31	-0.09
Sports Pitches	1.71	1.6	1.24	0.47
Allotments	0.24	0.4	0.31	-0.07

¹ SCDC (March 2014), Services and Facilities Study

² Parish Council minutes (August & September 2019)

³ SCDC (2018), Cambridgeshire Local Plan (Policy SC/7)

⁴ ONS Small area population estimates 2018 (E00092156, E00092157, E00092158)

Sport pitches

- 2.11 The village has a 1.71ha of sports pitches, principally used for football and cricket located at the Recreation Ground. The ground is used by Shepreth FC for matches and practice, and changing facilities are provided in the Village Hall.
- 2.12 In quantitative terms this pitch provision is adequate, exceeding the 1.24ha of pitches that SCDC standards indicate would be required in a development of 778 people. However, the changing facilities are poor. Furthermore, the range of sports offered is limited. There are no facilities for tennis, bowls, netball, or a multi-use games area (MUGA). As a result, residents rely on provision in nearby villages for other sports.

Community Growing Space

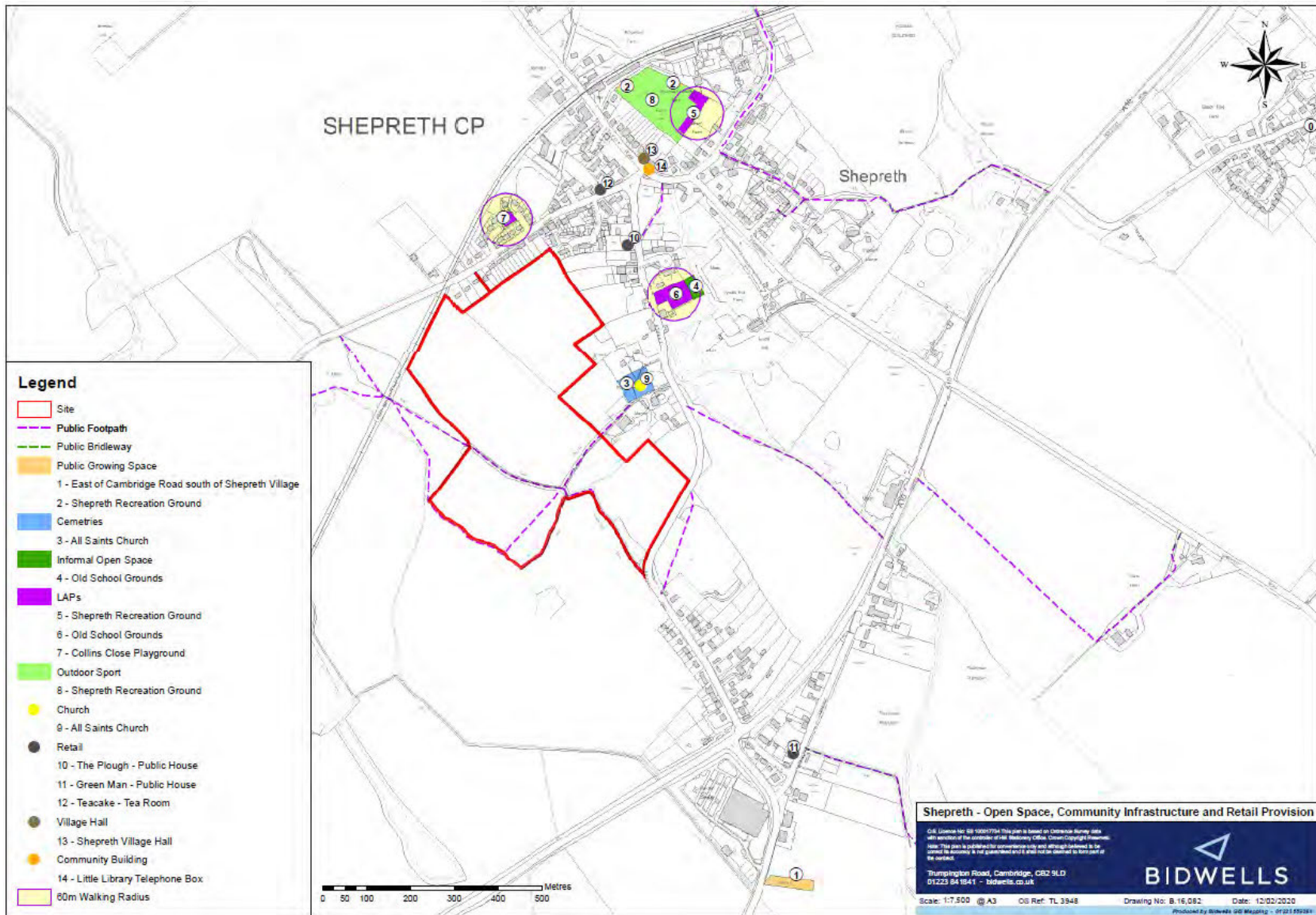
- 2.13 Community growing spaces in Shepreth consist of allotments and a recently planted community orchard. There are 0.24ha of allotments, some 0.06ha below the quantity suggested by SCDC population standards, although there are some vacant plots (as per Jan 2020). The quality of allotments is rated poor in the 2013 SCDC Recreation Study⁵.

Informal Open Space

- 2.14 Informal open spaces (as opposed to Informal Play Space) are used by people of all ages for informal unstructured recreation such as walking, relaxing, or a focal point, ranging from formal planted areas and meeting places to wilder, more natural spaces, including some green linkages.
- 2.15 The village has one area of informal open space, 0.22ha at Old School Grounds. This constitutes an underrepresentation of informal open space, when compared to the preferred population standards. However, the village has a good network of public rights of way, providing access to local countryside and beauty spots such as the River Shep. It also has a cemetery, at All Saints Church, which offers peaceful recreation opportunities.
- 2.16 The village is also home to Docwra Garden (Shepreth) and Shepreth Wildlife Park, which offer formal outdoor recreation activities.

⁵ South Cambridge District Council (July 2013) Recreation and Open Space Study

Figure 2.1- Open space and community facilities in Shepreth



3.0 Community Buildings

3.1 This chapter considers the provision of community buildings serving Shepreth residents. Community buildings bring people together, enable them to play an active role in their community and improve quality of life in their neighbourhoods, helping to building stronger communities.⁶ They are an important facilitator of social interaction and help to build the four elements of social capital:

- Personal relationships;
- Social network support (the level of resources or support that a person can draw from their personal relationships);
- Civic engagement (the actions and behaviours that can be seen as contributing positively to the collective life of the community or society); and
- Trust and co-operative norms that shape the way people behave towards each other and as members of society.

3.2 Shepreth village supports three community buildings: a village hall, a church and a telephone box book exchange, as well as two pubs with dining and a tearoom (See Table 3.1 and Figure 2.1).

Table 3.1– Shepreth Community Infrastructure

FACILITY	ADDRESS	FACILITIES/SERVICES
Shepreth Village Hall	2 Station Rd, SG8 6PZ	Main Hall (112m ²), meeting room, stage, kitchen, toilets, changing facilities, storage space. ⁷ Main hall and meeting room available to hire. Capacity - Main hall:100; Meeting room: 25-30 ⁸
All Saints Church	Church Ln, SG8 6RG	2 church services/month (Church of England) ⁹
Shepreth Little Library – Telephone Box	Outside Village Hall, SG8 6PZ	Book exchange ¹⁰
Public House - The Plough	12 High Street, SG8 6PP	Licensed bar, serves food, 2 multi-purpose function rooms upstairs (used as in-house galleries and available to hire).
Public House - Green Man	Dunsbridge Turnpike, SG8 6RA	Licensed bar, serves food, children's play area and beer garden.

⁶ A key objective of SCDC Community Services Vision

⁷ SCDC (March 2014), Services and Facilities Study (Shepreth)

⁸ Source: <http://www.hallsforhire.org.uk/halls/shepreth-village-hall/>

⁹ Source: <https://www.thefourchurchbenefice.org/church/all-saints/>

¹⁰ Source: <https://www.librarything.com/venue/91733/Shepreth-Little-Library-Telephone-Box-Book-Exchange>

FACILITY	ADDRESS	FACILITIES/SERVICES
Teacake - Tearoom	8 Meldreth Rd, SG8 6PS	Serves food and hot drinks ¹¹

- 3.3 The village hall, church and pubs are all a central element of the social life of the village. Together they provide opportunities for all age ranges, both within the village itself and surrounding villages, to connect through a range of clubs and events:
- Shepreth Village Hall: Used by Shepreth carpet bowls club¹², Baby Bunnies Baby & Toddler group, WI games and social evening; Happy Bunnies Nursery School, Parish Council¹³;
 - All Saints Church: 2 services per month (Holy Communion & Family Service), Messy Church meeting (once or twice per year) involving range of activities e.g. crafts, treasure hunts, games and storytelling and 'Youth-Energise meeting (once per month) for games, food and discussion. ¹⁴
 - The Plough Public House – Daily opening for refreshment and offers specific events such as Beer festivals, wine tasting, craft fairs and one-off themed evenings¹⁵, board games night, family board games afternoon, craft night, choir rehearsal every week¹⁶.
 - The Green Man Public House - Daily opening for refreshment and offers specific events such as Quiz night (every Wed); Fish Friday, regular charity events and hosts local groups¹⁷
- 3.4 The hall space within the village hall is 112m² and exceeds the SCDC standard¹⁸ of 111m² of hall space per 1000 people.
- 3.5 Within the village there is a good network of public footpaths connecting people to the various community buildings.

¹¹ Source: <http://www.teacakeatshepreth.co.uk/about-us>

¹² Source: <https://sheprethparishcouncil.co.uk/directory/shepreth-carpet-bowls-club>

¹³ Source: Shepreth Parish Council Newsletter Jan 2020: https://sheprethparishcouncil.co.uk/wp-content/uploads/2020/01/Shepreth_Newsletter_January-2020.pdf

¹⁴ Source: <https://www.thefourchurchbenefice.org/church/all-saints/>

¹⁵ Source: <http://www.theploughshepreth.co.uk/abouttheplough/>

¹⁶ Source: Shepreth Parish Council Newsletter Jan 2020: https://sheprethparishcouncil.co.uk/wp-content/uploads/2020/01/Shepreth_Newsletter_January-2020.pdf

¹⁷ Source: <https://greenmanshepreth.co.uk/>

¹⁸ SCDC (2018), South Cambridgeshire Local Plan (Policy SC/6)

4.0 Education

- 4.1 There is one pre-school in the village (Happy Bunnies Nursery School), which operates from the village hall. However, there is no primary or secondary education in Shepreth, hence children travel mainly to Barrington Primary School and Melbourn Village College. Post 16 education is provided in a number of village colleges and sixth form colleges in Cambridge.
- 4.2 Barrington Primary School was recently expanded (Sept 2019) to become a 1FE school with a capacity of 210 places¹⁹. However, as at November 2019 the school was reported to have a total capacity of 140, with 40 unfilled places (Table 4.1).
- 4.3 Planning for the provision of primary school places is the responsibility of Cambridgeshire County Council, who plan on the basis of School Planning Areas (SPA) to absorb short term fluctuations in student numbers at individual schools.
- 4.4 Shepreth falls within Melbourn Rural 1 SPA (8731138) comprising 6 schools in Barrington, Foxton, Hauxton, Thriplow and Fowlmere), offering a combined PAN of 799 places (as of November 2019). All schools except Thriplow Primary School have spare capacity: collectively 101 places are unfilled in the Planning Area (Table 4.2). The County Council estimate that spare capacity for primary school places in this SPA will continue in the short term but will decline to negligible levels by 2022/23. Pressure on school places is likely to increase with more development in Harston, but no additional facilities are planned.
- 4.5 Secondary school places for 740 students is provided at Melbourn Village College. It and Bassingbourn Village College constitute Bassingbourn Melbourn Secondary SPA (8732220) offering a total of 1365 places (for 11-16 year olds).
- 4.6 Melbourn Village College currently has 144 unfilled places, while Bassingbourn is over capacity by 16 pupils (October 2019). The Council have identified, in their 2019-2020 Education Organisation Plan, that the '*pressure for places at Melbourn Village college is increasing*' (Pg.64) and that '*options to create additional capacity at the school is underway*'. This is supported by the data on future capacity predictions (Table 4.2) which shows spare capacity is absorbed by 2022 but increases again by 2023.
- 4.7 In terms of accessibility, parts of Shepreth are within three miles of Melbourn Village College and therefore could be accessed by walking or cycling. Depending on location, some students living in Shepreth may also be eligible for free bus transport provided by the school for those living in the catchment villages (if more than three miles from the college). The north of the village is within two miles of Barrington primary school and could be accessed by walking, via PROW between Shepreth and Barrington. Otherwise, access relies on public transport.

¹⁹ Cambridgeshire County Council (2019) Cambridgeshire 0-19 Education Organisation Plan 2019/20, Pg. 50 and 51

Table 4.2 - School capacity by School Planning Area

SCHOOL	SCHOOL CAPACITY/ PAN	CURRENT SPARE CAPACITY (Oct 2019)	ESTIMATED FUTURE SPARE CAPACITY. (as at 2018)					
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Secondary School (ages 11-16) Melbourn 1 Planning Area (8732220)								
Melbourn Village College, The Moor, Melbourn, Herts, SG86EF	740	144						
Bassingbourn Village College, South End, Bassingbourn, Herts, SG8 5NJ	625	-16						
Total in School Planning Area		128	75	45	12	-18	13	10
Primary School Melbourn 1 Rural Planning Area (8731138)		(Nov 2019)						
Barrington CofE Primary, Haslingfield Road	140	40						
Total in School Planning Area		101	105	62	39	14	N/A	N/A

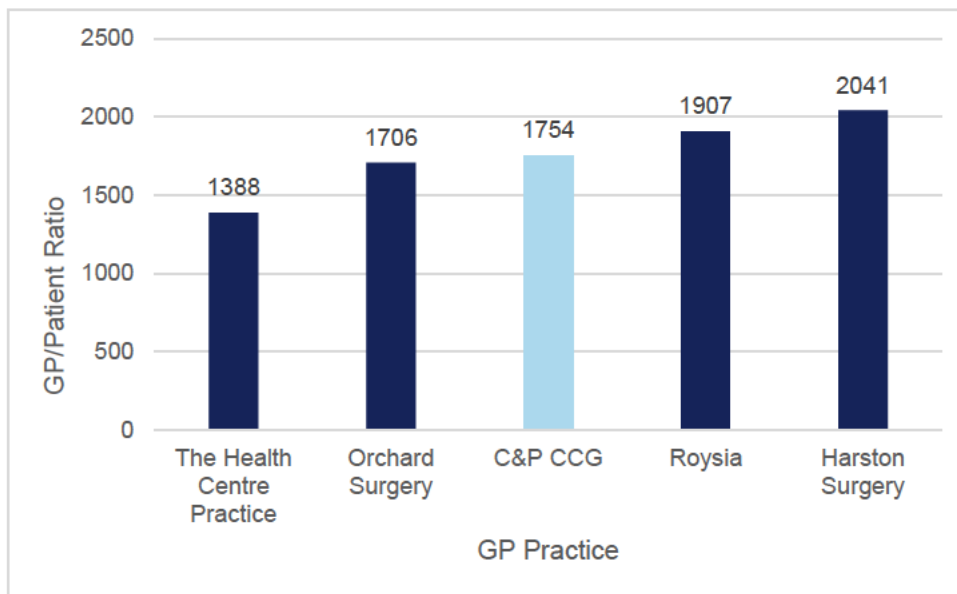
Source: compiled from tables in <https://get-information-schools.service.gov.uk/> and School Place Planning Tables: School Capacity Academic Year 2017 to 2018 Tables B5 and B6.

- 4.8 To conclude, whilst there is a pre-school in the village, there is no provision of primary or secondary education. The catchment primary school has recently been expanded to become a 1FE school, and together the schools within the planning area currently have excess capacity, but it is anticipated that this will start to decline to negligible levels by 2023/24. The catchment secondary school currently has an excess of places and options to expand capacity is underway as pressure for places increases. The catchment secondary school offers a free bus service to pupils but access to the primary school, from the southern end of the village, relies on private transport.

5.0 Health Facilities

- 5.1 There are no health services in the village. Shepreth residents are served by four GP practices in Harston, Melbourn and Royston, two of which have an on-site pharmacy.
- 5.2 The GP surgeries that serve Shepreth have a relatively high number of patients per GP, which may be indicative of capacity (Figure 5.1).

Figure 5.1 – GP to Patient ratios



Source: <https://digital.nhs.uk/data-and-information>

- 5.3 Within five miles of the site, there are four dental practices, but only one offers NHS services for children only, and five pharmacies are located in Bassingbourn, Royston and Cambridge.
- 5.4 There are no social care facilities in Shepreth. Early intervention/prevention support provided by the Council is typically delivered from community facilities such as village halls and libraries.²⁰ The closest provision of social care and support for adults is Granta Wellbeing Hub at Sawston Medical Practice and for children is Melbourn Child and Family Centre.²¹
- 5.5 Although health and social care facilities are not present in Shepreth, residents are well connected by rail and bus to Royston and Cambridge where healthcare facilities are located.

²⁰ Email Correspondence (Feb 2020) with Anita Howard (SCDC Strengthening Communities Team)

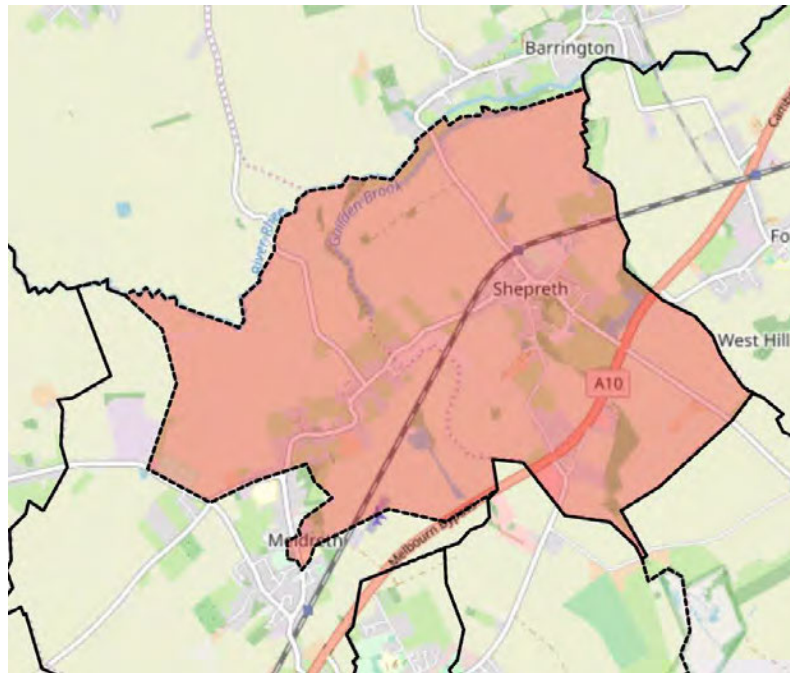
²¹ Source: <https://www.cambridgeshire.gov.uk/directory>

6.0 Employment

Economic activity

- 6.1 Economic activity data provides a measure of whether or not a person was an active participant in the labour market. The latest data available that covers an area small enough that it can primarily relate to Shepreth is the Census in 2011. This geography is shown in Figure 6.1

Figure 6.1 LSOA E01018270



- 6.2 At this time 829 residents (aged 16-74) were economically active of whom 608 (73%) were in work, a slightly lower percentage than in the district (76%). Of those economically inactive, the majority were retired (65%), 12 % were students and 14% looked after home or family.
- 6.3 Compared to South Cambridgeshire, self-employment and part-time work is more prevalent among Shepreth residents (25%: 20% self employed, 25%:24% part-time workers). This indicates a need for social infrastructure to support people while working from home.

Homeworking and flexible space

- 6.4 In the eastern region 13% of the workforce work from home, either within the home, within the home grounds or from different places but with home as the main base, reflecting the national

trend. Working in the home has grown by 57% between 2008 and 2018, whilst fewer people worked in the grounds or with home as a base for work elsewhere²².

- 6.5 It is expected that home working will continue to rise to reflect:
- Aspirations of employees to have more flexible working practices.
 - Employers seeking to reduce premise costs and make recruitment easier.
 - The movement towards enabling greater access to the labour market by disabled people.
- 6.6 The level of growth in homeworking depends on the individual's ability to circumnavigate isolation. Shepreth has several pubs and tearooms that are open during the day to provide refreshment and an informal place to work. However, the village lacks dedicated space for adhoc working or short term room hire.

Employment in Shepreth

- 6.7 The 2018 Business Register and Employment Survey records 800 jobs in the Shepreth LSOA (see Figure 6.1). This is somewhat higher than 563 recorded at the time of the 2011 census²³. Whilst there is likely to have been some employment growth in the area, it more likely reflects the small samples sizes and rounding methodology used in the BRES survey. Using the more conservative Census figure suggests that there are 1.67 jobs per household (306 dwellings at the time of the census) or 0.68 jobs per economically active resident.
- 6.8 Our desk top search has identified the following places of employment in the village and its immediate surrounds. A wide range of industries serving local needs as well as supporting the science and tech clusters in Cambridge are located in Shepreth,

Table 6.1 Shepreth Employment

IN THE VILLAGE	
Kenzies Coaches	Transportation service
Shepreth Train Station	Transportation service
Robsport International	Car dealer
The Cambridge Motor Company	Car dealer
S & J Body Repairs Ltd	Car restoration service
Cambridge Motel	Tourism/accommodation
Shepreth Mill Caravan and Camping	Tourism/accommodation
The Coach House B&B	Tourism/accommodation
Uniqsis Ltd	Laboratory equipment supplier
Grant Instruments Ltd	Laboratory equipment supplier
IMV Europe Ltd	Laboratory equipment supplier
Tryka L.E.D Ltd.	Manufacturer LED lighting products

²² ONS, Labour Force Survey 2018

²³ WP101EW - Workplace population

IN THE VILLAGE	
Bexwell Farm Logs	Logging contractor
Cougar Leathers	Leather Repair Service
GPA Luxury	Packaging contractors and services
NCPI Solutions	Infrastructure and security services
Amberstone Technology	Security system supplier
Cheers Ltd	Audiologist
MKA Ecology Ltd.	Environmental consultant
Homestuff with History	Online Furniture Shop
VIP Gift by Touch of Ginger	Promotional products supplier
Grant Sous Vide	Catering Supplier
The Green Man	Public House
The Plough	Public House
Teacake	Tearoom
A cut above	Hairdresser
Shepreth Village Hall	Happy Bunnies Nursery School
All Saints Church	Faith Services
Docwra's Manor Garden	Park and Garden
Shepreth Wildlife Park	Tourist attraction
OUTSKIRTS OF VILLAGE	
Interglow Ltd	Insulation contractor
Hot Numbers Roastery	Café, bakery and coffee training facility
Wrights Mower Centre	Garden machinery supplier
Wyevale Garden Centre, which includes: Pets Corner, Cotton Traders, The Edinburgh Woollen Mill, The Works, FS Hand Car Wash and Enterprise rent a car	Retail
JR Technology Ltd	Aerospace Company

Regional Economic policy

6.9 Cambridgeshire and Peterborough Industrial Strategy 2019 reflects the ambitions and priorities of the UK Industrial Strategy. It priorities are:

- ‘Improve the long-term capacity for growth in Greater Cambridge by supporting the foundations of productivity’.*** This will be achieved by ‘investing heavily in housing; supporting supply chain development; delivering transformational transport and infrastructure; whilst leveraging the strengths and better connecting the Cambridge cluster. – all for the greater benefit of the other two economies [Peterborough and Fenland] and the UK There also needs to be continued efforts to support the Cambridge innovation ecosystem and to continue to attract international firms to the region’ (Pg.8).
- ‘Increase sustainability and broaden the base of local economic growth’***
“by identifying opportunities for high growth companies to accelerate growth where there is greater absorptive capacity, addressing the current bottlenecks to growth in Greater Cambridge” (Pg 9).

- ***‘Expand and build upon the clusters and networks that have enabled Cambridge to become a global leader in innovative growth’ (Pg.9).***

- 6.10 Shepreth already plays a part in supporting the clusters and could expand its role with additional employment land, as well as housing to support the growing workforce.
- 6.11 Research by the Cambridge and Peterborough Independent Economic Commission (IEC)²⁴ reinforces this conclusion. It found that knowledge based industries (KI) tend to agglomerate and if KI companies can't stay in Cambridge then they are most likely to relocate abroad. For non-KI, dispersal is more common in order to benefit from cheaper costs and spatially discrete markets. Figure 6.2 taken from CPIER, shows KI business hotspots have grown bigger / intensified but there has also been increase in the number of KI on sites immediately adjacent to the hotspots, creating a denser pattern around Cambridge that reflects the provision of commercial space. This suggests that the KI cluster has expanded its geography to include high quality commercial premises in surrounding towns and villages. CPIER notes that that deeper networks building on smaller clusters on the periphery of Cambridge could help spread the ‘Cambridge effect’. Similarly, the volume of non-KI businesses has increased both within and beyond the KI cluster.
- 6.12 CPIER also notes a missed opportunity to supply these clusters from within the region: 10.8% of supplies come from within the company's local area (30mile radius) while 27.8% came from overseas²⁵.

Conclusion

- 6.13 Shepreth is a proven employment location serving the cluster and the local area. As the KI clusters and non-KI expand around Cambridge, Shepreth provides an ideal location on a train line for employment land and housing to deliver the economic growth of the region.

²⁴ CPIEC (2018) Cambridgeshire and Peterborough Independent Economic Review (CPIER)

²⁵ CPIER p54

Figure 6.2 Cluster growth and Location of Non KI businesses

Figure 16 – Maps showing life sciences companies and research institutes within 10 miles of Cambridge

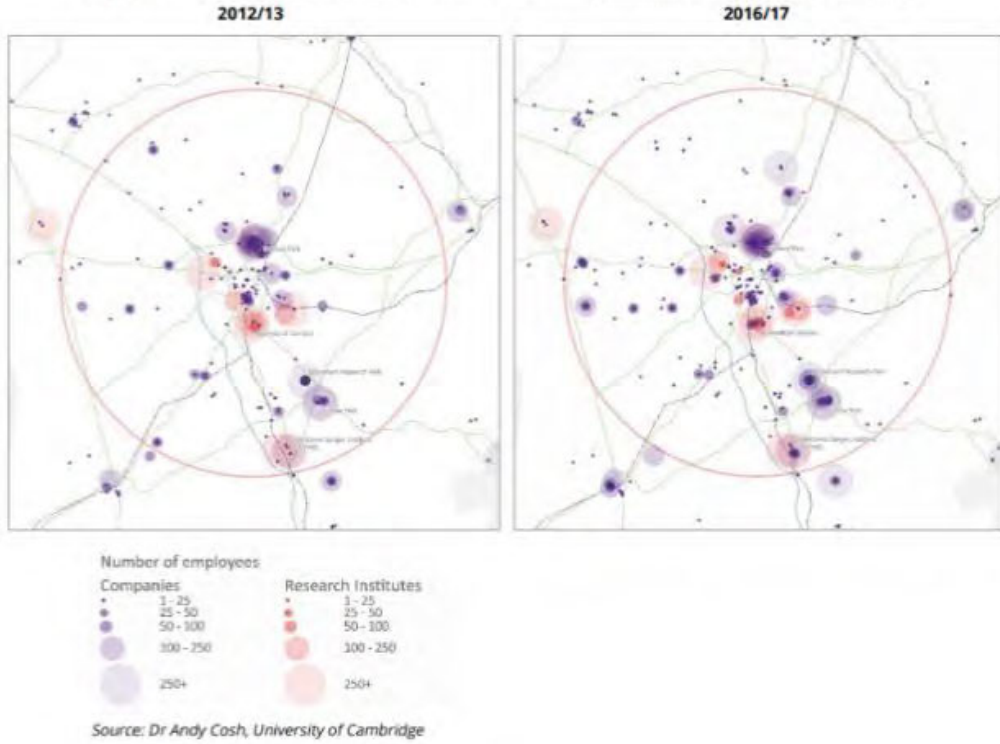
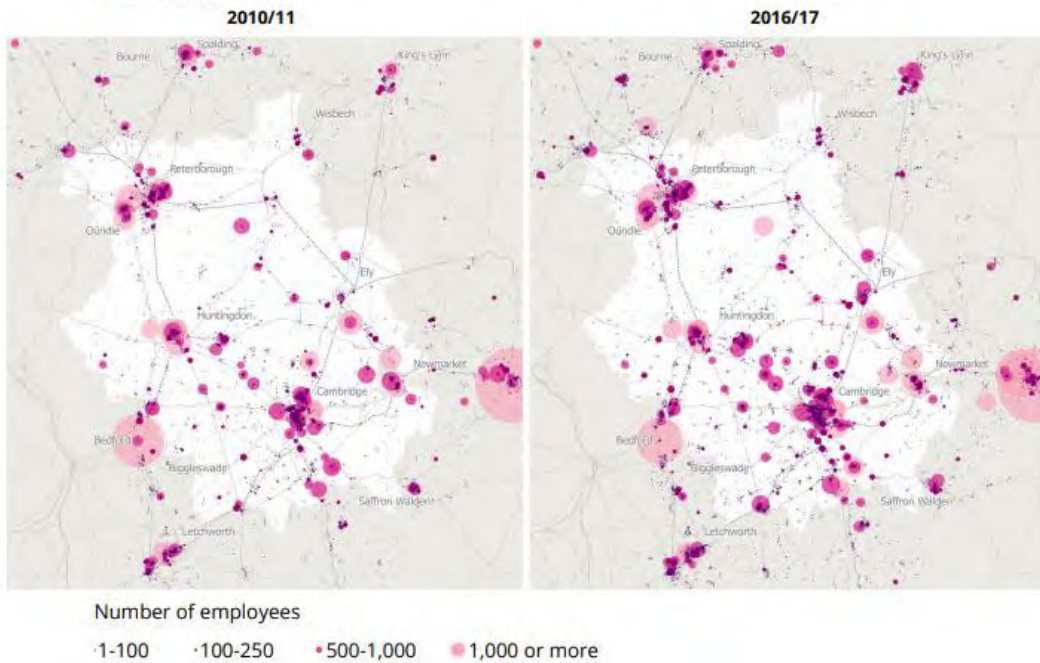


Figure 17 – Locations of non-KI business within Combined Authority area by number of employees 2010/11 and 2016/17



Notes: Location of businesses based on 2015/16 (where available) or 2015/16 address
 Source: Dr Andy Cosh, University of Cambridge, 2018. Contains Ordnance Survey data Crown copyright and database right 2018

7.0 Social and economic benefits of the new development

- 7.1 The NPPF states that in order ‘to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.’²⁶
- 7.2 SCDC require new development to provide community infrastructure and open space in accordance with its standards (See Appendix 1). It is anticipated that the Proposed Development will be for 240 dwellings and 1.1ha of commercial floorspace (36,000sqft). The dwellings are likely to house in the region of 588 additional residents, based on population multipliers that reflect household size in the 2011 census. We have assumed at this stage, that the standard applies to all residences, as we do not know an exact housing mix at this point in time. Therefore, the calculations are likely to be overestimate the scale of children’s play areas required as the standard does not apply to 1 bed and institutional housing, which are likely to be included in the scheme.

Open space

- 7.3 The residential led requirements for open space to serve the new development are set out in Table 7.1. It shows a need for 1.89ha of open space in total split across the various categories to serve the new development. Shepreth already has a generous amount of sports pitches for its population. Once this surplus is taken into account the standards suggest a net increase of 0.47ha.

Table 7.1 Open Space Requirements arising from development of 240 dwellings

OPEN SPACE TYPOLOGY	POPULATION STANDARD HA/1000	SPACE REQUIREMENT FOR 558 RESIDENTS (HA)	SURPLUS / DEFICIT IN EXISTING PROVISION	NET REQUIREMENT
Formal & Informal Play Space (50:50 split)	0.8	0.47	-0.06	0.53
Informal Open Space	0.4	0.24	-0.09	0.31
Sports Pitches	1.6	0.94	0.47	0.47
Allotments	0.4	0.24	-0.07	0.31
ALL OPEN SPACE		1.89		1.62

²⁶ National Planning Policy Framework, para 92

- 7.4 Sports pitches: The current quantum of sports pitch provision is adequate to meet the needs of the existing population but not the additional residents generated as a result of the new development. This could be an opportunity to diversify the range of sports facilities on offer in the village, which is currently limited to football and cricket. This could be achieved by onsite provision of sports pitches or through the provision of funding to augment and enhance existing sports pitches at the Recreation Ground.
- 7.5 Play area: SCDC guidance supports LAPs within 100m walking distance of dwellings. The new development is outside the catchment of all 3 existing play areas (Figure 2.1). However, based on the number of dwellings proposed (>200), we recommend that a NEAP be provided onsite, as per the SCDC standards (Appendix 1). This should have a 1200m² activity zone, be fenced, with a minimum of 8 pieces of equipment. This would also help to address existing deficiencies in the village for play equipment for older children.
- 7.6 Allotments: the current provision of allotments in the village is comparable to the SCDC standards and as of January 2020 there were vacant plots available. There is also a community orchard located at the Recreation Ground. Taking this into consideration along with the fact that the need for allotments in the village is likely to be small given the rural environment and size of the gardens, community growing space is unlikely to be required as part of the new development.
- 7.7 Informal Open Space: Given that existing provision of informal open space falls below the standards, on-site informal open space of a scale above what the standards require, could provide facilities for existing residents and those of the new development. Such spaces should be provided within or adjoining new housing development and incorporate existing landscape features such as mature trees, wildflower meadows and hedgerows, appropriate new planting, and a mechanism for long-term management of the developing landscape.
- 7.8 In addition, structural landscaping should be designed so that it is capable for use for informal recreation e.g. dog walking.

Community Buildings

- 7.9 When the SCDC standard of 111m²/1000 population is applied, 40m² additional hall space would need to be provided as a result of the new development. However, the current hall already provides 26m² over and above the standard. Looking at the position in a practical sense, the Village Hall is of a suitable size for a wide range of activities which would be boosted by additional residents in the village. The intensification of use is likely to be absorbed, given it is not fully let, but a full audit of need should be undertaken, at an appropriate time to ascertain if additional facilities at the village hall are required to meet the needs of the new residents and ensure undue pressure on existing services is not created.
- 7.10 The Village Hall is currently used as a pavilion for the sports pitches, but is not located immediately adjacent. This is a facility that is needed in the village, although careful consideration should be given to how it would be managed and maintained.

Education

- 7.11 In new developments where a detailed housing mix is not yet known CCC applies a 'general multiplier' as a child generator rate (CGR). A range is generated using a maximum and minimum CGR. Table 7.2 shows the number of school places a development of 240 might generate.

Table 7.2 Housing requirement to fill new schools

School type and Minimum Size	CHILD GENERATOR RATE / 100 DWELLINGS		NO OF PLACES REQUIRED BY 224 HOME DEVELOPMENT	
	Min	Max	Min	Max
Primary (2 form entry: 420 pupils)	25	35	60	84
Secondary (6 form entry: 900 pupils)	18	25	43	60
Pre-school (2 form entry: 60 pupils)	20	30	48	72

- 7.12 It is anticipated that between 60-84 children will need a primary school place. This is insufficient to merit provision of a new school on site. Given the capacity at the primary school in Barrington (room for 240 children but with only 140 registered) and other schools in the planning area, it is likely that spaces in surrounding schools will be available to meet the demand generated by the new housing in Shepreth.
- 7.13 There are two options for accommodating additional secondary school children living in Shepreth. Both schools in the planning area are small, (6FE and 7FE), hence there is likely to be an opportunity to increase their scale. Further capacity at these schools may arise from a reorganisation of secondary school planning areas, which is being considered by CCC, to take account of major new developments and enable children to attend schools closest to where they live. This may alter the catchment for Bassingbourn and Melbourn Schools.
- 7.14 Additional pre-school provision will be required on site. This could be co-located with the employment uses to provide a facility that meets the needs of residents and employees.

Health

- 7.15 The range of primary care options in surrounding towns and villages and their accessibility by public transport suggests no health facilities will be required in the village.

8.0 Development Potential

- 8.1 Using this analysis of the existing provision in Shepreth and likely needs arising from the new development we have summarised the facilities and needs which the development could address to benefit existing local residents as well as provide for new residents.

CONSTRAINTS AND SOLUTIONS	
Open Space	<p>Constraint: Limited provision of LAPs with much of the village population outside the recommended walking catchment</p>
	<p>Solution Additional LAPs located to serve residents of both existing and new homes. Theme of each lap to provide a broader range of opportunity for young children than currently exists in the village, thereby improving both the quality and quantity of play experiences.</p>
	<p>Constraint Lack of play areas for older children and teenagers in the village.</p>
	<p>Solution Provision of a NEAP, SIP and youth facilities including a range of play equipment and play space that offers a choice of play experience beyond that provided by typical play equipment. They would be located to serve both the current population and new development, to ensure maximum walking accessibility for all and help integrate new and existing families.</p>
	<p>Constraint Pitches provides good quantity of pitches for football and cricket, but the quality of changing facilities are poor and the range of sports is limited.</p>
	<p>Solution Improve quality of changing facilities in the village hall or new pavilion on the Recreation Ground. Extend the range of sports on offer at the Recreation Ground.</p>
	<p>Constraint Lack of informal open space in the village</p>
	<p>Solution Onsite provision of informal open space to meet SCDC standards for new development and make up the deficit of existing provision. Its location and accessibility via new walking / cycling routes that integrate the new and existing residents, maximise the opportunity informal socialising when people 'bump' into each other.</p>
Community Facilities	<p>Constraint Currently no convenience retail provision in Shepreth village.</p>
	<p>Solution: Onsite provision of flexible space that could be used for retail by a local entrepreneur, to serve residents, employees and tourists.</p>
Education	<p>Constraint No on site primary or secondary school provision</p>
	<p>Solution Improvements to public footpaths / cycleways to local schools, particularly Barrington and Foxton and expansion of cycle infrastructure at Shepreth train station.</p>

CONSTRAINTS AND SOLUTIONS	
	<p>Constraint Additional demand created for pre-school provision</p>
	<p>Solution Explore options to expand current provision including the need for additional space. As part of the employment development to provide facilities for residents and workers.</p>
Employment	<p>Constraint The village provides a wide range of employment and business that serve the nationally significant technology clusters in Cambridge as well as local needs, however, there is a lack of employment land for business growth in the village</p>
	<p>Solution Provision of employment land to support local business growth and the wider regional / national growth objectives. Its location on a main line between Cambridge and London provides good access for commuters.</p>

APPENDIX 1

OPEN SPACE STANDARDS

TYPOLOGY REQUIREMENTS	LOCATION REQUIREMENTS
PLAY SPACE	
<p>0.8ha children's play space / 1000 people (SPD - not including 1 room properties, sheltered or residential homes) split 50:50 between formal and informal space.</p> <p>Informal play space for development >10 dwellings</p>	<p>Not peripheral to housing: evenly distributed throughout the development. Offsite provision required where insufficient onsite provision</p> <p>Safe cycling and walking routes between school, play facilities and residential area.</p>
LOCAL AREAS OF PLAY (LAP)	
<p>100m² activity zone not normally equipped but provide hard and soft landscaping with features designed to stimulate imaginative play.</p>	<p>100m walking distance from dwellings (1 minute walk) with 5m buffer zone</p>
LOCAL EQUIPPED AREAS OF PLAY (LEAP)	
<p>On developments with >50 dwellings</p> <p>Suit 2-8 year olds. 500m² activity zone with safety surface and 9 pieces play equipment of which at least 3 for toddlers and 6 for older children), with clear boundary feature or fence, preferably adjacent to a kick about area. No / little grass in equipped area. Anti wrap swings, slides not south facing, non-bump seesaws.</p>	<p>450m walking distance from dwellings - 270m straight line (6 minute walk) without crossing busy roads or junctions</p> <p>20m buffer zone between equipped area and residential property.</p>
NEIGHBOURHOOD EQUIPPED AREAS OF PLAY (NEAP)	
<p>On developments with >200 dwellings</p> <p>1200m² activity zone (minimum) with minimum of 8 pieces of equipment with clear boundary feature or fence</p> <p>Enclosed ball court of 700m² (35mx20m).</p> <p>Wheeled area of at least 700m² with minimum 8 pieces of equipment.</p>	<p>Residents to be within 1000m (15 minute walk).</p> <p>30m buffer between equipped area and residential property (in rural areas 80-100m buffer from skate parks and informal MUGA)</p> <p>Noise and disturbance impact to be mitigated by locating in busy areas or near family homes.</p> <p>Defined crossing points at busy roads or junctions that need to be crossed.</p> <p>Ball sports and wheeled sport separate to reduce risks from stray balls.</p>
MULTI-USE GAMES AREA (MUGA)	
<p>1000m walking distance from dwellings</p>	
INFORMAL OPEN SPACE	
<p>Opportunities for meeting other children</p>	<p>Accessibly on foot on firm surfaces without crossing busy roads.</p> <p>Located to minimise nuisance to neighbours</p> <p>Overlooked from family dwellings pedestrian routes.</p> <p>Accessible for those with impairments, buggies and pushchairs</p>

Source: South Cambridgeshire District Council (2009) Open Space in New Development SPD



BIDWELLS

