



Open Space, Sport and Recreation Assessment

Revised Report

August 2011

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SUMMARY

The Council has undertaken an Open Space assessment in accordance with the requirements of Planning Policy Guidance (PPG) 17: Planning for Open Space, Sport and Recreation, July 2002. This report updates the earlier review of open spaces of July 2008.

The aims of the assessment were to:

- Identify areas of open space and recreation provision within the borough.
- Determine the standards to be applied in the borough for the quantity, accessibility and quality of these spaces.
- Determine current and likely future deficiencies across the borough, in relation to these standards.
- Identify the priorities for open space, sport and recreation planning, to support decision making and the developing Local Development Framework (LDF).
- Inform the Green Infrastructure Strategy which aims to develop a network of multi-functional green spaces across the borough.

Between now and 2027, the population of the borough is forecast to rise by approximately 22,000, creating with it requirements for open space, together with opportunities to plan ahead for the appropriate provision of spaces to meet local needs as an integral part of the regeneration and new build programme.

The borough's built-up areas are set within a green fabric, a natural environment setting which defines the borough's landscape character. This green fabric surrounds the towns and villages of the borough, weaving through the built-up areas as urban woodland, parks and less formal space. The integration of the built-up areas and this green fabric enables open spaces to be accessible or potentially accessible to many residents.

For the purposes of this study, these open spaces were categorised into the ten typologies of open space identified in PPG17, with each typology having a specific open space function. Both public and private land was included in the assessment. The study then determined local standards for the quantity, quality and accessibility of each typology. These standards were set with reference to national guidance and by undertaking a local needs assessment, which included site audits and consultations with residents to determine to what extent they were satisfied with the existing quantity of open spaces, how far they expect to travel to different types of open space and their views on the quality of the space.

The report presents the findings for each of the open space typologies. It then examines provision of all typologies in individual wards to support the management of open spaces at a local level. Recommendations are provided on policy direction to include in the Local Development Framework.

The key findings for each of the typologies are as follows:

Parks and Gardens. Parks and Gardens are unevenly distributed, with 98% of the area located in the centre of the borough. The number of visitors to the parks, and to Reigate Priory Park in particular, demonstrates the value of the sites. The local needs assessment determined that people expect to travel no more than 2.5 km to a destination site such as Priory Park and a shorter distance to more local parks. The audit demonstrates the need for a park in the south of the borough as this area is outside the recommended travel distance

of other parks and there is a low provision of other types of open space in the vicinity. This need will be met by including the Park at Horley as described in the Borough Local Plan 2005. In the north of the borough, the policy focus should be on increasing the value of the existing park and seeking opportunities to increase multi-functional use of other existing open spaces to make up for a shortage of park and garden function.

Natural and Semi Natural (NSN) Green Space. The borough contains extensive areas of good quality, highly valued and well managed natural and semi-natural (NSN) green space. These comprise sites which are designated for their environmental importance such as Sites of Special Scientific Interest (SSSI), and also areas of urban woodland and commons. There is however an uneven distribution of NSN sites, with a very low coverage in the south in comparison with the rest of the borough, and in common with much of England, habitats are at risk due to increased fragmentation of sites and development pressure. Whilst there is a considerable quantity of NSN space, provision in some areas falls short of Natural England's standards for accessible green space *near to homes*. However a large proportion of the borough, whilst private, is accessible via the public rights of way network (PRoW), complementing the provision of accessible sites. This study supports a focus on addressing needs and deficiencies at a local level. The findings demonstrate that the policy focus should be on preserving the quantity and quality of existing sites, increasing (where appropriate), provision close to homes especially in the south, incorporating NSN provision, where practical, as part of development, and on improving links between spaces to improve habitat continuity and to enhance their value within a Green Infrastructure network.

Green Corridors and Accessible Countryside. Green Corridors include footpaths, cycleways, rivers and hedgerows. They provide a vital link between open spaces, enabling wildlife migration and a sense of continuity of open space for residents. They provide important routes from town to countryside as well as enabling access within the built-up area between homes and the railways, shops and other facilities. There is an extensive network of public rights of way throughout the borough, passing through Metropolitan Green Belt, the Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value. There will be opportunities to enhance the provision of green corridors as part of the Green Infrastructure network and the housing delivery plan.

Outdoor Sport. Current provision of publicly accessible outdoor sport is low in comparison with local and national standards. A high percentage of the publicly accessible provision is available only on a restricted basis - for example some school sites are available for clubs to use after school hours. These quantity deficiencies will increase with population growth. Sports facilities are also unevenly distributed across the borough. The highest deficiencies are in parts of Horley and in Redhill West.

The study recommends providing additional publicly accessible facilities, especially in the south of the borough. The study demonstrates that approximately 28 ha of additional outdoor sport provision are needed to meet the needs of the future population increase, at the recommended local standard, but that as people expect sport (other than specialist sport) to be available close to home, deficiencies should also be considered at a local or ward level. Developers will be required to contribute through the Community Infrastructure Levy (CIL) or other arrangements to the provision of new facilities for the additional population.

There are also opportunities to increase provision to meet *current* deficiencies. The Council will encourage sports providers, partners and other facilitators to increase outdoor sports provision through Neighbourhood Planning taking into account local needs, local open space provision and opportunities. Some increase in facility provision could potentially be achieved by negotiating public access to existing private facilities, or, for example, by increasing floodlighting of existing popular pitches so they are available later in the evenings.

Indoor Sport Current provision in the borough is unusual in the sense that there are a very limited number of commercially owned and managed facilities, with the vast majority of provision falling within the public sector (council owned or schools). Whilst a high proportion of indoor facilities are open to the public, the majority have some form of restriction on access, for example school facilities being available to the public outside school hours.

The supply of both sports halls and swimming pools in the borough meets current demand. Analysis of future supply and demand shows that the borough will have sufficient provision to meet the demand of the population in 2027. It would be beneficial to work with partners to increase public access to these facilities. The borough has a slight deficiency in health & fitness stations/equipment and these are unevenly distributed across the borough with almost three quarters of stations located within the central area of the borough. This deficiency in health and fitness stations will increase with population growth. Most of the borough has access to indoor sports facilities within the travel distance determined by the local accessibility standard. Accessibility to indoor sports is lower in the south than the rest of the borough. The consultation found that on the whole, residents expected a longer travel time to indoor sports than to other types of space. A wide range of indoor sports facilities is available across the borough; in addition provision is complemented by the availability of other indoor sports facilities within adjacent boroughs.

Amenity Green Space. Amenity green spaces are important elements of the urban landscape. They enhance the character of the towns and villages, break up the continuity of urban development, provide space for amenity use and enhance the quality of life of residents. There are considerable opportunities to improve the value of these sites by enhancing their quality and accessibility.

The proposed local standard is set at the average of current provision across the borough. There is an uneven distribution of amenity green space across the borough. With population growth, there would be a quantity deficiency against this local standard by 2027 were new space not provided. The Riverside Green Chain together with the site at Bayholme Farm in Horley, which are included in the 2005 Local Plan, will enable these deficiencies to be met when considered at the borough wide level. However, this study recommends that the policy focus should be to consider deficiencies at a local level, consistent with the aspirations of residents to have locally accessible amenity green space. To maintain levels at the local standard with population growth, developers will be required to provide or contribute through CIL or other arrangements, to the provision of amenity green space according to the local quantity standard to support the new population growth. This will amount to approximately 10 ha. In the remainder of the borough, opportunities will be sought to increase provision towards the local standard in areas of deficiency through Neighbourhood Planning.

Children's and Young People Provision. There are large areas of the borough where people have to travel further than the recommended distance to the nearest site for children's and young people's provision. In some of these areas, adequate informal play

space is provided within private gardens. But within other areas there is little or no alternative play provision within the recommended walk time. The south is very much more deficient than the north and central areas.

The study highlights a large shortfall in children and young people's provision against national guidelines and recommends that deficiencies are considered at a local level, consistent with the aspirations of local residents to have locally accessible play facilities. This study recommends that for the new housing growth, developers provide or contribute to the provision of children and young people's provision through CIL or other arrangements at the national guideline levels. This will be approximately 5 ha of play space. The Council also recognises that there are opportunities to increase current levels of provision within the borough and will encourage providers, community groups and other partners to work together through neighbourhood planning to increase provision according to local needs. Because of the way the urban green spaces are closely integrated with the built-up areas of the borough, there are spaces which potentially provide opportunities for further accessible children's play areas or youth provision close to home. There are also opportunities for 'natural play areas' such as woodland play trails within woodland or other natural setting.

Allotments. There are approximately 400 people currently on the waiting list. There is a shortage of allotments, especially in the south of the borough and there is a need for more allotments to satisfy the needs of both the current and the likely future population in the borough. A standard of 10 allotments per 1,000 people was determined, aimed at satisfying 2/3 of the current waiting list.

Cemeteries and Church Yards. Churchyards, cemeteries and church yards provide for quiet contemplation in peaceful surroundings within often busy built-up areas. Many are also well-established havens for biodiversity in the built up area, and provide important visual amenity for residents. It is recommended that they are preserved and opportunities sought for their enhancement.

Civic Spaces. Civic Spaces include the town centres of Redhill, Reigate and Banstead. The results of the residents' consultations revealed that these spaces were not rated as highly as other areas of open spaces. Improvements to the quality and value of the civic space in Redhill are planned as part of the Redhill Area Action Plan. In addition, considerable public realm and other improvements are being planned as parts of the Regeneration and New Neighbourhood scheme in Horley and as parts of the regeneration in Merstham and Preston.

Deficiencies in open space against these standards will be managed through two main processes. Firstly, through the community Infrastructure Levy (CIL) or other arrangements, developers will be required to provide or contribute to the provision of open space to meet the local standards for the projected population associated with proposed housing development. Second, where current deficiencies exist, the Council will encourage providers, community groups and other partners to work together to increase provision through Neighbourhood Planning. Policy recommendations from this study will be incorporated into the emerging Core Strategy, the Development Management Policies DPD and other elements of the Local Development Framework (LDF). As an integral part of the LDF, Reigate & Banstead is preparing a Green Infrastructure Strategy. Recommendations from this study will be incorporated into the strategy to help develop a multi-functional network of green space across the borough.

1 INTRODUCTION AND BACKGROUND

The Purpose of the Open Space Assessment

- 1.1 This report describes the results of an assessment of open space, sport and recreation provision carried out by Reigate & Banstead Borough Council (RBBC). The assessment was undertaken to meet requirements under Planning Policy Guidance (PPG)17, '*Planning for Open Space, Sport and Recreation*', July 2002. This report updates the earlier review of open spaces carried out in July 2008.
- 1.2 The Council audited the quantity, quality and accessibility of open space, sport and recreation sites across the borough and established local standards for provision. The audit will enable the Council to plan open space, sport and recreation provision by:
 - Ensuring an adequate provision of high quality, accessible open space to meet the needs of the local community;
 - Identifying priority areas for improvement and
 - Ensuring funding is invested where there is the most need.
- 1.3 The audit was undertaken in line with the methodology set out in the PPG17 Companion Guide (September 2002).
- 1.4 The aims of this report are to:
 - Identify areas of open space and recreation provision within the borough.
 - Determine local standards for the quantity, accessibility and quality of these spaces, taking into account the views of residents, and current and planned provision.
 - Analyse current areas of deficiency in relation to these standards, and where areas of deficiency are likely to be in the future.
 - Identify the additional space which may be required to meet shortfalls now and in the future.
 - Identify the priorities for open space, sport and recreation planning, to support decision making and the developing Local Development Framework.
 - Inform the developing Green Infrastructure Strategy which aims to develop a network of multi-functional green spaces across the borough.

The Importance of Open Space

- 1.5 Open spaces, sport and recreation provision make important strategic contributions to the wider environment by:
 - Providing opportunities for enhanced health and wellbeing, by enabling walking, cycling or riding within parks and open spaces or along paths, bridleways and canal banks.
 - Defining and separating urban areas, enabling links between town and country.
 - Helping to support regeneration and improving the quality of life for communities.
 - Providing havens and habitats for flora and fauna.
 - Providing a community resource – a place for congregating and holding community events.

- Providing visual amenity - even without public access, people enjoy having open spaces near to them to provide an outlook, variety in the urban scene or as a positive element of the landscape.
 - Mitigating the effects of climate change.
- 1.6 PPG17 is based on the principle that '*Open spaces, sport and recreation all underpin people's quality of life.*' The Companion Guide describes how well designed and implemented planning policies for open space, sport and recreation are fundamental to delivering broader objectives, which include:
- Supporting an urban renaissance.
 - Supporting a rural renewal.
 - Promotion of social inclusion and community cohesion, health and well being and
 - Promoting more sustainable development.
- 1.7 PPG17 encourages local authorities to plan positively, creatively and effectively for the future, to ensure that there is adequate provision of accessible, high quality green spaces, civic spaces, sport and recreation facilities to meet the needs of local communities and visitors. The Guidance states that existing open space, sport and recreational buildings and land must not be built on unless an assessment has been undertaken which clearly shows the space is surplus to requirements. A key emphasis of PPG17 is the importance of undertaking a local needs assessment and an audit of provision, so as to enable such decisions to be based on *local* needs and aspirations.
- 1.8 Parks, natural spaces and other types of open space do not exist in isolation but together make up a network of multi-functional open space, or Green Infrastructure, within the borough and surrounding region. The Government's draft Planning Policy Statement (PPS): '*Planning for a Natural and Healthy Environment,*' (March 2010) states that:

'Planning should ensure that development is delivered in a way which protects and enhances the natural environment and provides places which contribute to the quality of life, health and well being of those living and working there.' It follows this by stating that '*people should have access to high quality open spaces, green infrastructure and sports, recreational and play spaces and facilities which are safely and easily accessible by walking, cycling or public transport*' as a key mechanism for achieving this objective.

Open Space in Reigate and Banstead

- 1.9 Reigate & Banstead Borough Council lies in Surrey, stretching from the edge of outer London, to the north, through the Metropolitan Green Belt to the West Sussex Border.
- 1.10 The borough is one of the most desirable places to live in Surrey, with its attractive natural and built settings, strong economic base and established transport links. The borough is 129 square kilometres and the current population is 136,538 with two-thirds of the residents living in the areas of Banstead, Redhill, Reigate and Horley. The remainder lives in smaller towns and villages and rural areas.
- 1.11 These centres are set within a 'green fabric' – a natural environment setting which includes the attractive countryside of the North Downs Area of Outstanding Natural

Beauty (AONB) and Area of Great Landscape Value (AGLV), as well as sites protected for wildlife conservation by European, national and local designations. Some 70% of the borough falls within the Metropolitan Green Belt. The green fabric extends into the towns as commons, and historic parks, and weaves into and around urban areas as amenity green space, sports pitches, and other urban green space. These open spaces are highly valued by residents and businesses and the challenge is to preserve these areas in the light of development pressure, and to enhance their value to meet the needs of the future population.

- 1.12 The map, figure 1.1 shows the location and key characteristics of the borough and its green fabric.

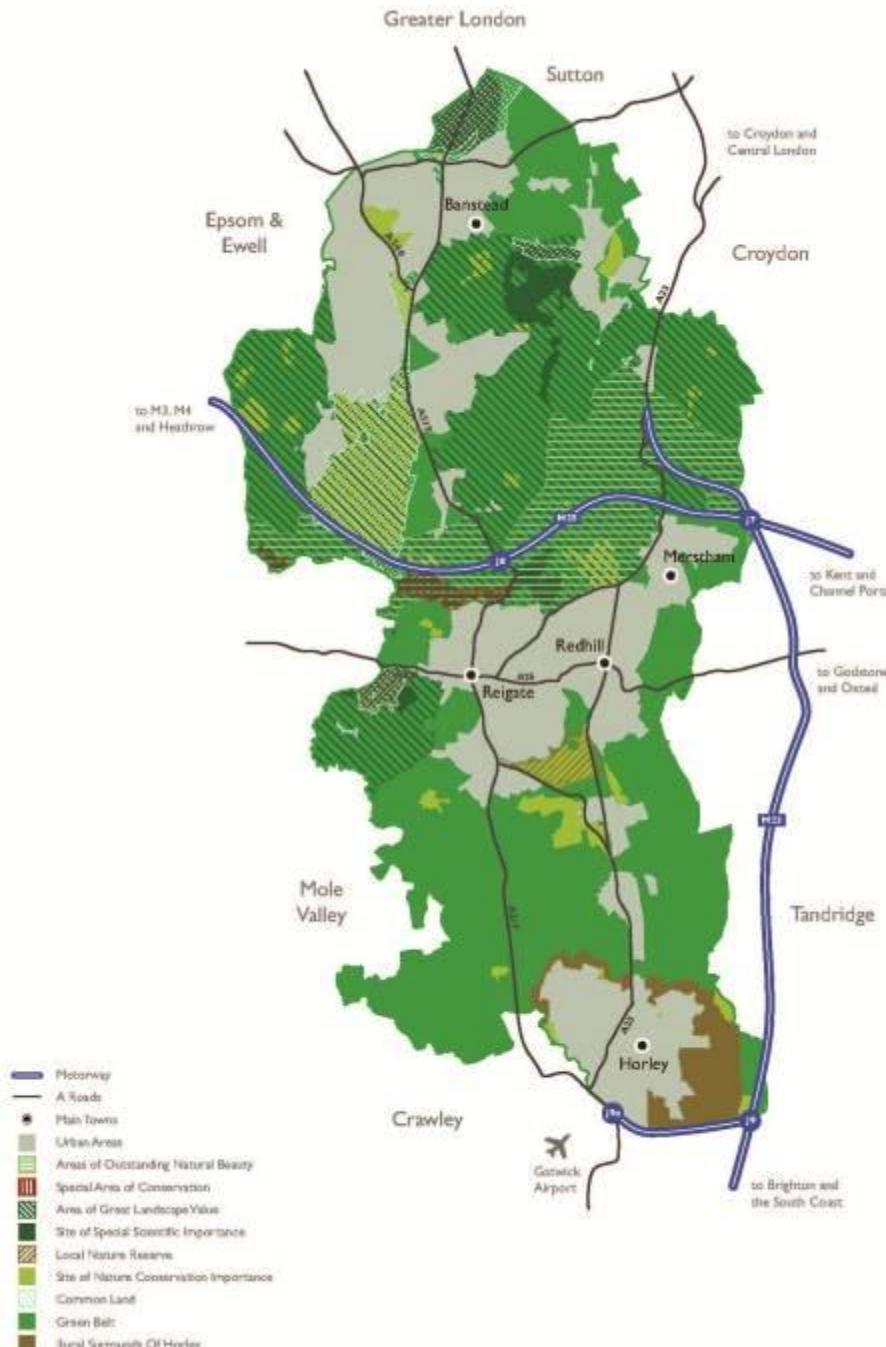


Figure 1.1: The Green Fabric

Open Space and the Planning Framework

- 1.13 Open space, sport and recreation planning in RBBC, in combination with the implementation of the Council's Community Plan, '*A Community Plan for Reigate & Banstead 2020*', and regeneration strategies, have important roles to play in ensuring the provision of open space meets the needs and aspirations of local residents. For example, Reigate & Banstead's emerging Core Strategy recognises the importance of the open space in the borough, with policies to maintain and enhance the green fabric (Policy CS1) and healthier lifestyles (Policy CS2). In addition, one of the priorities of the Community Plan is:
- '... Green Spaces are Your Places – encouraging us all to use, enjoy and protect the borough's countryside open spaces and parks, by:
.....improving access to the local countryside and green spaces
.....encourage involvement in environmental education and conservation projects
.....design[ing] wildlife habitats into new developments....'*
- 1.14 In parallel with the emerging Core Strategy, the Council is developing its Development Management Policies (DMP) Development Planning Document. This DPD will set out a set of policies to manage growth, protect the character of the borough and promote sustainable development (Appendix 1). An integral part of the DMP DPD will be the provision, protection and enhancement of open space and recreation facilities. Through planning policies and site allocations, the DMP will seek to ensure that there is sufficient open space and recreational provision to meet the needs of the current and future populations of the borough (see Appendix 1).
- 1.15 A large proportion of the open space within the borough is protected from development through environmental or landscape designations (see section 1.11 above), or is located within the Metropolitan Green Belt. Other areas, primarily within urban areas are currently protected, in accordance with the current Reigate & Banstead 2005 Local Plan, as urban open land (see Appendix 1). As part of DMP DPD, sites will be allocated for housing, employment, open space and other uses. All existing land allocations are being reviewed as part of this process, including those identified as urban open land.
- 1.16 As an integral part of the planning framework, Reigate & Banstead is preparing a Green Infrastructure Strategy (GISy) for the borough. This will be a strategic plan which will develop and enhance a network of multi-functional green space such as sites of nature conservation, parks and other spaces, linked together with green corridors, and providing green links between housing and urban amenities and the wider countryside (see Section 6). This PPG17 report will form a basis for developing the Green Infrastructure Strategy.
- 1.17 The key national, regional and local policy policies relating to open space, sport and recreation, are summarised in Appendix 1.

Key Challenges for Open Space Provision

- 1.18 There are a number of important challenges facing the Council with regard to open space:

- The borough's desirable location, good transport links and thriving economy result in strong pressures for development and potential competing demands on open spaces.
- The borough's current housing target set through the Regional Spatial Strategy is for 10,000 homes (2006 to 2026). The Council's focus is on the regeneration of specific areas of the borough and urban extensions. This results in the need to find appropriate housing sites, and with them, additional open space to meet the needs of the future population.
- The needs and aspirations of residents will vary from one area to another – in some areas, residents will show a demand for recreation grounds or allotments, whereas as in other areas there will be a specific local demand for links to the wider countryside.
- Changing social and economic circumstances, work and leisure practices and higher public expectations have placed new demands on open space.

1.19 These challenges lead to the requirements to ensure adequate protection and maintenance of open spaces and to the provision of new or improved open spaces, as essential elements in the planning of new housing provision and regeneration. These plans also provide opportunities for increasing and enhancing open space provision linked to existing and future Green Infrastructure. A robust assessment of local needs and deficiencies in open space is essential for this effective long term planning.

Structure of the Report

1.20 Section 2 describes the methodology for the study. Section 3 outlines the public consultation that was important in setting appropriate local standards. Then, in line with the requirements of PPG17, Sections 4 to 13 provides an analysis of each type of open space in turn. Each section:

- Describes the current provision.
- Recommends local standards in terms of quantity, quality and accessibility based on local consultations and site assessments.
- Analyses provision against each of these standards and forecasts provision in 2027 based on projected population growth and planned open space provision.
- Makes recommendations for addressing any shortfalls in quantity, quality and accessibility.
- Recommends policy direction for enhancing or extending open space in the borough.

1.21 Section 14 examines the provision by ward.

1.22 Appendices support the report, providing additional detailed analytical information, together with listings of the sites identified in the audit.

2 STUDY METHODOLOGY

PPG17 Guidance

- 2.1 PPG17 states that local authorities should undertake robust assessments of the existing and future needs of their communities for open space, sports and recreational facilities.
- 2.2 Whilst PPG17 recognises the value of national standards as a guide for planning provision, it points out their limited value as they do not take into account the specific needs of local residents. Therefore a key emphasis of PPG17 is in undertaking a *local* needs assessment and audit of provision. Paragraph 7 then goes on to state that '*Local Authorities should use the information gained from their assessments of needs and opportunities to set locally derived standards for the provision of open space, sports and recreational facilities in their areas.*'
- 2.3 The Companion guide to PPG17 provides guidance for undertaking a local assessment of needs and opportunities, undertaking audits of open space, sports and recreational facilities, setting local standards, maintaining an adequate supply of open space and planning for new open space. It outlines the following guiding principles for undertaking a local assessment:
- Understanding that local needs are likely to vary from one place to another, according to socio-demographic and cultural characteristics and the number and type of visitors.
 - Recognising that the provision of a network of high quality, sustainable open spaces relies on effective planning but also on creative design, landscape management and maintenance.
 - Considering that delivering high quality and sustainable open spaces may depend much more on improving and enhancing existing open space rather than new provision, and that where new provision is needed, it should enhance the network.
 - Taking into account that the value of open spaces will depend on the extent to which they meet identified local needs and the wider benefits they generate.

Scope of the Assessment

- 2.4 PPG17 defines open space as: '*All open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.*'
- 2.5 PPG17 Guidance states that in classifying open space, the audit should encompass '*all existing open spaces and sport and recreational facilities within the local authority area, irrespective of ownership and the extent of public access.*' The logic is that all forms of provision can contribute to meeting local needs. The Guidance indicates that whilst private land may not always be physically accessible, it none-the-less provides much of the open space views which residents value, and provides a haven for wildlife therefore making a valuable contribution to the natural and semi-natural green spaces. The Guidance also notes the potential of private land to provide accessible open spaces in the future. In this audit, the Council has included all known open space, sport and recreation facilities within the borough, irrespective of ownership and extent

of public access (see also Section 2.24). Permitted access is identified for sites as appropriate.

2.6 The PPG17 Companion Guide identifies the following open space typologies (Table 2.1). The typology numbers used in this report are also provided.

Table 2.1: Open Space Typologies

PPG17 Typology and Typology number used in this report		Primary Purpose	Example site in Reigate & Banstead
1	Parks and Gardens	Accessible, high quality opportunities for informal recreation and community events.	Priory Park Reigate Redhill Memorial Park
2	Natural and Semi-Natural Green Spaces, including urban woodland	Wildlife conservation, biodiversity and environmental education and awareness.	Banstead Woods Reigate Heath
3	Green Corridors and accessible countryside in the urban fringe *1	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.	Public Rights of Way network
4.1	Outdoor Sports	Participation in outdoor sports, such as pitch sports, tennis, bowls, athletics or countryside and water sports.	Football pitches at Dorking Road Recreation Ground
4.2	Indoor Sports*2	The scope includes swimming pools, indoor sports halls and leisure centres, indoor bowls centres, indoor tennis centres, ice rinks, community centres and village halls.	Swimming pools, gyms
5	Amenity Green Space	Opportunities for informal activities close to home or work or enhancements of the appearance of residential or other areas.	Arbutus Road Open Space
6	Provision for Children and Teenagers	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and teenage shelters.	Langshott Play Area, Horley Hogden Bottom Play Area
7	Allotments and community gardens and city (urban) farms	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.	Maple Road Allotments
8	Cemeteries and churchyards	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.	Reigate Cemetery
9	Civic Spaces	Providing a setting for civic buildings, public demonstrations and community events.	Reigate Old Town Hall Redhill Town Centre

*Note1: Accessible countryside in urban fringe areas is listed as a typology in PPG17 but not in the guidance. It is included here with Green Corridors.

*Note 2: Whilst indoor sport is not listed as a typology in PPG17, the guidance recommends its inclusion.

The Five Step Process of PPG17 Assessment

2.7 The PPG17 Companion Guide sets out a five step process for undertaking a local assessment of open space, as follows:

- Step 1 – Identifying local needs
- Step 2 – Auditing local provision
- Step 3 – Setting provision standards
- Step 4 – Applying provision standards
- Step 5 – Recommendations and strategic priorities

2.8 Before starting the process, the Council established analysis areas for the borough in order to manage the analysis of the findings and to present recommendations. It was agreed that the analysis areas would be based on wards; these are shown on Figure 2.1. The wards were then grouped into one of three areas, mirroring the areas referenced in the emerging Core Strategy, in order to be able to provide analysis and recommendations on a wider geographic basis where appropriate.

Figure 2.1: Analysis Areas for the Audit



- 2.9 This report analyses provision for the year 2010. Then, to support long term planning of provision, the analysis was also undertaken for the population predicted in 2027, a timeframe consistent with the emerging Core Strategy. The borough population is currently 136,538. The population is predicted to grow to 158,370 by 2027 with two-thirds of the residents living in the areas of Banstead, Redhill, Reigate and Horley. The remainder lives in smaller towns and villages and rural areas.
- 2.10 The following indicates how this study was undertaken in accordance with the steps identified in PPG17.

Step 1: Identifying Local Needs

- 2.11 There were two main elements in identifying local needs. One was a review of the existing national, regional and local context to identify policy implications associated with open space, sport and recreation facilities. Appendix 1 contains a summary of the key policy, strategies, guidance and other documentation of relevance to the Assessment. These are taken into account in the analysis of the individual typologies.
- 2.12 The other element in identifying local needs was community consultation. Consultations were aimed at identifying residents' views on the existing provision, the quality and accessibility of sites, any deficiencies in provision and their expectations for additional or improved provision. These data were used in the study to help formulate local provision standards and to identify where priorities should be placed for future provision and improvements.
- 2.13 Resident consultations were carried out in stages:
- During the preparation of the initial report, early consultations were held with residents' associations. Information from this source was supplemented by data from the annual Parks survey. Articles in Borough News invited people to take part in the survey on-line.
 - During the updating of the report, 6500 residents were consulted through a Residents Survey in 2009.
 - Consultations were also undertaken with sports clubs and organisations, and allotment holders.
 - In addition, data were sought from all sports facilities, including public and private clubs and schools.
- 2.14 Section 3 describes the process adopted for community consultations. The questionnaires used are provided in Appendix 2.

Step 2: Auditing Local Provision

- 2.15 Through desk research the Council identified an initial list of sites and categorised them into the appropriate typologies. To identify sites outside the Council's ownership, the Council contacted major landowners and public organisations. Consultation with Borough Council officers and external bodies assisted in extending and refining this list. All sites were entered onto a Sites Database, linked to the Council's Geographic Information System (GIS), together with detail on location, ownership and permitted access (where known) and other site characteristics.

- 2.16 The audit examines current open space sites within the borough. As recommended by the Guidance, open spaces, sport and recreation facilities which are likely to be used by the borough's residents, and which are outside the borough boundary but within the catchment defined for that typology, are also included. Open space sites which are planned, such as within regeneration projects are not listed as part of the audit of current facilities. However, details are provided of these projects in Appendix 7, and account is taken of them in analysing future provision against future projections of demand.
- 2.17 The Council then audited the sites to verify their status as open space, to verify their site boundaries and typologies, and to gather details to enable the Council to establish the level of permitted access (section 2.21 below), the level of site 'significance' (section 2.22 below), and to assess their quality, accessibility and value. From an initial 630 sites, some 553 open space sites were identified as open spaces for audit and/or inclusion in the report.
- 2.18 The site quality and value assessments were based on guidance provided within the PPG17 Companion Guide. The quality result was based on the score for each of 17 quality attributes covering the four key issues of site security, vegetation, site facilities and cleanliness. The value of a site was scored on the basis of 8 value characteristics – covering usage, accessibility/site context characteristics and wider benefits, based on the site audits, residents' surveys and through officer consultation.
- 2.19 Following the application of a weightings process tailored for each typology, the quality and value assessments resulted in percentage scores for each site audited for entry into the site database. The scores were then banded into three categories – good, reasonable and poor. Each open space, sport and recreation facility was then digitised using GIS and its area was determined.
- 2.20 The site audit checklist, an example of assessment sheets, the weightings used for analysis, and an extract from the quality and value spreadsheet, are provided in Appendix 3. A full listing of the sites is provided by typology in Appendix 5.
- 2.21 A key consideration in the audit was the level of permitted access. Access was classified as:
- Fully accessible to the public – for example the Parks, or the free/pay as you go sports facilities.
 - Restricted access to the public – open space or sports provision which is accessible, but at restricted times (e.g. school facilities open to the public in the evenings; clubs which are accessible by membership only; clubs or open spaces with Rights of Way but which are not fully open to the public).
 - Private use only – no public access (e.g. certain school sports facilities or the gyms associated with some local businesses).
- 2.22 Sites were also classified according to a hierarchy of whether they are of county/borough level significance, or of more local or neighbourhood significance. This is not to infer that any site is less important than another, but it reflects the 'draw' of a site and how far people would expect to travel to such a site and determines whether a provision standard is set at a ward, area or borough level. It enables, in accordance with PPG17, different accessibility catchments to be defined for certain

sites (see section 2.26), on the basis that people could be expected to travel further to a site of borough wide significance than to a site of the same typology which is of neighbourhood significance. These are as follows:

- Level 1: County or borough significance - a site with strategic importance or with such facilities attracting visitors from outside the borough.
- Level 2: Local significance – drawing visitors from two or more wards.
- Level 3: Neighbourhood significance - attracting almost all users from a single neighbourhood.

2.23 The typology which certain sites fall into is not always clear cut, and that many sites are multi-functional and therefore could potentially be categorised into one or more of the above typologies. For example, a Park can also provide a haven for wildlife, as can a golf course. An amenity green space can also provide a secondary function in terms of outdoor sports or an informal play area. Where this is the case, the site is classified under its primary typology. Many of the sites within the borough contain other typologies. In particular a proportion of the recreation grounds, classified as amenity green spaces, contain sports pitches and play grounds. Where appropriate, the area of the sport and play are subtracted from the total area of amenity green space and included with the area of sport or play respectively so as to avoid double counting.

2.24 The following were omitted from the assessment:

- Land whose primary function is not open space, including farmland and equestrian centres. However most of the farmland has PRoW. This land is therefore included in the assessment of green corridors and accessible countryside (section 6).
- PPG17 suggests that sites below a determined size could be omitted from the assessment, for practical and resource management reasons and gives guidance on a size threshold. For example, it indicates that some local authorities have used 0.2 ha as a useful threshold for sports provision. Such a size threshold applied to all typologies would cause a number of useful small sites such as play grounds to be omitted. Therefore officer judgment determined the threshold area to include.
- In accordance with PPG17, this assessment does not include the following:
 - 'SLOAP' (space left over after planning). These are small areas of land around buildings with no specific function. They are classified as amenity space and therefore included where appropriate.
 - Other incidental areas of land, such as road verges, which are not intended for a specific use.
 - Small sites due to the difficulties in identification and assessment.
 - Although a thorough desk top analysis, consultation and audit process has been used in order to identify sites, there may still be sites which have not been captured. Their non-inclusion does not mean that they are not deemed valuable. They will be considered, as they arise, on an individual basis and included in further updates to this audit report.

2.25 Due to the large number of sites within the borough, it was not considered to be an efficient use of resources, to audit all sites at this time, especially as many sites are routinely surveyed by the Parks and other Council Departments. The site audit

programme focused on the accessible sites and those where there were queries concerning their accessibility or typology. Subsequent updates of this assessment will focus on auditing the remainder of the sites.

Step 3 and 4: Setting and Applying Provision Standards

2.26 Following the assessment of local needs and the audit of provision, it was then possible to establish local standards for quantitative provision, quality and for accessibility. Appendix 3 provides the detailed methodology for setting these standards, which is summarised below:

- A local *quantity* standard was identified for each typology, in order to determine how much new provision may be needed. This was set taking into account local needs, current provision and national guidelines.
- A local *quality* standard, or vision was established for each typology, as a description of the quality that should be aspired to for the various open spaces. This was identified through consultation and site assessment. A benchmark score was then identified which is the quality score which would be achieved for sites which meet the descriptive quality standard or vision. In conjunction with assessing site quality, the value of each site was also evaluated. However, in line with PPG17 guidance, no standards were set. Site value is used in conjunction with the quality of individual sites, to help determine the appropriate strategy for managing sites, the aim being to increase the number of sites scoring high in both quality and value.
- A local *accessibility* standard was also identified, as a measure of the distance residents expect to travel in order to access each type of open space. Residents were asked how far they expect to travel to each of the open spaces. A distance threshold was then established for each typology based on the distance people expected to travel and the preferred means of travel associated with that typology. The distance threshold was defined as the distance the 75th centile wishes to travel by the most popular mode of transport. When included on the accessibility maps, in each section of this report, the resulting catchment represents the area within which residents have access to the open space.

2.27 Appendix 4 summarises the local standards for each typology and the rationale for the standard provided. These were applied to the assessment of each of the open spaces, sport and recreation typologies. The application of the local standards identifies current deficiencies in terms of accessibility, quality, and quantity, the spatial distribution of unmet need, and priorities for action.

Step 5: Drafting Recommendations for Policy Direction

2.28 Recommendations are provided at the end of each section on improving the quantity, quality and accessibility of open space and recreation facilities which can be taken forward for inclusion in the appropriate part of the Local Development Framework. Where the recommendations relate to new housing development, these will be included as policies within the DMP DPD. Developers will be expected to contribute to the funding of new infrastructure, including new open space associated with the needs of the new population. This will be achieved via the Community Infrastructure Levy (see Appendix 1). In addition, existing shortfalls within individual wards could

potentially be met through providers and community groups working together through neighbourhood planning.

- 2.29 As indicated in Section 1, the Council is developing a Green Infrastructure Strategy, which will be a key element in planning for new growth in the borough. The aim is to develop a network of multi-functional green space which will comprise areas of biodiversity importance, other open spaces such as parks, urban woodlands and amenity green spaces, linked together and to the built-up areas via green corridors. This will potentially enhance the value and accessibility of the individual sites whilst generating wide ranging social and environmental benefits such as a continuity of habitat, climate change adaptation and improved access to the countryside. Recommendations for increasing or enhancing provision of open space would be taken forward for development in this Strategy as appropriate.

3 COMMUNITY VIEWS

Introduction

- 3.1 This Section seeks to set out the various consultations that have taken place and have been used to inform the development of this open space audit. Section 2 outlined a series of consultations that were carried out as part of the local needs assessment to establish the views on open space provision by users and non-users in Reigate & Banstead. The following summarises the results of the consultations.
- 3.2 Copies of the household questionnaire are provided in Appendix 2 and the key findings of the consultation have been incorporated within Sections 4 to 13. Specific details relevant to the management of individual sites are contained in the relevant section of Appendix 5.

Consultation

- 3.3 Consultation was undertaken in preparation of the earlier 2008 report and subsequently as part of this updated report. In addition, Reigate & Banstead Parks and Countryside Department carries out an annual Parks survey of the views of the boroughs' residents, data from which are relevant to this assessment. The consultations were as follows:

2008 report

- Residents' Associations mini-consultation
- Annual Parks & Countryside Survey

Current update report

- Annual Parks & Countryside Survey
- Residents Survey (also available on-line)
- Sports Club Survey
- Allotment Survey
- Facilities in Schools, Village Halls and Community Halls Survey
- Priory Park Survey

Residents' Associations Mini-Consultation

- 3.4 A visioning exercise was undertaken in preparation of the earlier report. This involved consultation with residents associations, supplemented by information gained from annual Parks Surveys together with discussion with Council officers involved in regular consultations with residents and interest groups through their work within the Local Community Action Plan (LCAP) team and review of their Local Community Action Plan reports.
- 3.5 Residents associations were asked their views on existing provision and residents were requested to make recommendations for new open spaces or linkages. There was a 38% response rate to the Residents' Association's 'mini-consultation' with 26 out of 68 associations responding. Responses included:

- 18 residents associations commented on existing open space provision.
 - 49 new areas of open space were proposed.
 - 18 new linkages were proposed.
 - 6 did not suggest any new open spaces or linkages.
- 3.6 The visioning exercise was useful in establishing some of the key areas of open space and the community's views on current provision. In particular, three Residents Associations expressed concern over lack of available public open space in their areas – in South East Horley, Tadworth and Preston. These comments were taken account of in preparing the subsequent residents' questionnaire survey, and facilities audit and examined further in the assessment.
- 3.7 The LCAP team reported from their residents' panels, that communities consistently value their open space and recreational facilities, the views they have of these spaces from their neighbourhoods and when travelling around the borough. The separation of settlements by Green Belt contributes to a sense of easy access to open space via the public rights of way network with nowhere being far from open space or views of it.
- 3.8 Key responses to the visioning exercise were as follows:
- 68% of the Residents Associations responses expressed a strong appreciation for local open space and provided a significant asset to the local community. Local residents called for this to be maintained and protected, including access across private land via existing rights of way.
 - Some of these comments were tempered with concerns about management and design issues at certain sites.
 - 31% expressed support for the special landscape quality of the surrounding area and the need to maintain these designations.
 - 45% of responses cited the need to protect the Green Belt and the open spaces within it and concerns about pressures for development.
 - These views echo those of 62% of the respondents to the Core Strategy Preferred Options Consultation, who supported or strongly supported the approach to continue to protect and enhance the boroughs designated sites and open spaces.

Annual Parks and Countryside Survey

- 3.9 Annually a parks and open spaces survey is sent to 5,000 Borough residents. The Council has data from annual surveys dating back to 2005. In 2009 a 22% response rate was achieved. The survey seeks views on the quality of the Council's Parks and Countryside. It assesses usage, quality, and accessibility. A summary of results is set out below, and further detail from the survey are included in the Parks and Gardens section:
- 84% of respondents use a park and 74% of all respondents use a Reigate and Banstead park.
 - 45% of respondents use Priory Park and this is by far the most visited park, particularly since it has been improved.
 - The majority of park users visit at 'no particular time' with 42% spending 1-2 hours at the park.

- 80% of respondents report feeling very safe or safe using their preferred park or open space.
- According to the public the Council's parks have improved significantly in the last 12 months moving from 66th place in 2007 to 4th in the national parks satisfaction survey table. However this success is closely linked to the improvements to Priory Park.
- There was a view that the quality of certain specific sites should be enhanced.

Residents Survey

- 3.10 A Residents Survey was undertaken in 2009. The purpose of the survey was to gather views on the quantity, quality, accessibility and level of use of open space, sports and leisure facilities in the borough, as well as assessing how important different facilities were to them, and reasons for using or not using particular facilities. Surveys were sent to the households of 6,500 of the borough's residents. An online survey was also placed on the Council's web site. 689 questionnaires were received providing a response rate of 10.6%.
- 3.11 The returned questionnaires have been analyzed following entry onto a consultation database. The following information summarises the views of the borough's residents with regard to the quantity, quality, accessibility and usage of green space and sport, leisure and recreation provision:

Respondent Profile

- 3.12 Of those that responded to questions about the details of their household:
- 62% respondents were male and 38% female
 - the age profile of respondents was:
 - 0-15: 22.6%
 - 16-24: 15.1%
 - 25-44: 34.6%
 - 45-64: 48.4%
 - 65-75: 22.3%
 - 75+: 14.5%
 - 92% of respondents describe themselves as white British
 - 22.9% of respondents reported children under 16 living in their household
 - 80% of respondents reported they have did not have a disability
 - 7% of respondents reported they experienced mobility issues or used a wheelchair
 - 54% of respondents described themselves as working full or part time
 - 31% of respondents described themselves as retired from work
- 3.13 All categories of open space were considered to be important or very important by almost 75% of the respondents. In particular, over 90% viewed natural and semi-natural green spaces, public parks and gardens and green corridors as important or very important. For open space the key findings from the household survey were:
- 3.14 In general it was felt that the provision of almost all types of open space was 'about right' although half felt that there was not enough provision for young people and

children, and just over a third felt there were not enough green corridors and outdoor sports facilities.

- 3.15 Overall it was felt that the quality of open space was average to good. Public parks and gardens, natural and semi-natural green spaces were considered to be very good to good. Some concern was highlighted about the quality of civic spaces, provision for young people and children (16.9% rated each poor or very poor) and allotment, community gardens and urban farms (14.5% rated these as poor or very poor although a low number of respondents used this type of space). This assessment has been supplemented by a survey of particular sites undertaken by the Council.
- 3.16 Walking was the favoured means of transport to the open space near them, in particular for travelling to green corridors, natural and semi-natural spaces, and amenity space. The car tended to be favoured for outdoor sports facilities (often reflecting the need to travel to matches or attend clubs), civic spaces, public parks and gardens (largely reflecting the popularity of Priory Park).
- 3.17 Over 83% of respondents were satisfied or very satisfied with the roads, paths, cycleways and access to the site. 83% were satisfied or very satisfied with paths and cycleways within the site they used most often. 90% were satisfied with the accessibility on foot.
- 3.18 The main reasons households use the open space near them is to walk, for fresh air and to take exercise. The main reasons people were unable to use their local open space was lack of time, 16% felt they were of poor quality, and 15% felt unsafe or expressed there was inadequate access/parking.
- 3.19 There was generally reasonably high usage by residents of the majority of open space.
- 3.20 Within this residents survey, similar questions were also asked of indoor sport and recreation facilities. In addition, a letter and questionnaire was sent to sports clubs and organisations the Council was aware of in 2010. The questionnaire requested information about which activities the clubs undertake, where and how often, their perception of the quantity, quality and accessibility of the facilities they use and provision in the borough. The findings of these surveys with respect to outdoor and indoor sport are provided in Sections 7 and 8 respectively.

Allotment Survey

- 3.21 In early 2010 a letter and questionnaire was sent to 1,100 Council and Horley Town Council allotment holders in the borough. This survey was undertaken to assess perceptions of the quality of the sites along with quality and accessibility and usage. A survey response rate of 56.2% was received. Further detail from the Allotment survey is detailed in the Allotments section, section 11.

Facilities in Schools, Village Halls and Community Centres

- 3.22 Schools and managers of village halls and community centres were also consulted in 2010 by means of letters and a questionnaire. The questionnaire requested information on the facilities available and the extent to which they are available to the public. The information supplied has been incorporated into the assessment of indoor and outdoor sports facilities, in Sections 7 and 8 of the report.

Priory Park Survey

3.23 Two junior/primary schools located nearest to Priory Park were sent a questionnaire about the Park in 2008 following its restoration, targeting children between 4 and 11 years of age (see Section 4.12).

Summary

- 3.24 In conclusion, it is considered that there is a high level of satisfaction with regards the quantity, quality and accessibility of open space, sports and recreation facilities within the borough. However the surveys do identify areas of concerns to investigate as part of the assessment. Further details on the consultation responses, relating to each of the typologies of open space, sport and recreation, are provided in Sections 4 to 13 below.
- 3.25 PPG17 Guidance suggests that an overarching vision should be developed to provide a broad context and framework for planning and management. The Community Plan for Reigate & Banstead 2020 sets out the following vision. As a result of the consultation work undertaken for the PPG17 assessment, it is considered that it can also be applied to this assessment:

The Community Plan for Reigate & Banstead 2020

Reigate & Banstead will be one of the most desirable and attractive areas in the region. It will be a place where:

- People who live in, work in and visit the borough enjoy the benefits of a prosperous economy
- Neighbourhoods are renewed, improved and supported by effective service, infrastructure and transport options
- The wellbeing of communities is supported by accessible health, leisure, education and information services
- People enjoy active, healthy and diverse lifestyles and take personal responsibility
- The environment and green space is maintained and enhanced for the future.

4 PARKS AND GARDENS

Definition

- 4.1 Parks and gardens are areas of land, usually kept in a largely natural state or landscaped for the enjoyment of the public, having facilities for rest and providing opportunities for informal recreation and community events. Parks and gardens also have many wider benefits. They create a sense of place for the local community, have ecological and educational benefits, they help with social inclusion and provide structural and landscaping benefits.



Memorial Park Redhill – Photograph by Mark Teasdale

Strategic and Local Context

- 4.2 The Parks and Gardens in the borough are valuable natural extensions into the built-up area, of the green fabric which surrounds the towns and villages (see Section 5). The Parks and Gardens are highly valued by residents. They include a range of land uses, from open parkland to lakes and woodlands, and provide facilities and activities for all residents and visitors. They provide large accessible areas of open space, and in conjunction with green corridors linking them to other open spaces in the built-up areas and to the wider countryside, they provide a key element of the borough's green infrastructure.
- 4.3 Reigate Priory Park is Reigate & Banstead's recently re-developed park, which is of Green Flag Status. It is a destination park, a park for all the family, offering a range of activities, including play areas, woodland walks and sport facilities, together with an attractive lake and café facilities. Its importance in the borough is demonstrated by the large number of cars in the car park and the distance that visitors travel to visit it. Its success is also clear from the high satisfaction ratings in surveys. The Green Flag Award scheme is the benchmark national standard for the quality of parks and green

spaces in the UK and Wales. It was first launched in 1996 to identify the best quality green spaces/parks in terms of the facilities and services offered to visitors. Winning a Green Flag Award encourages others to aspire toward higher environmental quality standards. The Park is also on the English Heritage Register of gardens of special historic interest. Parks and gardens of special historic interest can be protected if listed on the English Heritage register.

- 4.4 Six further parks within the borough fulfil the function described in PPG17 as 'Parks and Gardens'. The Council's emerging Core Strategy and the Community Plan recognise the importance of the Parks within the borough and seek to protect the countryside and parks and improve access for enjoyment, leisure and learning.

Consultation Findings

National Level Consultations

- 4.5 At the national level a survey was commissioned by Sport England, the Countryside Agency and English Heritage in 2003 to help establish how many adults in England use public parks, what activities are undertaken, reasons for visiting the park, the levels of satisfaction, and why non-users do not use the parks. The definition of a public park used in the survey was broad covering both formal (town and country parks, recreation grounds, formal gardens and playgrounds) and informal provision (village greens or open commons/heathlands).
- 4.6 The survey revealed that just under two thirds of adults in England had visited a public park during the previous 12 months of which the most common activity was going for a walk (75%), accompanying a child to a play area (43%) and taking part in a formal organised sporting activity (11%).
- 4.7 The frequency of park visits occurred at least once a month during the spring/summer months by more than 80 percent of adults and approximately two thirds visited the park once a week. The most popular type of parks visited were urban parks in a town or city.
- 4.8 A distinct bias in the use of parks by social groups was illustrated by almost three quarters of a higher social group visiting a park compared to only half of the lower social group. Relatively low participation rates also originated from black and ethnic minority groups as well as adults with disabilities.

Local Consultations

- 4.9 The site assessments of the General Survey conducted by the borough (December 2009) revealed that parks and gardens are amongst the most visited open spaces in the borough (95.3% of respondents had visited a park in the last 12 months) and the second most important open space in the borough with 95.8% of people responding that parks and gardens were either important or very important. In relation to other green spaces, parks and gardens are ranked slightly lower than the natural and semi-natural green spaces (96%) and slightly higher than green corridors (93%). Respondents also indicated that over the past 12 months visits to parks and gardens were made:
 - Daily (11.3%)

- Weekly (40.5%)
- Monthly (22.4%)
- Occasionally (21.2%)
- Don't use (4.7%)

- 4.10 The respondents living in Reigate and Redhill visit parks more regularly than those in Horley and Banstead as would be expected given the proximity of the parks.
- 4.11 The 2009 Parks and Countryside survey identified that 74% of respondents use a borough park, with 45% using Priory Park, which is by far the most visited site. The largest proportion of residents visited parks and open spaces on a weekly (40%) and monthly (31%) basis. These findings were similar to those of the General Survey in 2009.
- 4.12 Two junior/primary schools located nearest to Priory Park were sent a questionnaire about the Park in 2008 following its restoration and remodel targeting children between 4 and 11 years of age. The majority of responses were received from children aged between 6-8 years, followed by 9-11 years and 4-5 years. 86% of children who responded lived in Reigate and 10% in Redhill.
- 4.13 The results demonstrated that 44% of the children visit Priory Park 1-2 times a week and 19.3% visit 'about once a fortnight'. This survey was undertaken in the winter and a number of children stated they visited more often during the summer. Of those children visiting the park, the duration of stay ranged from 1 to 3 hours with majority staying between half an hour and two hours (69%). Very few stayed beyond 3 hours. The high levels of satisfaction with the park demonstrated that the park catered well for children and young people, and for their accompanying parents. It also demonstrated that on the whole these facilities are what the young people of the borough are looking for in play and recreational facilities.

Setting a Local Standard: Quantity

Current Provision

- 4.14 There are seven sites in the borough which are classified as Parks & Gardens. These are listed in Table 4.1. The parks listed include those which are accessible to the public, whether in private or public ownership. 67ha are considered fully accessible and an additional 113ha offer restricted access.

Table 4.1: Parks and Gardens across the Borough

Site name	Ward	Fully Accessible area (ha)	Restricted access area (ha)
Castle Grounds, Reigate	Reigate Central	3.8	
Gatton Park (Royal Alexandra and Albert School grounds)	Reigate Hill		111.4
Lady Neville Recreation Ground	Banstead Village	1.4	
Redhill Memorial Park	Redhill East	2.9	
Reigate Priory Park	Reigate Central	57.7	
Gardens Of Remembrance	Reigate Central	0.8	
Ladyland Farm Meath Green Lane	Salfords And Sidlow		2.0
Total		66.7	113.4

- 4.15 PPG17 recommends that open space assessments distinguish between sites in terms of a ‘hierarchy of provision’, recognising that some sites would attract visitors from a wider area than others. This is a useful planning tool as it helps identify the facilities which are expected and how the sites are managed. It also translates into different catchment areas in the accessibility analysis (see table 4.4). Reigate Priory Park is considered to be a park of ‘borough level importance’ because of its size and the facilities that it offers, which draw visitors in from a distance. The other parks in the borough are of more local importance - they would serve the needs of the local population but from a wider area than the ward within which they lie. These parks include Redhill Memorial Park, which is an important area of open space within Redhill and a space which will be improved as part of the Redhill Town Centre Action Plan. Others are the Castle Grounds and the Reigate Gardens of Remembrance within Reigate town centre which offer pleasant places to stroll for residents and people working in the town. The newly refurbished Lady Neville Recreation Ground caters for Banstead residents.
- 4.16 Of the parks listed above, Gatton Park and Ladyland Farm provide restricted access to the public. Gatton Park is open to the public once a month. In addition, the park contributes to the feeling of openness of the borough as expansive views of it can be seen from other accessible countryside and from the roads. During school terms, Ladyland Farm is open for school visits only, and it is open to the public during weekdays in August. Both have entrance fees. This chapter primarily refers to *fully* accessible parks and gardens, although the presence of Gatton Park and Ladyland Farm are important in considering future options for increasing open space.
- 4.17 Table 4.2 below lists the provision per 1,000 people per ward of fully accessible parks and gardens and provides the anticipated provision per 1,000 people in 2027 taking into account population growth. The overall borough-wide level of provision is currently 0.49 ha per 1,000 people. However parks are located in only 5 of the borough’s 19 wards and are disproportionately focused on the Reigate Central area, where 3 out of 7 parks, 98% of the land area of accessible parks and gardens, are located.

Table 4.2: Fully Accessible Parks and Gardens in the Borough

	Accessible area (ha)	Accessible area (ha /1000 people)	
Ward		2010	2027
Banstead Village	1.45	0.16	0.15
Chipstead, Hooley And Woodmansterne			
Kingswood With Burgh Heath			
Nork			
Preston			
Tadworth And Walton			
Tattenhams			
1 North	1.45	0.03	0.03
Earlswood And Whitebushes			
Meadvale And St Johns			
Merstham			
Redhill East	2.93	0.32	0.24
Redhill West			
Reigate Central	62.31	8.44	7.17
Reigate Hill			
South Park And Woodhatch			
2 Central	65.23	1.03	0.87
Horley Central			
Horley East			
Horley West			
Salfords And Sidlow			
3 South			
Borough	66.68	0.49	0.42

Note: Map 2.1 shows the location of the wards and the three areas of the borough identified in the above table.

- 4.18 By 2027, the estimated provision for the borough as a whole would be reduced from 0.49 ha/1,000 people to approximately 0.42 ha per 1,000 people on the basis of the projected population increase across the borough.
- 4.19 The accessibility analysis below determined that people expected to travel some distance to reach the Parks within the borough. Whilst reference is therefore made to provision at a ward level in order to appraise how parks are distributed over the borough, the quantity standard is applied at the area basis – north, central and south areas of the borough. The areas are shown on Figure 2.1 in Section 2.
- 4.20 Although there are parks in the centre of the borough, and a smaller park in the north, there is no provision in the south of the borough which meets the functional description of a Park provided at the beginning of this section '*[an open space] usually kept in a largely natural state or landscaped for the enjoyment of the public, having facilities for rest and providing opportunities for informal recreation and community events.*' In recognition of this need, the Council has planned a new town park as part of the Horley regeneration project (see Appendix 7). The implications of this provision for making up for deficiencies in the borough are discussed in Section 4.45 below.

- 4.21 A general survey conducted by the Council in December 2009 revealed that 69% of respondents thought the quantity of Parks and Gardens provision was 'about right' with 29% indicating that there is too little provision. The popularity of Priory Park however reveals a skewed picture where 93% of residents in Reigate are happy with the level or provision in comparison to the other areas with satisfaction rated between 47.7% and 64.9%. These findings are consistent with the analysis of provision above.



Priory Park, Reigate

The Local Quantity Standard

- 4.22 There are no national or regional quantity standards for parks and gardens to guide the development of a local standard for the borough. The recommended local quantity standard has therefore been derived from a number of factors including current provision, public consultation, assessments conducted by the Council, comparison with the standards set by other Local Authorities, and the expected travel distance.
- 4.23 The proposed standard is set at an 'area level' so as to ensure sufficient parks and gardens in each of the three areas of the borough, for reasons provided in Section 4.19 above. The proposed standard recognises the variation in Park and Garden provision across the borough and sets a target that residents should have access to at least 3 ha of Park and Garden provision within each of the three areas of the borough. This would be similar in size to Redhill Memorial Park. Preferably this space would be provided in association with other typologies such as sports pitches and play areas.
- 4.24 It is unrealistic to be able to provide new parks in the borough, except that which is being planned at Horley as part of the Regeneration and New Neighbourhood Schemes. The Council will therefore work with partners through Neighbourhood Planning, to increase the value of the existing parks and other spaces which could potentially fulfil some or all of these park functions. In addition, developers would be required to contribute to these developments through the Community Infrastructure Levy (CIL) or other arrangements.

Table 4.3: Local Quantity Standard

Current Provision	Recommended Standard
<p>0.49 ha/1,000 people of fully accessible parks and gardens across the borough. But there is no provision in the south of the borough and a small provision in the north.</p> <p>Justification</p> <p>This will enable focus on providing parks and gardens in the south of the borough. This is currently being planned as part of the Horley Master Plan.</p> <p>In the north, this would enable a focus on increasing the scope of provision in existing sites to provide some additional park and garden functions.</p> <p>In the central area, focus would be on maintaining or improving quality and access.</p>	<p>Maintain current parks and gardens.</p> <p>Provide the Park of 10 ha which is described in the Local Plan (see Section 4.45 on Horley)</p> <p>Endeavour to increase provision of park and garden <i>function</i> in the north of the borough to approximately 3 ha, by enhancing the existing park and other open spaces to provide additional function.</p>

Setting a Local Standard: Accessibility

Accessibility of the Parks & Gardens

- 4.25 The parks are a significant focus for community activity. The General Survey 2009 reported high satisfaction levels regarding accessibility to public parks and gardens. 96% of respondents felt that the site entrances were easy to find. Respondents added that sites were easy to walk to (90%) and opening times were satisfactory (98.6%). 87.4% of respondents reported they experienced a pleasant route to the site and 87% felt the route to and from the park/public garden they used most frequently was safe.
- 4.26 Public transport access to parks and public gardens was considered satisfactory/very satisfactory by 77% of respondents. There was a similar response pattern to the ease of access by cycleway (80%) and access for pushchairs and wheelchairs (83%).
- 4.27 The general survey indicated that a slight majority of respondents walk to public parks and gardens (45.4%) compared to using the car (43.1%). 48% of respondents walk to the park or garden they use most often, 45.6% use a car.
- 4.28 There was considerable variation in mode of travel to parks depending on where respondents live. The use of cars to travel to parks and gardens is significantly lower for residents of Reigate than other areas of the borough. In Reigate the car usage was estimated at 31% and walking at 63%. In comparison, Banstead revealed car usage at 67% and walking at 30%. This variation is likely to reflect the varying distances that people in different areas have to travel to access the parks, and the draw of Priory Park – the most visited park according to the general survey. Residents of Reigate would walk to the park, whereas residents of Banstead would also be drawn to the Park but would drive the 9 km. This analysis demonstrates that people are willing to travel greater distances to get to a park of county/borough level importance. See Appendix 5 P&G for details.
- 4.29 Results of the Parks and Open Space Usage and Satisfaction survey revealed that of all the residents who use a park or garden as their primary open space, 51% always

walk and 63% walk at least some of the time. The trend to walk to parks and gardens tends to also reflect the results of the general survey. Priory Park is also close to home for many who walk (35%), use a scooter (16%) or are dropped off (21%). Approximately 51% can therefore access the park by sustainable means¹.

The Local Accessibility Standard

- 4.30 PPG17 recommends defining the catchment area for open space sites by using a distance threshold derived from the local consultations. Respondents were asked how far in minutes they should be expected to travel to access a public park or garden using their preferred method of transport. The majority (80%) of respondents expect to travel less than 14 minutes to reach a park. Few respondents expected to travel 0-4 minutes (9.6%) and most respondents expected to travel between 5-14 minutes to a public park or garden (70%). Using the 75th centile to calculate the catchment area, it was determined that a 13.7 minutes travel distance was applicable to parks and gardens taking all modes of travel into account. For this survey, respondents favoured walking. For walking, the 75th percentile was within the 10 – 14 minute walk. In addition the greatest percentage indicated that they would expect to walk for this long (37.3%).
- 4.31 Fields in Trust (FiT) (Appendix 1) recommends that a 10-15 minute walk would equate to distance of 800-1200m. Taking a factor reduction into account, to allow for curved roads and paths, the straight line distance would range between 480m and 720m. Within that same time frame, the likely driving distance would be about 5 to 8 km. (See Annex 4 for the FiT recommendations on calculating accessibility standards).
- 4.32 The survey suggests the majority of residents would expect to travel by car to Priory Park unless they live in Reigate. For other parks it appears that although many do drive, people would prefer to be able to walk. It was considered appropriate to present standards which recognise the variation across the borough in both the means of travel used and the relative importance (or draw) of the different parks (Table 4.4).

Table 4.4: Recommended Local Accessibility Standard

Recommended Standard Priory Park (Hierarchy 1: Borough significance): 2.5 km Other Parks (Hierarchy 2: Local significance): 1 km
Justification Whilst there is a small majority in favour of walking to parks and gardens, the mode of travel depended on where the respondent lived which itself demonstrated the draw of Reigate Priory Park, the most often visited park. The 75th centiles were similar at 13 minutes car and 14 minutes walking, and the mode was 10-14 mins for both. The standard set for Priory Park is a balance between the distance which someone would be expected to walk in 10-14 minutes (700m straight line distance) and the distance that could be driven in the same time (5-8 km). The longer travel distance reflects the importance of the park, and recognises that although the majority of visitors will travel on foot, it is likely that a high proportion of visitors to Priory Park will come from further afield and by car. The standard for the other parks is a balance between the distances that people expect to walk and drive but weighted in favour of walking as the preferred mode as evidenced by the data set.

¹ Priory Park Survey (July 2010)

Setting a Local Standard: Quality

The Quality of Parks & Gardens

4.33 Site audits were conducted in order to assess the quality and value of existing parks in the borough. The detailed assessment is in Appendix 5 P&G. Table 4.5 below sets out the summary of the quality and value assessment. Site quality was assessed in relation to 17 wide ranging factors. Site value is considered in relation to factors such as usage of the site, the site context (accessibility and uniqueness of the site) and their wider benefits. Consideration of site quality and value together help to determine the enhancements needed to the individual sites.

Table 4.5: Quality and Value of Parks and Gardens

Site name	Quality		Value	
	Scores %	Rating	Scores %	Rating
Castle Grounds, Reigate	68	G	76	G
Gatton Park (Royal Alexandra and Albert School grounds)	80	G	73	G
Lady Neville Recreation Ground	59	R	54	G
Redhill Memorial Park	70	G	70	G
Reigate Priory Park	91	G	91	G
Gardens Of Remembrance	70	G	73	G
Ladyland Farm Meath Green Lane Horley	NS	NS	NS	NS

Note. G: good; R: Reasonable; NS: not scored.

4.34 The majority of the sites were rated as good for quality and value. Lady Neville Recreation Ground is the only park that has been given a reasonable score. Ladyland Farm was not assessed due to it being inaccessible during the survey period. Detailed comments on the quality of the sites are provided in Appendix 5 P&G.

4.35 The results of the general survey indicate that public parks and gardens in the borough are considered to be of very good to good quality by respondents. However, 76% of residents reported problems with litter whilst 71% considered dog fouling to be a problem in the parks and gardens. 35% of respondents, who named a park or garden as the site they most frequently visit, would bypass their local site in favour of one in another area. Some of the reasons stated included:

- Issues with parking at their local site.
- They consider facilities to be poor or inferior or unsuitable for their needs; or
- They consider the local site to be less safe or to have problems with anti-social behaviour.

4.36 Problems identified by respondents to the Parks and Countryside survey also identified dog control and fouling, poor quality toilet facilities, and seating as problems. Since 2007, there has been a significant increase in satisfaction with parks in the borough reflected by the national survey table of parks in which the borough has moved from 66th place in 2007 to 4th position in 2009. However, this has to be treated with caution since the improvements to Priory Park have strongly influenced this satisfaction rate.

4.37 According to the survey, respondents rated the top five features of a public park as:

- Clean/litter free.
- Flowers, shrubs, hedges.
- Toilets.
- Nature conservation and features to encourage wildlife.
- Well maintained grass.

4.38 Another survey was done in July 2010 to establish how people felt about the refurbishment of Priory Park. 85% of respondents reported that they were satisfied or very satisfied with most aspects of the Priory Park refurbishment. The two areas with the most dissatisfaction were the car park and skate ramp. Parents felt the car park was too small and problematic when dropping and collecting children from school. Younger children felt they did not get the opportunity to use the ramp as it was dominated by older children. 96% of respondents felt safe or very safe in the park during the day, this number fell at night to 37%. This significant drop should be read with caution as it reflects fewer responses from younger children as a result of not visiting the parks at night.

The Local Quality Standard

4.39 The Green Flag Award scheme is the national standard in the UK and Wales for the quality of parks and green spaces, as mentioned in Section 4.3 above. Priory Park has been successfully awarded this Green Flag status, which is based on assessing parks in terms of the facilities and services offered to visitors. The in-house standard to assess the quality of parks in the borough was based on the Green Flag status criteria but was modified to suit the local context.

4.40 The quality standard for parks and gardens has been set with regard to the responses received from residents and an in-house evaluation by officers (based on established criteria, Appendix 3). The following local quality standard has been derived (Table 4.6).

Table 4.6: Local Quality Standard

Recommended Standard

Parks should be welcoming, clean, safe, quality landscaped open spaces that encourage community activities and a range of recreational and leisure uses for all ages. Good signage both to and within parks should be catered for with safe, well lit footpaths. Parks and gardens should be provided with sufficient seating and toilet facilities.

4.41 Appendix 3 outlines the link between the quality standard and site assessments. The above quality standard is a vision or an aspiration standard. The quality standard or vision is converted into an expected score based on the site assessment methodology. For Parks and Gardens, the quality standard above equates to a score of approximately 70%. This score is used to provide a quality benchmark for evaluating the sites across the borough, to provide an aspiration standard for sites and to guide improvement programmes.

Applying Provision Standards

Quantity

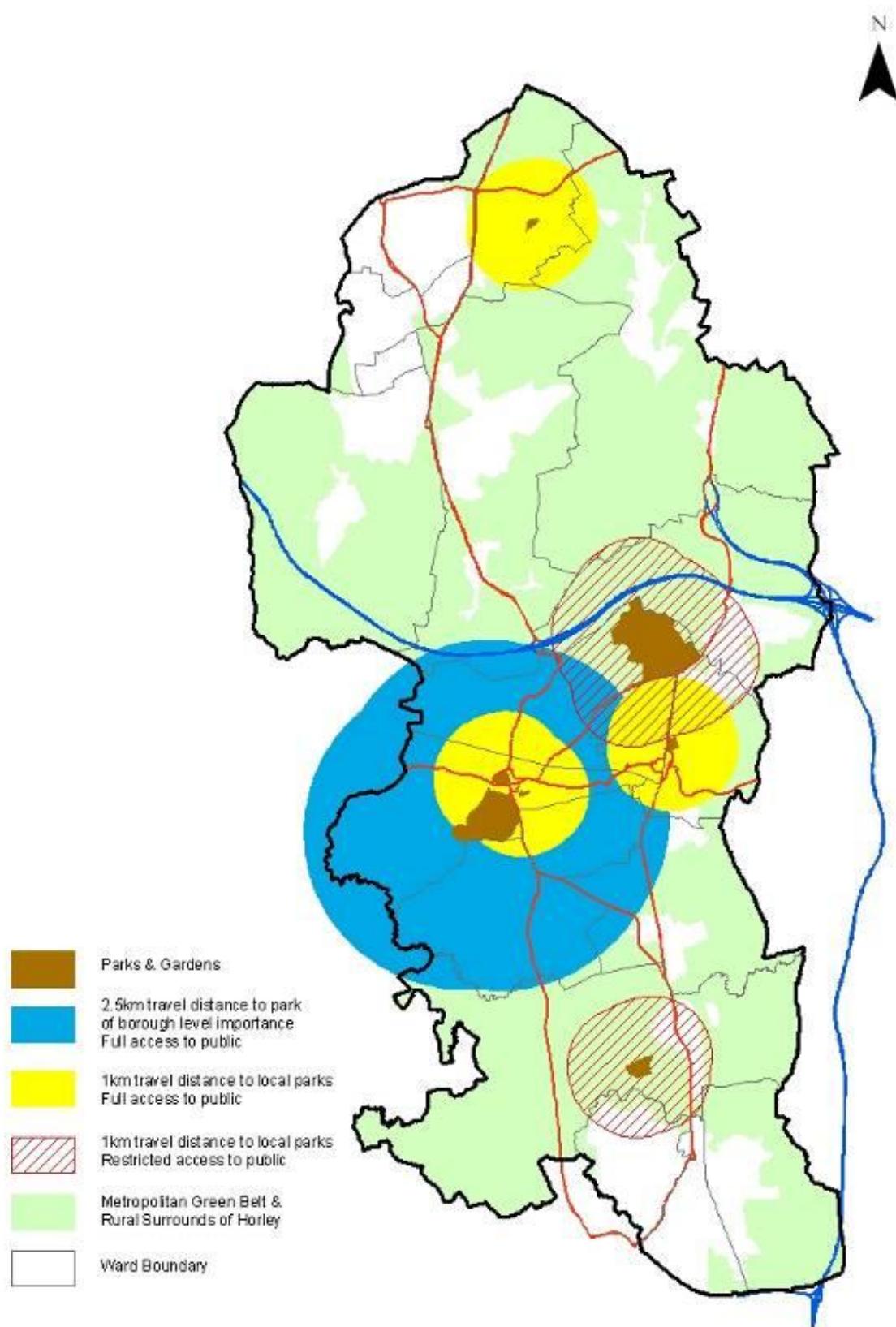
- 4.42 The provision standard for quantity will be applied at each of the three areas – the north, the centre and south of the borough.
- 4.43 In the north of the borough, there is approximately 1.5 ha of Parks and Gardens at Lady Neville Recreation Ground. The local standard results in a need for some 1.5 ha of additional park and garden provision by 2027. As described in Section 4.2, the built-up area is accessible to extensive areas of open space which extend into the built up area from the surrounding green fabric. In the north of the borough, residents are within an accessible distance of commons, woodland, other natural or semi-natural open spaces and recreation grounds. Residents can also access parks in adjacent boroughs. As an alternative to providing new Parks and Gardens, there is the potential to meet the local standard through working with partners to enhance existing areas of open space or access to existing areas, to provide such function.
- 4.44 There are currently 65 ha of park and garden provision in the central area of the borough. Improvements are being made to Redhill Memorial Park as part of the major regeneration scheme for this area of the borough.
- 4.45 In the south, there is no park which is fully accessible to the public. This area of the borough is also deficient in other types of open space, such as natural and semi-natural open space or amenity which could compensate for this deficiency, and there are also no open spaces of similar characteristics within the accepted travel distance (see Table 4.4) in other boroughs. It is apparent that new park provision is needed in the south of the borough. As mentioned above the Council is planning a town park in Horley associated with the new regeneration and new neighbourhoods developments. The current proposals are for a Town Park of approximately 10 ha at Smallfield Road. This would provide a range of facilities, including sport pitches and play grounds. Of the remaining area, some 3-6 ha should be available as park and garden with the usable area depending on flood assessment (see Appendix 7). This new area would address the forecasted need for park and garden provision in the south of the borough.
- 4.46 However, in case this site is not available, the Council is looking at alternative locations for the outdoor sport provision. It is understood that the sport provision may be located within the Riverside Green Chain. If this is the case, an area of park provision would still be required.

Accessibility

- 4.47 Figure 4.1 demonstrates that residents in the north of the borough are within the acceptable travel distance set in the local standard. Access for residents in the north of the borough is less good. It demonstrates that residents in the south currently have no accessible Park and Garden provision within the acceptable travel distance.

Quality and Value

- 4.48 As mentioned in the previous section, a lack of space for the provision of new Parks and Gardens means that the Council will need to make best use of existing sites by improving the quality and value of the existing green spaces.
- 4.49 The majority of the parks and gardens in the borough are of good value and quality. Two parks/gardens met the quality benchmark of 70%. The analysis demonstrates that 3 of 7 sites were good in terms of quality and value. The aim would be to improve the proportion which is of both high value and high quality. A series of site specific measures are being implemented or are planned for the future. A good example is the enhancement works at Memorial Park in Redhill Town Centre. Because of the planned growth for the Redhill area, it was considered that either additional green space would need to be planned or that the existing park would be improved to support the needs of the increased population. Given the limited space in the Town Centre, it was decided that Memorial Park will be enhanced and improved. Comprehensive improvements are planned to increase its value and attractiveness to visitors, including new play areas, a sensory garden, refurbished tennis courts and habitat creation. Details of the planned improvements to the park are provided in Appendix 7.

Figure 4.1: Accessibility of Parks and Gardens

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Overall Analysis

- 4.50 The value of Parks and Gardens is in the combination of functions that they provide in one place, thereby offering a destination for a wide range of people. Whether they are in their natural state or landscaped, they create a sense of place for the local community, have ecological and educational benefits, they help with social inclusion and provide structural and landscaping benefits. They also have facilities for rest and provide opportunities for informal recreation and sport. Where there is an under-provision of Parks and Gardens however, there are opportunities within a multi-functional green infrastructure network to broaden the scope or function of other types of open space such as natural and semi-natural green space, and amenity green space, to address some of the functions of Parks and Gardens.
- 4.51 Parks and Gardens are distributed unevenly across the borough. There are large areas of the borough which are outside the travel distance in the local accessibility standard. The dominance of Priory Park was also evident in the consultations. Residents appeared to often bypass their local park to go to Priory Park instead.
- 4.52 Because of the wide draw of the parks, the quantity standard for parks and gardens is derived on an area basis, in terms of north, central and south of the borough rather than on a ward basis.
- 4.53 It is evident from both the quantity and accessibility assessment, that additional park provision is needed in the south of the borough, particularly in light of the planned population growth. The Horley regeneration plans includes a Town Park which, when areas of proposed sport and play equipment are deducted, leaves a potential 3 to 6 ha of Park and Garden function (see Appendix 7). Developers will be requested through Section 106, CIL and/or other arrangements to contribute to the provision of the park. On the assumption that the remaining 3-6 ha is suitable as Park and Garden function, this would meet the forecasted need for park provision in the south of the borough. In addition, the Council will, in conjunction with the housing developers for the Horley regeneration, be implementing a Riverside Green Chain around Horley. This space will provide a mixture of green spaces including recreational space, play facilities and natural semi-natural spaces.
- 4.54 With limited space available to create more Parks and Gardens, the Council will focus on enhancing the quality and value of the existing parks and other green spaces to residents, as at Redhill Memorial Park. For example, within the central area of the borough, additional park provision cannot be made in Redhill to meet the needs of the projected population growth. Opportunities could be explored to increase public accessibility to Gatton Park. In the north, where Lady Neville Recreation Ground provides some 1.5 ha of Park provision, it is envisaged that the short-falls can best be met by enhancing the quality, facilities and accessibility of the existing Park and other open spaces in the area though a combination of contributions from new development, through CIL, and through Neighbourhood Planning.

Priorities and Recommendations for Policy Direction

1. Protect the existing provision

The LDF should safeguard all Parks and Gardens. The loss of any parks and gardens should be avoided.

2 Meet existing and future demand

A new Park should be provided in the South of the borough in Horley. This is already planned as an integral part of the Horley Regeneration and New Neighbourhoods projects. The Park should be located within a town centre location.

In the north of the borough, opportunities should be sought for enhancing the existing parks provision and for widening the characteristics of other existing open spaces to provide this function.

In the central areas of the borough plans should be progressed for improving the quality and value of Memorial Park to meet the needs of future population growth.

The Council will seek to achieve the quantity standard through CIL and other mechanism and by working with other partners through Neighbourhood Planning.

The Council should require that developers provide contributions, through CIL or other mechanisms, to the provision of parks and gardens as required by the standard.

3 Improve quality and value

- The majority of the parks in the borough have been assessed as being of good value. However the parks and gardens in the borough can potentially be further improved to serve the communities and neighbourhoods.
- The limited amount of parks across the borough and the limited space to provide further parks means that the Council needs to act to make sure that residents get the most from the existing parks. The quality of the parks needs to be of a high standard to compensate for the limited provision.
- All the parks are of borough or local importance, rather than small scale neighbourhood parks. These parks serve the needs of people from a number of neighbourhoods, wards and neighbouring Authorities. The quality of these parks needs to therefore be maintained at a standard that will ensure that draw is maintained or increased.

Continue to enhance parks and gardens across the borough to meet the needs of the residents.

Identify opportunities to increase the value of parks by linking them within a network in line with the Green Infrastructure Strategy.

5 NATURAL AND SEMI NATURAL GREEN SPACE, INC. URBAN WOODLAND

Definition

- 5.1 Natural and Semi-natural green spaces (NSN) includes grasslands (such as downlands, commons and meadows), scrub, wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits), and woodland.



Little Grebe. Photograph by Dave Kilbey

Strategic and Local Context

- 5.2 The towns and villages of the borough sit within a 'green fabric' or natural environment setting, which defines the landscape character of the borough. This green fabric includes the Surrey Hills Area of Outstanding Natural Beauty (AONB) and the Low Weald, divided in places by outcrops of the Wealden Greensands as well as sites protected for wildlife conservation by European, national and local designations. NSN green space is a key element of this green fabric and as a result of historical development, remnants of NSN green space appear within the built up area, such as at Wray Common or Burgh Heath, or the ancient woodland at Pit Wood. The integration of the built-up areas and green spaces enables this NSN space to be accessible or potentially accessible to many residents.
- 5.3 The residents survey undertaken as part of this study, demonstrates that NSN space is the most highly valued open space typology in the borough – it is a key positive contributor to the quality of life in the borough, and an important factor in determining residents' decisions to live in, or move into, the borough.
- 5.4 The NSN green space within the borough is of strategic importance because of its:
- **Wildlife significance.** The NSN green spaces include sites of European, National and County importance, which are managed for their biodiversity value and/or to encourage local enjoyment of nature. These sites include the Mole Gap to Reigate Escarpment Special Area of Conservation (SAC), Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Importance (SNCI) and sites designated as Surrey Wildlife Trust (SWT) Reserves or Local Nature Reserves (LNRs). Sound biodiversity management of these sites contributes to the implementation of the Surrey Biodiversity Action Plan

- and helps fulfil Reigate & Banstead's Biodiversity Duty (See Appendix 1). Such Environmental designations cover 20% of the borough.
- **Landscape value.** Many NSN sites are part of the key landscape features of the borough including the Surrey Hills AONB and the Area of Great Landscape Value (AGLV), which cover over 12 % and 37% of the borough, respectively. The management plan for the AONB, a requirement of the Countryside and Rights of Way (CROW) Act 2000 (see Appendix 1), reinforces the importance of the landscape to local people, through promoting policies to enable local visitors and tourists to enjoy and cherish the Surrey Hills AONB without having a significant effect on the local communities and the quality of the environment. In addition to the value of these landscape scale sites, NSN spaces of all sizes contribute to the openness and visual quality of the towns and villages.
 - **Valuable visitor locations.** Many NSN green spaces are important for local dog-walkers and ramblers, whilst others attract visitors from a distance, such as Reigate Hill. As visitor locations, many of these sites are important contributors to the local economy. However the sites are prone to visitor pressure. In specific places, this pressure is significant and careful management is required in order to avoid degradation of the natural habitats.
 - **Provision of green corridors, rights of way and public access.** Green corridors stretch across the natural and semi-natural areas of the borough, linking one area of open space to another and enabling wildlife migration and public access. These green corridors include hedgerows, water courses, bridleways and other linear feature. The Public Rights of Way (PRoW) system links up the built up area and wider countryside, enabling residents and visitors rights of way access to the countryside. In addition, a large area of the borough is Common Land or Access land protected under the Countryside and Rights of Way (CROW) Act 2000. Section 6 analyses the accessible countryside of the borough and its green corridors.
 - **Backbone to the developing Green Infrastructure.** As well as their contribution above, these sites assist in combating the effects of climate change and flood prevention, provide important resources, for example for wood fuel, and contribute to the feeling of openness of the borough. They form the backbone to a developing network of multi-functional green space or Green Infrastructure (GI) across the borough, which is a key element of planning for new growth in the borough.
- 5.5 Many of the natural and semi-natural areas are located within the Green Belt which covers 70% of the borough, and currently provides protection from development. In addition, many of the NSN green spaces are protected for their environmental or landscape significance, such as SSSI or AONB (see section 5.4 above) and some of the urban sites are currently protected as Urban Open Land (see Appendix 1). However, there is increasing development pressure on the Green Belt, and in developing the Development Management Policies (DMP) DPD (see Appendix 1), site designations such as Urban Open Land will be reviewed.
- 5.6 The challenge will be to preserve and enhance these areas with increasing development pressure. There is also a need to improve access to these sites in order

to improve their value within a GI network. The preservation and enhancement of these NSN sites are a key element in fulfilling the Council's Biodiversity Duty under the Natural Environment and Rural Communities (NERC) Act 2006 (see Appendix 1). These habitats are at increasing risk of fragmentation and urbanizing effects due to development. This risk, which is present across the country, is discussed in the Lawton Review (2010), which calls for improved ecological connectivity in order to improve the resilience of sites to development pressure and to climate change (Appendix 1). The Natural Environment White Paper points to the need to establish a coherent and resilient ecological network in England, for the benefit of wildlife and people (see Appendix 1).

- 5.7 As an integral part of the Appropriate Assessment of the emerging Core Strategy, the Council undertook an Appropriate Assessment to determine what, if any, effect the Core Strategy would have on the habitat of European significance, the Mole Gap to Reigate Escarpment. One of the conclusions was the need to provide alternative open space to reduce the effect of trampling or other effects of development on these sensitive locations. The proposed Riverside Green Chain around Horley is one such example. This need will be addressed in the Green Infrastructure Strategy.
- 5.8 At a national level, Natural England and the Woodland Trust have recognised the importance of natural and semi-natural green space. Natural England, in its publication, '*Nature Nearby: Accessible Natural Greenspace Guidance*', 2010, states:
 - '*Natural England believes that everyone should have access to good quality natural green space near to where they live.*'
 - '*Natural England wants all people in England to have the opportunity to be inspired by the natural environment through outdoor activity....; and that*
 - '*We believe that places where people can enjoy the natural environment should be improved and created where they are most wanted and needed: close to where people live; and where they want to visit.*'
- 5.9 In order to deliver on the above, Natural England has proposed the adoption of key standards relating to NSN space focusing on provision and accessibility of NSN green space close to home. Similarly, the Woodland Trust recommends standards for the provision of woodland areas. These standards are incorporated into this assessment (Section 5.20-5.28 below).

Consultation Findings

- 5.10 The results of the General Survey indicate that NSN spaces are the most highly valued open space typology in the borough to residents. It is considered to be important or very important to 96% of respondents.
- 5.11 Over the 12 months preceding the survey, respondents visited these areas:
 - Daily (17%)
 - Weekly (37.8%)
 - Monthly (22.6%)
 - Occasionally (18.1%)
 - Don't use (4.6%)

- 5.12 95.4% of respondents have visited NSN spaces in the 12 months preceding the survey. Overall, alongside being the most important type of open space, it is also the most frequently used in the borough.
- 5.13 Respondents to the survey indicated that Banstead and Reigate residents visit the NSN spaces considerably more than residents of Horley and Redhill. 13% of respondents from Horley have not visited a NSN space in the past year, in comparison with 1.6% of respondents from Reigate (see details in Appendix 5 NSN). This could reflect the relatively low provision of NSN land in the south of the borough.

Setting a Local Standard: Quantity

- 5.14 Reigate & Banstead has determined a local quantity standard for natural and semi-natural green space taking into account current provision, standards set at a national, regional and local level and the views expressed by residents.



The Moors. Photograph by Steve Bolton

Current Provision in Reigate and Banstead

- 5.15 The NSN space within the borough's ownership is managed by the Council's Countryside Department through planned management. Of this, some 1,197 ha of countryside, including 558.5 hectares of woodland, is managed as publicly accessible green space. In addition, a large proportion of the private and publicly owned land is in countryside stewardship, aimed at the encouragement/enhancement of biodiversity and/or to enhance access to the countryside. The Council works in partnership with the Surrey Wildlife Trust, with other organizations such as the Gatwick Greenspace Partnership, Downlands Countryside Management Project and with conservation volunteers, in order to extend conservation management across the borough. The Council is working with partners within the South East Biodiversity Forum, to manage Biodiversity Action Plan (BAP) priority habitats within the borough and to enhance the quality of the sites in line with the Council's Biodiversity Duty. For example, new sites are being identified as Local Nature Reserves and Sites of Nature Conservation Importance, Management Plans have been developed for the major NSN sites, and

the Council is currently working with partners to increase the area within Countryside Stewardship.

5.16 In line with PPG17 Guidance, the audit includes land in public and private ownership. This audit identified approximately 2222 ha of NSN land. Sites include:

- Sites designated for their wildlife importance, including 4 SSSIs, one Site of International importance, approximately 80 SNCLs or potential SNCLs, 2 local nature reserves (LNR) and 3 proposed LNRs.
- Large areas of common land such as Banstead and Walton Heath.
- Small neighbourhood sites in the urban areas such as Heron's Mere in Merstham.

5.17 Of this total, land is classified in the audit as:

- Fully accessible to the public – this includes the large areas of commons within the borough.
- Land which is accessible to the public but with restrictions. This includes sites which afford public access to ramblers, horse-riders and cyclists via the PRoW network, together with sites which are accessible to the public but at restricted times (for example part of Gatton Park). The PRoW network is covered in Section 6.
- Land which is not open to the public.

5.18 This report will focus on the fully accessible and restricted access NSN space. Table 5.1 tabulates the current provision of NSN green space in terms of ha/1,000 people. The predicted future provision in 2027, in terms of ha/1,000 people, is also provided. For the following reasons, the land area shown in Table 5.1 is likely to be an underestimate of the NSN green space within the borough:

- Whilst every effort has been made to identify all relevant spaces, it is recognised that the audit does not include all private nor publicly owned natural and semi-natural sites.
- The audit only includes sites which are natural and semi-natural open spaces as a *primary* function. Throughout the borough's countryside, within the AONB, AGLV and Green Belt, are large areas managed as farmland. These areas are excluded from the audit because their primary purpose is not open space. None-the-less, they do perform an important natural and semi-natural function by providing habitats and green corridors for wildlife migration such as hedges, woodland and ponds, helping to maintain connectivity of habitat and continuity of landscape and they provide public access through the PRoW network. Without this land, the value of natural and semi-natural spaces within the borough would be reduced considerably.
- Other sites which have biodiversity value are included within other typologies, for example church yards, or golf course or playing fields.

Table 5.1: Natural and Semi-Natural Green Space

	Fully Accessible space ha	Restricted space ha	Private space ha	Total ha	Accessible space ha/1000	
Ward					2010	2027
Banstead Village	160.8	1.3	0.0	162.1	18.1	16.9
Chipstead, Hooley And Woodman	11.2	90.8	71.9	173.8	1.3	1.2
Kingswood With Burgh Heath	34.7	195.5	39.5	269.7	5.4	5.1
Nork	32.7	0.0	0.0	32.7	4.2	3.9
Preston	1.7	0.0	0.0	1.7	0.5	0.4
Tadworth And Walton	476.3	15.5	93.3	585.1	66.8	64.9
Tattenhams	0.0	0.0	0.0	0.0	0.0	0.0
1 North	717.4	303.1	204.7	1225.1	14.6	13.5
Earlswood And Whitebushes	124.3	30.1	21.6	176.0	13.3	13.0
Meadvale And St Johns	31.0	12.4	0.0	43.5	3.8	3.4
Merstham	9.2	19.7	8.9	37.9	1.1	1.0
Redhill East	162.8	0.0	10.8	173.6	17.7	13.2
Redhill West	0.0	0.0	0.0	0.0	0.0	0.0
Reigate Central	66.0	2.8	12.3	81.2	8.9	7.6
Reigate Hill	295.5	6.2	3.7	305.4	49.1	39.4
South Park And Woodhatch	0.0	0.0	5.0	5.0	0.0	0.0
2 Central	688.9	71.3	62.4	822.5	10.9	9.1
Horley Central	0.0	0.0	0.0	0.0	0.0	0.0
Horley East	12.5	63.0	6.0	81.5	2.2	1.5
Horley West	1.9	15.8	1.3	19.1	0.2	0.2
Salfords And Sidlow	4.7	3.0	65.8	73.4	1.9	1.9
3 South	19.1	81.8	73.1	174.0	0.8	0.6
	0.0	0.0	0.0	0.0	0.0	0.0
Total	1425.4	456.1	340.1	2221.7	10.4	9.0

Note: Map 2.1 shows the location of the wards and the three areas of the borough identified in the above table.

5.19 The key issues arising from the audit, or relevance to developing a standard are:

- The borough maintains a large area of NSN land. In addition to the fully accessible land is a considerable area of land which, whilst not fully accessible, the public can access via rights of way.
- The provision of accessible NSN space varies considerably over the borough. There is considerably less NSN land in the south of the borough than the north and central areas.
- The variation between wards is very apparent, with residents in the south having access to only 0.8ha/1,000 people in comparison with 15 ha/1,000 people in the north of the borough.
- All three areas will see a decrease in provision per 1,000 people with the new housing development, unless further NSN space is provided.
- The Council has plans to address deficiencies in the south of the borough. New areas of local nature reserves are planned as an integral part of the Riverside Green Chain around Horley and within the refurbishment and new build programme (see Appendix 7).



Reigate Heath to North Downs

National Guidelines

- 5.20 There are two key sets of national standards which need to be taken into account in setting local standards for the provision of Natural and Semi-natural green space. These standards relate to both the quantity and accessibility of natural and semi natural green space.
- 5.21 The Woodland Trust recommends standards for the provision of woodland areas with different catchments for different size sites:

Woodland Trust Standards

No person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size.

There should also be at least one area of accessible woodland of no less than 20ha within 4 km (8km round trip) of people's homes.

NOTE: This audit does not distinguish woodland and other forms of natural and semi-natural green space, and many spaces are indeed a combination.

- 5.22 Natural England (NE) has developed standards for the quantity and accessibility of natural green space, based on research into minimal distances people would travel to the natural environment (see Appendix 1). The key aims of the Accessible Natural Greenspace Standard (ANGSt) are to improve:

- Access to green spaces.
- Naturalness of green spaces.

- Connectivity with green spaces.
- 5.23 Natural England considers that assessing current provision against ANGSt will help local authorities to identify where adequate provision is being made for natural green space, and where action needs to be taken to deliver appropriate levels of natural space close to people's homes. Adherence to ANGSt should also deliver a number of benefits. For example: introducing green spaces close to homes can potentially create shade, reduce flooding due to improved infiltration, as well as creating an accessible green space of local environmental interest with benefits for health and well-being.
- 5.24 NE recommends that everyone, wherever they live, should have an accessible natural green space within the following distances:

Natural England's ANGSt Standard
No person should live more than 300m from an area of accessible natural greenspace of at least 2ha in size
at least one accessible 20ha site within 2km of home
one accessible 100ha site within 5 km of home
one accessible 500ha site within 10km of home
a minimum of 1ha of statutory Local Nature Reserve per 1,000 population

Note: There is no site over 500ha in the borough.

- 5.25 Figures 5.1, 5.2 and 5.3 show the distribution of natural and semi-natural green space in the borough in comparison with the Natural England's standards, above. The figures include NSN land which is fully accessible and that which is accessible through the Public Rights of Way. In addition it shows the distribution of sites which have no public access.
- 5.26 Figure 5.1 shows that the majority of the borough is accessible to sites over 100ha within NE's guideline travel distance of 5km. The low accessibility of the south of the borough is demonstrated. Figure 5.2 shows the accessibility of sites over 20 ha in size, within a 2km travel distance. Most of the central and north areas of the borough are well served, but the map shows the lower accessibility of the south of the borough to sites over 20 ha. Figure 5.3 shows that there are areas of the borough which lie outside Natural England's guidelines for accessibility to natural green spaces within 300m which means that for many residents NSN land is not readily accessible from home. This is particularly apparent in the south of the borough. The borough has two local nature reserves. The combined area of these two is 131 ha. This is approximately 1 ha per 1,000 people, therefore currently meeting the ANGSt standard on local nature reserves.
- 5.27 Although there are areas of the borough which are outside NE's guideline distances for the smaller sites, many of these areas are none-the-less located in close proximity to the countryside, in the form of farmland within the Metropolitan Green Belt, AONB or

AGLV, which provides views, a feeling of openness and sense of space. Much of this area, which is excluded from the audit for reasons provided in section 5.18 above, is publicly accessible on the PRoW (see Section 6).

- 5.28 The Lawton Review (2010) (see Appendix 1) highlights the fragmentation of the country's wildlife habitats. Sites of biodiversity value are extremely vulnerable to development pressure. Figure 5.3 shows the fragmentation of the sites and therefore the vulnerability of the NSN land in the borough. The analysis of the distribution of these sites demonstrates the need for careful management to protect and enhance existing areas of natural and semi-natural green space, the need to improve accessibility to these sites from the urban areas and to enhance the provision of PRoW (see Section 6).

Views of Consultees on quantity of natural and semi-natural green space

- 5.29 Provision of natural & semi-natural greenspace within Reigate & Banstead is seen to be '*about right*' by 68% of respondents, 30% perceiving an undersupply of such open space. However, 55% of Horley residents considered there is '*too little*' within the borough, in comparison with respondents from Banstead and Reigate, 80% of whom felt provision was about right. This reflects the relative frequency of visiting these areas and the distribution of natural and semi-natural space around the borough.

Figure 5.1: Accessibility of Natural and Semi Natural Green Space – Natural England Standards: Sites over 100ha

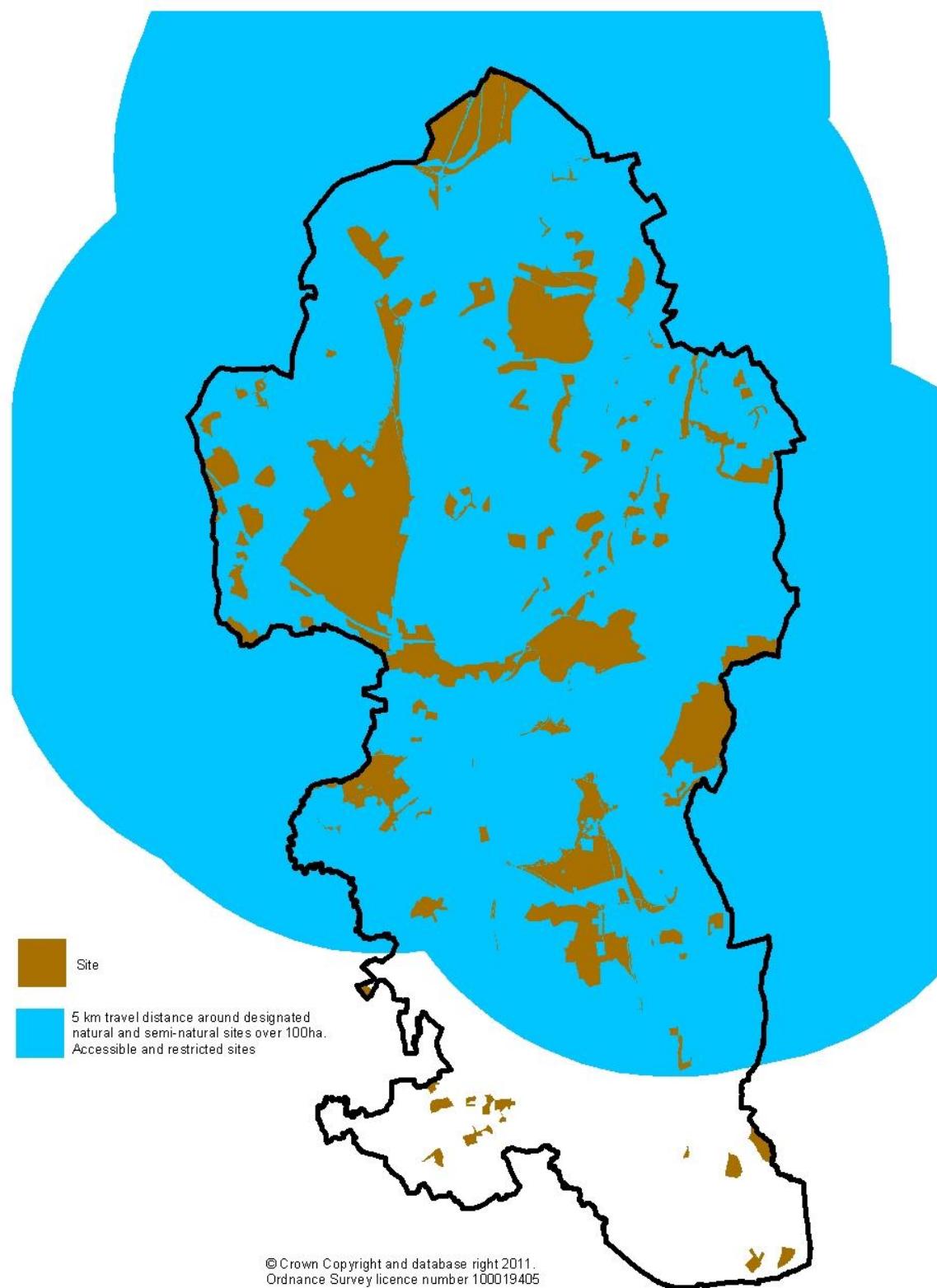


Figure 5.2: Accessibility of Natural and Semi Natural Green Space – Natural England Standards: Sites over 20ha

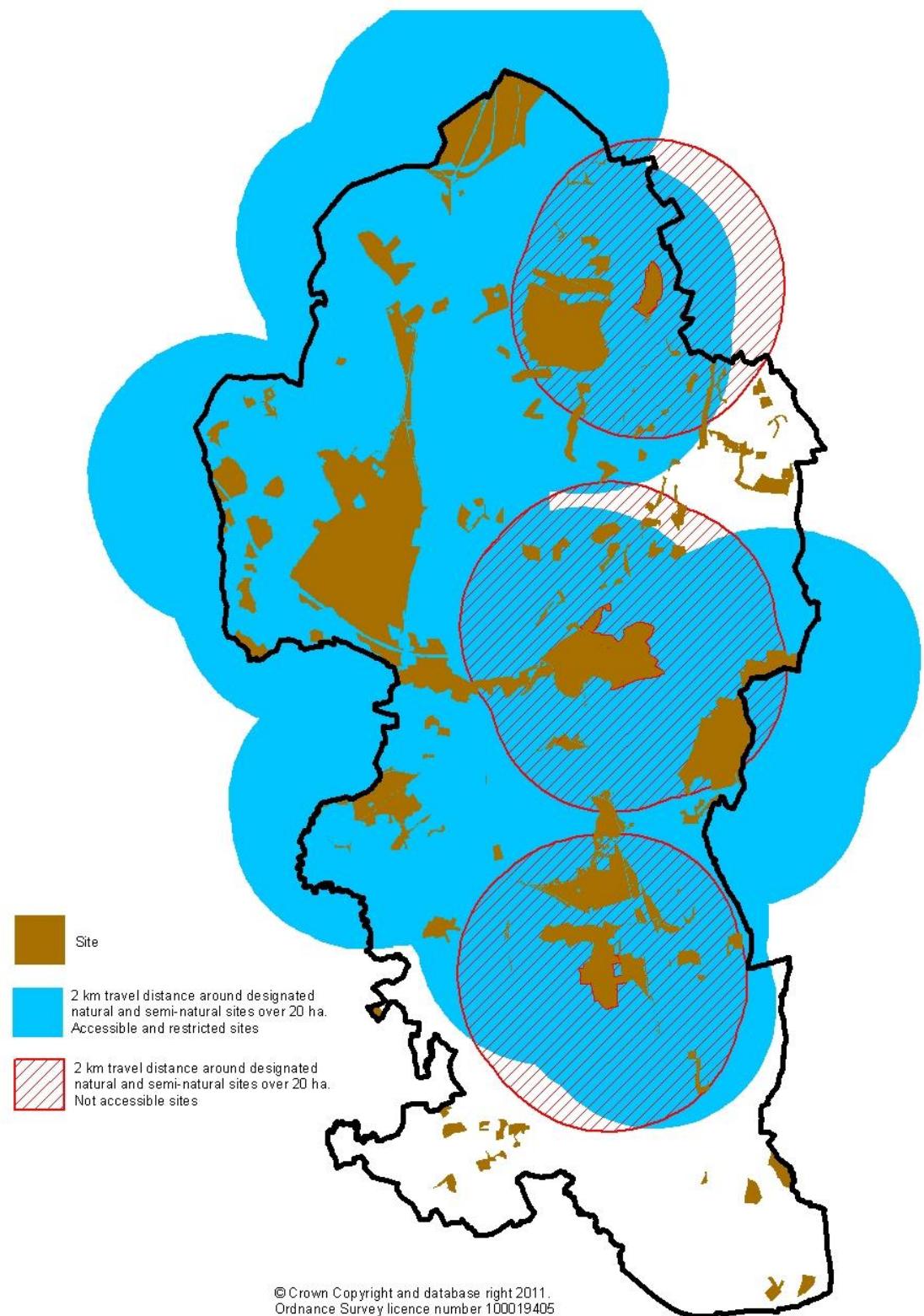
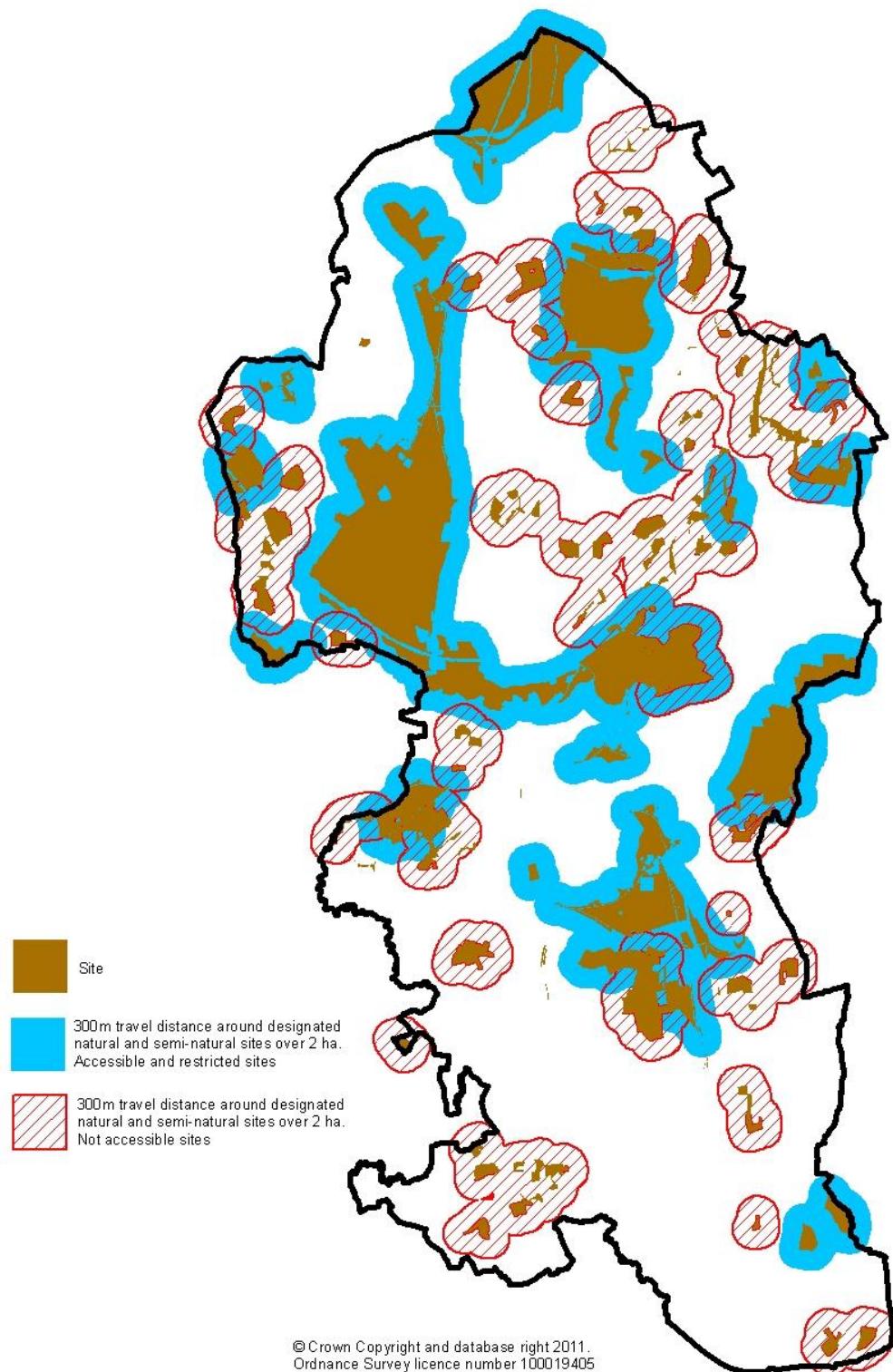


Figure 5.3: Accessibility of Natural and Semi Natural Green Space – Natural England Standards: Sites over 2ha



The Local Quantity Standard

5.30 The following key issues have been taken into account in developing the standard:

- Accessible natural and semi-natural green spaces make up a significant area of the borough, but there is a relatively low quantity in the south of the borough and this is reflected in the resident satisfaction survey.
- Comparison with NE's ANGSt standards indicates that whilst there are larger accessible sites at a distance from homes, and whilst most of the borough has easy access to the PRoW, there are an insufficient number of small accessible NSN sites to enjoy close to where people live.
- The diverse nature of the borough's topography and geology has produced an interesting variety of natural and semi natural open space across the borough, some of it, such as the ancient woodland, being long established. It would be inappropriate to set a local standard to apply to all new housing developments because the conditions vary so much across the borough.
- However, whilst it is not possible to replicate the long established habitats, it is possible, if the right conditions exist, to encourage semi-natural areas in built up areas or within new housing, (such as in the proposed local nature reserve at Horley), for example where there are existing features such as mature trees, or ponds or within landscaping proposals. Therefore, the Council would encourage developers to include NSN areas where it is appropriate, and to contribute to the maintenance, improvement and enhancement of the quality and value of existing spaces in the locality.

5.31 A local standard has therefore been developed which aims to keep the provision (in terms of area) as it is currently across the borough as a whole and to increase provision in areas which have deficiency. Developers will be requested to contribute through the Community Infrastructure Levy (CIL) or other arrangements, to the provision of NSN land. The Council will identify new sites such as Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and other natural areas as appropriate in line with its biodiversity duty and the GI strategy for the borough, particularly in the south. The local quantity standard is in Table 5.2. This should be considered as a guideline as it is not possible to set a standard which is applicable across the whole of the borough as opportunities and needs will vary with the local characteristics.

Table 5.2: Local Quantity Standard

Current Provision 10.4 ha of fully accessible natural and semi-natural green space per 1,000 people(current levels)	Recommended Standard Maintain current areas of NSN green space. Endeavour to increase NSN space in wards where provision is significantly below average borough level. Planning Major New Development: Introduce NSN green space as part of developments, so as to contribute towards meeting ANGST standards where appropriate. Alternatively contribute to offsite NSN provision or to the enhancement of existing sites in line with the Green Infrastructure Strategy. (see also accessibility standard).
Justification	Rest of borough: New NSN spaces should be introduced and existing areas improved as part of the Council's Green Infrastructure Strategy in line with the local accessibility standard (table 5.3), focusing on the south of the borough and local areas of deficiency.

Setting a Local Standard: Accessibility

Current Accessibility in Reigate and Banstead

- 5.32 Consideration of the accessibility of the borough's natural and semi-natural green spaces is important in order to maximise the use and enjoyment of these sites. The distribution of natural and semi-natural green space in relation to the Woodland Trust and Natural England's standards was discussed in Section 5.25-5.28. A local standard for accessibility to natural and semi-natural green space is determined through reference to these standards and to local assessment.
- 5.33 The local assessment included a residents' survey. From these responses, it appears that residents were generally satisfied with the accessibility of NSN green spaces. Detailed comments on the accessibility of the sites are in Appendix 5 NSN.
- 5.34 In line with PPG17 recommendations, the accessibility standard is defined as a catchment area derived from the findings of the residents' consultation. The catchment area for open space sites is defined by using the distance 75%-80% of users are willing to travel. Respondents were asked how far in minutes they should be expected to travel to access a NSN space using their preferred method of transport. For this survey a majority of respondents walk to NSN spaces (56.7%) compared to using the car (37%). The 75th percentile and the largest percentage of respondents was within the 10 – 14 minute walk category.

The Local Accessibility Standard

- 5.35 The following local standard (Table 5.3) has been developed taking into account views of the consultees, the findings of the audits and national guidance. As for the quantity standard, the local accessibility standard should be considered as a guide because it

is not possible to set a standard which is applicable across the borough as a whole, because opportunities and needs will vary with the local characteristics. Whilst the proposed standard is below the ANGSt standard, it recognises the contribution of the large area of farmland and other countryside which is accessible via the public rights of way network. It also takes into account sites which are classified as other typologies but which have NSN function (section 5.18). Adherence to this standard would lead to an increase in the proportion of residents within walking distance of their nearest NSN site. An element of the Green Infrastructure Strategy will be to increase the provision and accessibility to NSN spaces close to home.

Table 5.3: Local Accessibility Standard

Recommended Accessibility Standard	In areas of new development: ANGSt standards where appropriate. Rest of Borough: Sites of National/County significance: standard depends on the local conditions. Sites of borough significance: 800m where appropriate Sites of neighbourhood significance: (the smaller areas of natural and semi-natural spaces) 600m where appropriate
Justification	These standards are guidelines which need to be adapted depending on local conditions. The residents' survey demonstrated the importance of NSN areas to residents, and residents clear preference for walking to these areas. This accessibility standard would enable the built up area of the borough to be within reasonable range of accessible NSN green space.

Setting a Local Standard: Quality

The Quality of Natural and Semi-Natural Green Space

5.36 77% of respondents considered quality of this type of space was very good / good.

5.37 The site audits evaluated the quality of sites in relation to 17 characteristics, using the approach detailed in Appendix 3. Many of the sites are SSSIs which are being surveyed for their biodiversity value on a regular basis by specialist ecologists, and others are SNCS which are being surveyed by SWT on behalf of the Council every 5 to 10 years on a rolling programme. The sites within this typology which are designated for their biodiversity value are therefore considered of high quality and not a priority for PPG17 audit. Therefore audits were focused on those sites where there were queries on typology or accessibility and on the undesignated, mostly neighbourhood sites. The quality of the individual sites which were audited is provided in the Site Database, Appendix 5 NSN.

5.38 The key issues arising from the analysis of the sites and consultation are as follows:

- The results of the general survey shows the high level of satisfaction with the quality of natural and semi-natural green spaces in the borough, although vandalism, graffiti, dog fouling and litter appear to be minor problems.

- Adequate lighting, staff on site and parking were the main factors that would make respondents feel safer at the site they visited most frequently. 32.5% of respondents who use natural and semi-natural space bypass their closest site in favour of another one.
- Residents consultation confirmed that the top ideal features of NSN green spaces are:
 - Clean / litter free
 - Nature conservation and features to encourage wildlife
 - Clear footpaths, bridleways, cycle paths
 - Flowers, shrubs, trees or hedges
 - Dog walking facilities (e.g. bins for dog waste)

The Local Quality Standard

- 5.39 There are no national standards for the quality of natural and semi-natural green spaces, however, the Countryside Agency has stated that such land should be managed to conserve or enhance its rich landscape, biodiversity, heritage and local customs. The majority of this type of land within the borough is managed by organisations whose remit is to protect and enhance the environment, such as the Council itself, the Surrey Wildlife Trust (SWT), Downlands Countryside Management Project or Reigate Conservation Volunteers.
- 5.40 The local quality standard (Table 5.4 below), has been set taking account of the current quality of the spaces, derived from site assessments, together with the views and aspirations of residents.

Table 5.4: Local Quality Standard

Quality Standard:

A clean and litter free site, with high quality natural features that encourage wildlife conservation, biodiversity and environmental education, provide opportunities for exercise and links with the wider Green Infrastructure Network. The site should be well-maintained to preserve the natural elements of the site, and with sufficient seating, signage and bins where appropriate with clear footpaths and information boards.

Applying Provision Standards

Quantity

5.41 Table 5.5 summarises the application of the local quantity standard to accessible natural and semi-natural green space.

Table 5.5: Application of the Quantity Standard

Ward	Fully Accessible space ha	Accessible space ha/1000		Percentage of standard		Percentage of standard	
		2010	2027	2010	2027	2010	2027
Banstead Village	161	18.13	16.85	174%	161%	●	●
Chipstead, Hooley And Woodmansterne	11	1.29	1.21	12%	12%	○	○
Kingswood With Burgh Heath	35	5.42	5.13	52%	49%	●	●
Nork	33	4.25	3.91	41%	37%	●	●
Preston	2	0.54	0.41	5%	4%	○	○
Tadworth And Walton	476	66.80	64.91	640%	622%	●	●
Tattenhams	-	0.00	0.00	0%	0%	○	○
1 North	717.38	14.56	13.49	139%	129%	●	●
Earlswood And Whitebushes	124	13.29	13.02	127%	125%	●	●
Meadvale And St Johns	31	3.85	3.35	37%	32%	●	●
Merstham	9	1.14	0.97	11%	9%	○	○
Redhill East	163	17.69	13.25	169%	127%	●	●
Redhill West	-	0.00	0.00	0%	0%	○	○
Reigate Central	66	8.94	7.60	86%	73%	●	●
Reigate Hill	296	49.09	39.38	470%	377%	●	●
South Park And Woodhatch	-	0.00	0.00	0%	0%	○	○
2 Central	688.90	10.86	9.15	104%	88%	●	●
Horley Central	-	0.00	0.00	0%	0%	○	○
Horley East	13	2.15	1.50	21%	14%	○	○
Horley West	2	0.25	0.17	2%	2%	○	○
Salfords And Sidlow	5	1.89	1.90	18%	18%	○	○
3 South	19.12	0.80	0.64	8%	6%	○	○
Total	1425	10.44	9.00	100%	86%	●	●

KEY	
Percentage of 2027 local quantity standard	
100 or greater	●
75-100	●
50-75	●
25-50	○
0-25	○

5.42 Table 5.5 shows the current NSN provision in the borough. There is no current overall deficiency when the borough is considered as a whole, because the provision standard is set at the borough average. However, it demonstrates that at a borough level, provision, in terms of ha/1,000 people, will be reduced to 86% of the current provision by 2027 due to projected population growth.

5.43 Without further provision, the quantity per 1,000 people will potentially fall to 9 ha/1,000 people across the borough by 2027. Nature reserves and other areas of

natural and semi-natural green space are planned as an integral part of the NE and NW sectors of the Horley regeneration project (see Appendix 7). This will include three new Local Nature Reserves and other NSN land totalling approximately 32 ha, which will help reduce the deficiency of NSN space in the south of the borough.

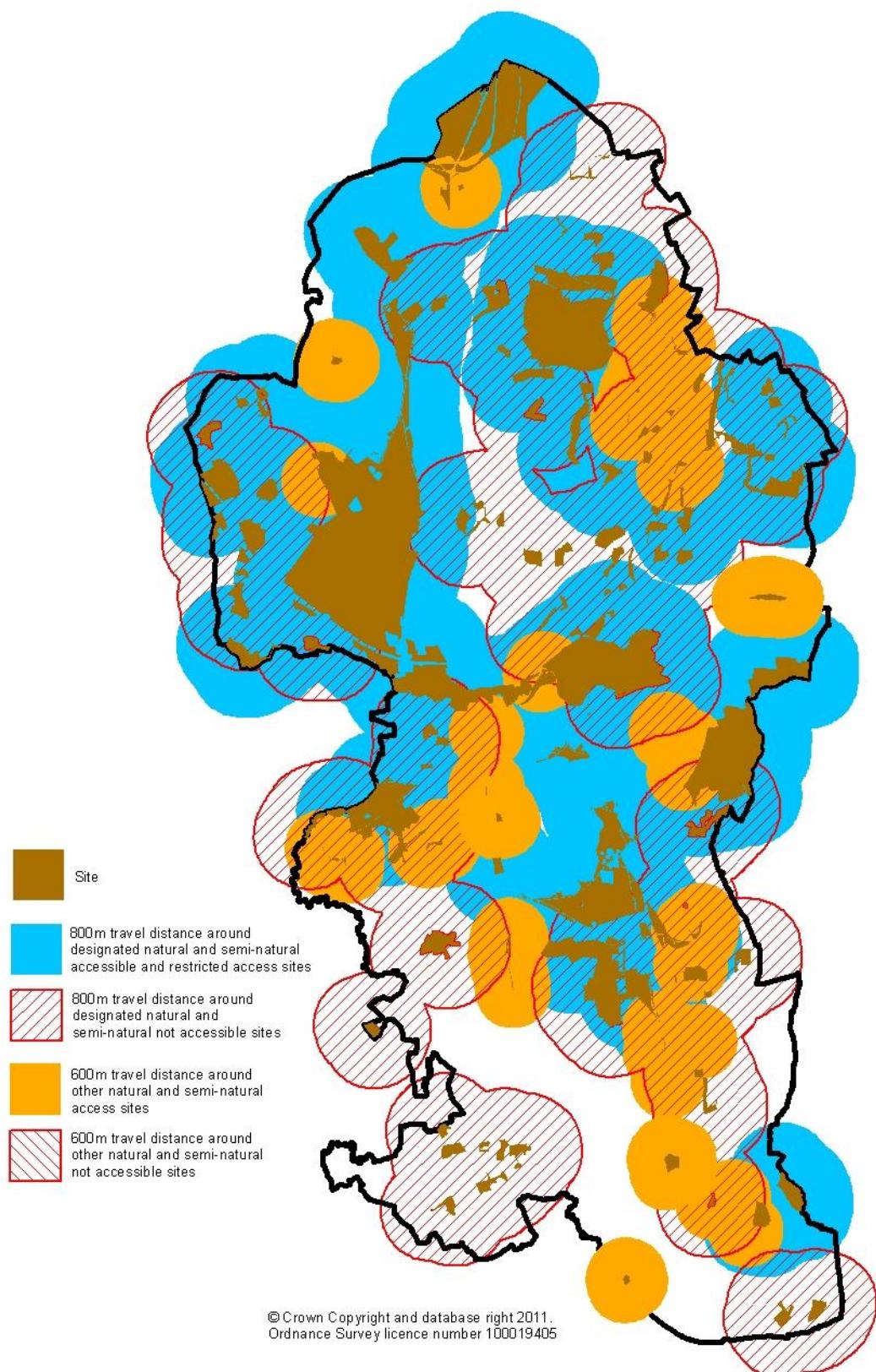
- 5.44 The local assessment requires that provision is also considered at the local, in this case ward, level. Table 5.5 demonstrates that 10 wards have very low provision of NSN sites. Horley is one of these areas, and with the provision which is proposed in section 5.43, deficiencies will be avoided. This table therefore demonstrates the need to focus new provision in areas where there is currently a local deficiency.
- 5.45 Small areas of NSN land could potentially be identified as part of larger housing developments. This would help meet deficiencies in NSN land, but also very importantly, generate other benefits as discussed in section 5.23.
- 5.46 The Council, in conjunction with partner organisations is determining ways to maximise the value to residents of existing spaces by increasing the quality of the sites or access to them as part of a multi-functional network (see section 5.51 below).

Accessibility

- 5.47 Figure 5.4 demonstrates the application of the local accessibility standards set in Table 5.3 to the distribution of NSN green space. Catchment areas are shown representing the accessibility thresholds for the three types of sites, according to the hierarchy. The Figure indicates that publicly accessible natural and semi-natural green space lies within the local accessibility threshold for most of the built up areas of the borough. However, there are local areas which are outside the accessibility threshold, particularly in the south. Proposed new NSN areas in Horley will reduce this deficiency.

Quality and Value

- 5.48 The quality and value of each of the sites audited is presented in Appendix 5 NSN. The methodology for establishing the quality and value of sites, and for establishing the quality benchmark, is outlined in Appendix 3. Detail on the quality and value of individual sites are provided in Appendix 5 NSN.
- 5.49 The majority of the natural and semi natural sites which were audited are classified as good. As explained in section 5.37, many of the sites which are designated for their biodiversity value are regularly assessed for their biodiversity quality by experts.
- 5.50 Residents' responses to questionnaires confirm that NSN sites are important to local people. It is not felt that the quality of any of the borough's NSN green space sites is preventing people from using these spaces. However whilst some sites such as the commons are very well used, other areas are not heavily frequented. At the local honey pot sites such as at Reigate Hill, the majority of visitors walk only about 800m from the car park. Many of these sites suffer from over-use, and this study supports the need to improve these areas and to generate or publicise areas which visitors would enjoy as an alternative.

Figure 5.4: Accessibility of Natural and Semi Natural Green Space – Local Standard

5.51 Given the competing pressures from different land uses, it is unlikely that large areas of new NSN land will be created. However, the Council and its partners are involved in a wide range of projects across the borough to improve the biodiversity and access to existing NSN sites and so improve their value to residents. Current and potential projects to enhance sites include:

- Developing natural play areas within natural and semi-natural areas.
- Forest school projects to encourage appreciation of the environment and the development of new skills.
- Improved access routes to sites, clearer footpaths.
- Developing local nature reserves to encourage local environmental interest.
- Improvements to parking.
- Wildlife or sensory gardens.
- Pond and other habitat creation.
- Grazing.
- Development and management of footpaths.
- Better signage to sites, information boards and publicity.

5.52 An example of enhancing the quality of sites is work carried out by Surrey Wildlife Trust and Surrey County Council at Nutfield Marsh, near Merstham which incorporates the Moors, Holmethorpe Lagoons and continues into two additional sites in Tandridge District Council. These restored sand workings along the Redhill Brook now form a 20 ha wetland habitat, which is accessible along a network of paths. The Surrey Greenspace Project, similarly, is active in encouraging restoration of habitat, being involved in practical conservation work with local volunteers to tidy up the woods, improve pathways and remove old and unsightly fencing.

5.53 The Council will be working with partners to develop further projects to enhance the value of the sites within the borough, and as part of the Development Management Policy DPD, the Council will be identifying future sites for local nature reserves.

Overall Analysis

5.54 The borough has a large area of high quality NSN green space. These include the key biodiversity sites of the borough which need to be protected from development in line with PPS9 (see Appendix 1). These sites are also highly valued by residents for the recreation benefits and visual amenity they provide in the urban areas. The NSN space in the borough is unevenly distributed, with relatively few sites in the south. Whilst a high proportion of responses to the residents survey considered there was sufficient NSN space, the levels of satisfaction were considerably lower in the south.

5.55 The quantity, character and value of these of NSN spaces vary with factors such as the geology and topography of the area and the history of land use, and this variety of NSN land is a key strength of the landscape character across the borough. Much of the NSN land has taken hundreds of years to establish and, as elsewhere in England, these habitats are at risk of fragmentation due to development pressures and are disturbed by dumping of waste and other urbanizing effects. Many are important visitor locations which are at pressure due to over-use. There are opportunities to

enhance these sites to reduce visitor pressure and also a need to seek alternative spaces which can reduce the pressure on these honey-pot sites.

- 5.56 This study supports the need to preserve and enhance existing NSN spaces. The sites would benefit from being within a strong ecological network which, through the provision of green corridors, enables colonization and migration and reduces the risk of fragmentation.
- 5.57 In most areas of the borough, people have access to the larger areas of NSN green space in line with Natural England's ANGSt standards. However, Figure 5.3 shows the areas of the borough where access to NSN sites falls below ANGSt standards for small sites close to home. The local accessibility standard is set at below the ANGSt standard for reasons outlined in Section 5.35. Whilst most of the built up area is accessible to NSN space, in terms of the local accessibility standard, there are local areas which are deficient (Figure 5.4).
- 5.58 Sites close to where people live in the urban areas, are vulnerable to development. It will be particularly important to maintain provision in these areas as population rises. Acquiring land as new NSN sites may not be practical, because of the competing demands for space, nor may it be possible in terms of the characteristics of the area. However it may prove possible to negotiate access to NSN land which was previously not accessible, or to improve footpaths or cycleways to existing NSN space, or to enhance the biodiversity value of existing open spaces. Small areas can be provided as an integral part of development, and as part of a multi-functional GI network, these can also provide a number of other benefits in the local area. Well managed NSN spaces in the urban areas provide benefits not only for biodiversity, but also for health and opportunities for recreation and natural play. By increasing infiltration in the otherwise impermeable urban surface, they can reduce flooding in the urban areas, the shade offers a reduction in the heat island effect, and as part of the wider network these spaces offer opportunities for sustainable transport.
- 5.59 There are numerous opportunities to enhance the quality and accessibility of NSN sites within the borough so as to improve both their biodiversity value and their value to local residents. Given the importance of these sites, and local deficiencies in quantity and accessibility, the following is recommended:
- To maintain current sites of NSN green space.
 - In planning major new development, to provide access to natural and semi-natural green space as provided by the standards above.
 - To look for opportunities to provide new, or to enhance the biodiversity value of existing sites within a green infrastructure network.
- 5.60 To achieve this, developers will be requested to provide or contribute to the provision of additional natural and semi-natural green space, or to the enhancement of existing provision, through the Community Infrastructure Levy (CIL). The Council will work with partners and through Neighbourhood planning to provide, extend or enhance NSN spaces, focusing on areas which are vulnerable to habitat fragmentation, and areas where there is shortage of accessible NSN space close to homes especially in

the south of the borough so as to increase their value as an integral part of a multi-functional Green Infrastructure Network.

Priorities and Recommendations for Policy Direction

The key priorities arising from the study are:

1 Protect existing provision

The LDF should safeguard all natural and semi natural green spaces for their intrinsic biodiversity value but also for their value as a part of the borough's multi-function green infrastructure network.

Maintain existing quantity of accessible NSN spaces. Endeavour to increase provision in areas of low provision, where appropriate.

NSN sites which are Urban Open Land should be protected from development.

Where development would create impact directly or indirectly, or cumulatively on natural and semi-natural open space, developers would be requested to make contributions to identified environmental management projects.

Developers to incorporate or contribute to the provision or enhancement of natural and semi-natural green space in accordance with the local standards provided.

Consider the opportunity to widen access to sites.

Seek opportunities for new accessible NSN sites near to homes. This could be achieved through enhancement of existing sites rather than acquiring new land. Multi-functional NSN green spaces will also provide for flood prevention, the creation of shade in an urban area and therefore be an important integral part of development.

Seek opportunities to enhance the biodiversity value of existing sites, identify new SNCIs and LNRs as appropriate in line with its biodiversity duty and the GI strategy for the borough focusing on the need for increased provision especially in the south.

2 Improve quality and value of sites as part of a Green Infrastructure Network

In association with Surrey Biodiversity Partnership and other partners, to seek opportunities to improve the quality of the urban and rural NSN space sites. In addition, to seek opportunities to improve links between the sites and between these sites and the built-up areas to improve accessibility to residents and to improve their value as part of a wider GI network.

6 GREEN CORRIDORS AND ACCESSIBLE COUNTRYSIDE IN THE URBAN FRINGE

Definition

- 6.1 According to PPG17, this typology covers river and canal banks, cycle ways, Rights of Way and disused railway lines. The PPG17 guidance describes green corridors as providing opportunities for walking, cycling or horse riding, for leisure or travel purposes, and offering routes for wildlife migration. The companion guide recommends that planning policies promote the use of green corridors to '*link housing areas to the Sustrans national cycle network, towns and city centres, places of employment and community facilities.*'



Cycling in Reigate

- 6.2 The term 'green corridor' has developed since the publication of the PPG17 Guidance in 2002. The South East Plan 2009 and Natural England's Green Infrastructure (GI) Guidance (June 2009), consider green corridors as an integral part of a connected network of accessible multi-functional green space, within which the green corridors can be considered as having a specific role in linking areas of high biodiversity value, enhancing wildlife and facilitating the colonisation of new areas, as well as providing important green links for people between housing and the wider countryside.
- 6.3 Guidance for Green Infrastructure is covered in a number of planning policy and other guidance (see Appendix 1), including Planning Policy Statement (PPS) 9: '*Biological and Geological Diversity*' (2005) which calls for networks of natural habitats as part of a strategy for protecting and extending open space and access routes. More recently, the Lawton Review, '*Making Space for Nature*' (2010), describes the fragmentation of

much of the Country's wildlife areas and recommends action to benefit both wildlife and people. This focuses on achieving a cohesive and resilient ecological network including greater connectivity between our increasingly fragmented wildlife sites. The government's Natural Environment White Paper, *'The Natural Choice: Securing the Value of Nature'*, provides the government's vision for the natural environment. It provides policy to protect and improve the natural environment by joined-up action at local and national level to create an ecological network resilient to changing pressures. It also provides the framework for growing a green economy and re-connecting people and nature (Appendix 1).

- 6.4 The emerging Core Strategy commits the Council to preparing a Green Infrastructure (GI) Strategy for the borough. Detailed evaluation of green corridors will be undertaken as part of this strategy. This report does not therefore identify the green corridors within the borough. The GI Strategy will define green corridors as comprising linear routes which enable the movement of people and wildlife, including:
- Public rights of way including footpaths, cycle ways and bridleways, the SUSTRANS National Cycling Network.
 - Disused railway lines and embankments, road verges and other linear routes.
 - Rivers and other wetlands, flood management systems, hedgerows, woodlands, farmland and other natural features connecting areas of importance for wildlife.

- 6.5 PPG17 also requires a consideration of accessible countryside in rural fringe areas. A high proportion of the borough's countryside is accessible to the public. A natural environment setting, or green fabric surrounds the towns and villages of the borough and this weaves into the built-up area as commons, parks and other open spaces which are discussed in other sections of this report. The integration of the built-up area and green spaces facilitates access to the countryside. One category of this space, which is of particular relevance to a discussion of accessible countryside, is 'Access Land.' This is land designated under the Countryside and Rights of Way (CROW) Act 2000 over which people can walk freely without needing to remain on paths. In addition there are large areas of private and public land which are not publicly accessible, but over which the public has rights of access through the extensive Public Rights of Way (PROW) network covering the borough. This section considers the extent of this PROW network.

Strategic and Local Context

- 6.6 The emerging Core Strategy commits the Council to preparing a GI Strategy for the borough as an integral part of its housing delivery plan and regeneration. This will be a strategic plan aimed at developing and enhancing a network of accessible multi-functional green space including green corridors, together with the full range of GI assets, such as recreational areas, parks and natural and semi natural areas. The GI Strategy in association with other linked strategies of the council, will aim to achieve the following benefits:
- Conservation and enhancement of biodiversity, with increased resilience through connectivity of habitat.

- A sense of place and opportunity for greater appreciation of valuable landscapes.
 - Increasing access to and enjoyment of the countryside, through increasing provision of long distance footpaths, bridleways and cycleways, increasing recreational opportunities and so supporting healthy living.
 - Improved water resource, flood management and sustainable design.
 - Positive contribution to combating climate change through adaptation and mitigation of impacts.
 - Contribution to sustainable transport by establishing green routes connecting the built-up area with amenities such as shops, railways and other facilities; commuter cycle routes.
 - Environmental awareness.
 - Production of food, fibre and fuel.
- 6.7 Green corridors will be important components of this network. Within the borough there are considerable opportunities for green corridors to link areas of wildlife importance so as to reduce the fragmentation of natural and semi natural areas. Footpaths, bridleways and cycle ways provide an important recreational resource in their own right – as long distance footpaths or circular walks for ramblers and families. There are also opportunities to enhance links between the urban area and the countryside, to link people living in the built up areas to shops, stations and other amenities elsewhere within the urban area. These needs will increase with population growth and development pressure.
- 6.8 GI will be a key mechanism for achieving an important aim of the Reigate & Banstead Community Strategy 2020: '*Green Spaces are your Places.*' The strategy will lead to a range of benefits environmental, social and economic benefits, helping to achieve a number of linked aims of the Council, for example provision of recreational opportunities, reduction of flood risk, sustainable transport, enhancement of biodiversity, production of food and creating a sense of place. Policies will be incorporated into the DMP DPD to enable GI development.
- 6.9 National and regional planning policy provides strong support for green infrastructure provision, recognising its contribution to sustainable development. In addition to the requirements of PPS9 above, PPS 12: '*Local Spatial Planning,*' requires local planning authorities to plan for the infrastructure requirements of new development, including green infrastructure. PPS1: '*Delivering Sustainable Development*' states that development should ensure an appropriate mix of uses, including the incorporation of green space, and the '*Planning and Climate Change, Supplement to PPS1,*' requires that spatial strategies and any development should help deliver, amongst other things, green infrastructure and biodiversity as part of a strategy to address climate change mitigation and adaptation. The draft National Planning Policy Framework, which will eventually replace all PPGs and PPSs sets out planning policy to plan positively for networks of biodiversity and green infrastructure.
- 6.10 The South East Plan 1989 (see Appendix 1) requires that 'local authorities and partners work together to plan, provide and manage connected and substantial networks of accessible multi-functional green space.' They will be created and managed as a 'framework of green spaces and other natural features that will boost

the sustainable development of settlements and increase the environmental capacity of the locality and region as a whole helping communities to be more resilient to the effects of climate change.'

- 6.11 The draft PPS on '*Planning for a Natural and Healthy Environment*' (March 2010) requires that Local Authorities take specific actions on GI and Open Space. In relation to green corridors, the draft guidance requires Authorities to:

- Identify opportunities to enhance GI and the natural habitats within it, by retaining, enhancing or creating green corridors linking rural and urban fringe areas and urban green spaces.
- Protect and enhance Rights of Way, National Trails and Open Access Land, and identify where new or improved links to Rights of Way should be provided.

Consultation Findings

- 6.12 The results of the General Survey indicate that Green Corridors are considered to be the third most important type of open space in the borough. 94.3% of residents consulted thought that Green Corridors are either very important or important. This ranking is only slightly lower than natural and semi-natural green spaces (95.6%) which ranked first and public parks and gardens (94.9%) ranked second. A high usage was reported, with 94% reporting that they had used a green corridor in the past year.

- 6.13 Over the 12 months preceding the survey respondents visited a green corridor:

- Daily (25.2%)
- Weekly (33.4%)
- Monthly (17.3%)
- Occasionally (18.2%)
- Don't use (6%)

Green Corridors and Accessible Countryside

Green Corridors in the Borough

- 6.14 Reigate & Banstead is identifying green corridors across the borough in line with the objectives of the developing Green Infrastructure. Projects will be at a range of scales, from small scale schemes which link biodiversity in the urban neighbourhoods, through to linear green corridors along road verges, to strategic landscape projects within the AONB. The Council will investigate potential corridors linking housing and other infrastructure, open spaces and the wider countryside, and introduce corridors which link specific areas of biodiversity importance in order to encourage biodiversity migration and enhancement. The strategy will promote the use of river corridors and other linear routes for projects fulfilling a range of GI functions such as flood reduction, landscaping and sustainable transport.

- 6.15 The introduction of Green Infrastructure and green corridors are key elements of the proposed regeneration schemes in the borough. Details are provided in Appendix 7 and outlined below:

- The Horley Riverside Green Chain, when fully developed, will provide additional easily accessible amenity space, natural and semi natural open space and other

recreational space around Horley. The part which is linked to the Horley NE sector is currently being implemented.

- At Preston, a green space will be retained at the proposed housing at the De Burgh site, and a tree lined route will be provided connecting this space with Burgh Heath and neighbouring ponds, to provide a green corridor for wildlife.

6.16 The borough works closely with a number of organisations to develop and implement GI and green corridor projects. Such bodies include the Surrey Biodiversity Partnership, the Surrey Green Space project, the Surrey Hills Area of Outstanding Natural Beauty (AONB), Conservation Management such as the Downlands Countryside Management Project and Gatwick Greenspace Project, and conservation groups such as the Reigate Conservation Volunteers.

The Public Rights of Way Network

6.17 The borough has some of the highest density of Public Rights of Way (PRoW) in the County. An extensive network extends across publicly and privately owned land within the borough, providing highly accessible land for residents and visitors. They are maintained by SCC and regularly monitored. The network is shown in Figure 6.1.

6.18 Surrey County Council (SCC) has prepared a PRoW improvement Plan, the aim of which is '*to enable the rights of way network adequately to provide for the needs of walkers, cyclists, equestrians and those with mobility difficulties.*' The Improvement Plan describes the extensive PRoW network and considerable areas of Open Access Land (Section 6.23 below) within the County. Reigate & Banstead works closely with SCC to help increase access to the countryside via public rights of way. Recreational use of Surrey's Rights of Way is well above the national average. The results of a survey of the public's views of Rights of Way in Surrey in 2006 suggests that there is a public demand for circular routes, improved way-marking, multi-user routes and more information.



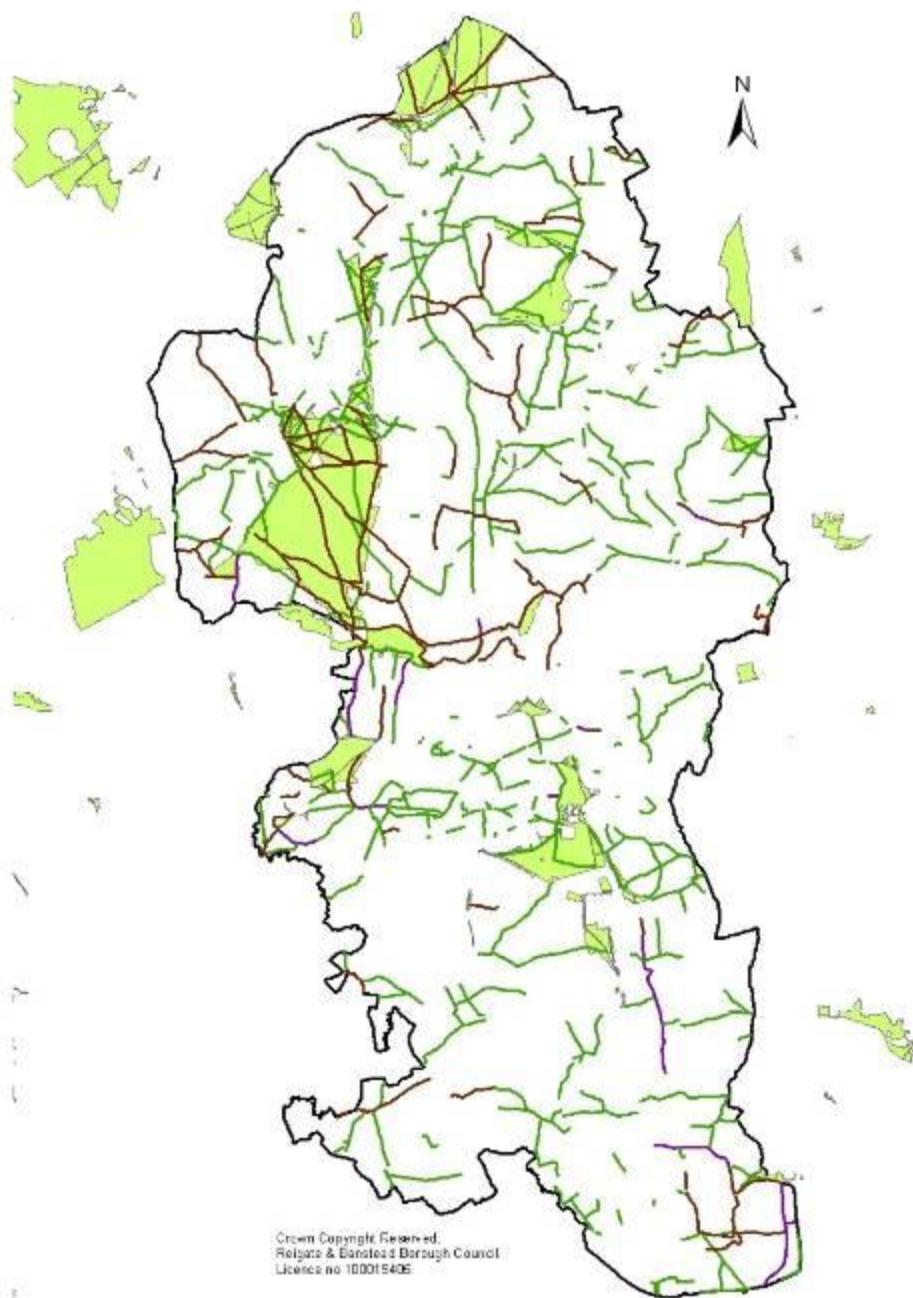
Photograph by Surrey Wildlife Trust

6.19 SCC considers there are other areas of attractive countryside where rights of way could sustain higher use, which could help to achieve a more balanced pattern of use. Therefore, within these areas, and where there is evidence of public demand, SCC is planning well-connected, good quality and accessible linear and circular routes, forming part of a spine network. SCC also proposes to develop and improve routes for equestrian users, and recreational cyclists, including family cycling groups, who represent a substantial proportion of recreational users of the PRoW. SCC also plans to increase the provision of information on these routes, by amongst other activities, preparing a one-stop-shop website for all major promoted routes in the County, including those within the borough.

6.20 Three main long distance routes cross the borough, as follow:

- The North Downs Way National Trail which follows the Pilgrims Way for much of the route, offers walkers 153 miles of spectacular scenery through the Surrey Hills AONB. Short sections are open to horse riders and cyclists. In addition, the Greensand Way long distance path across Surrey and Kent, follows the ridge of greensand rock across the borough.
- The London outer orbital route is a 240 km (150 mile) signed walk along public footpaths through parks, woods and fields around the edge of Outer London, part of which passes through the north of the borough.
- The Sustrans National Cycle Network is made up of more than 12,000 miles of traffic-free walking and cycling paths, quiet lanes and on-road cycling, with routes across the borough.

Figure 6.1: Public Rights of Way and Access Land



- 6.21 Reigate & Banstead developed the popular Millennium Trail and associated circular routes to celebrate the new century. This trail comprises a linear long distance footpath on heaths, downland and commons between suburban fringes, stretching from Banstead to Horley. In addition, the Downlands Circular Walks provide popular walks in many areas of the borough. The Council also promotes countryside access by, for example, publishing self-guided routes and cycling leaflets, organising guided walks and countryside events and supporting walking for health initiatives.
- 6.22 The quality of the PROW network in Surrey is variable - not only in terms of the conditions of surfaces and structures (stiles, gates, bridges, etc) but also in term of maintenance of surrounding vegetation and opportunities for views over the

landscape. SCC's Improvement Plan targets improvements both to routes and to the surroundings of these rights of way. SCC also works with the local planning authorities to ensure planning policies and new developments enhance existing routes and where appropriate create new ones. The plan includes the development of Greenways, routes which give access to the wider countryside from where people live, without the need for a car.

Accessible Countryside

- 6.23 Accessible countryside in the borough includes large areas of land owned by a range of public bodies including the Borough Council, SCC as well as organizations such as the National Trust.
- 6.24 Figures 6.1 shows the 'Access Land' in the borough. This is land which is protected under the Countryside and Rights of Way (CROW) Act 2000. This includes areas of heathland, downland and registered common land across which people can walk freely without needing to remain on paths. The Access land includes the borough's commons such as Wray Common and Redhill Common and the large National Trust land holdings within the Surrey Hills AONB.
- 6.25 Approximately 70 % of the borough is designated as Metropolitan Green Belt and some 48% is AONB or Area of Great Landscape Value (AGLV). Mostly farmland and woodland, this countryside surrounds the towns and villages of the borough, and remnants are present within the built up areas as urban woodland, parks and less formal spaces. Large areas of this land, whether in private or public ownership are not fully accessible to the public, but the public has rights of access across it via the extensive PRoW network(see section 6.17), which affords access across wide areas of scenic countryside.
- 6.26 The large area of Access land, together with the PRoW network, the irregular shape of the settlements which stretch in and out into the countryside and the numerous car parks potentially provide residents easy access to the countryside. Many people are drawn to the honey pot sites – predominantly in the Surrey Hills AONB. This is a popular destination for open air recreation for day trippers and tourists from within the County, London and further afield.
- 6.27 Figure 6.1 demonstrates that there is good access to the countryside across the borough. However, with less open access land in the south of the borough, there is less opportunity to walk freely, outside of footpaths, for these residents.

Setting a Local Standard: Quantity

- 6.28 55% of respondents thought that the quantity of provision for green corridors was 'about right', although 42% felt there was too little. 54% of respondents from Horley considered there was too little.
- 6.29 PPG17's companion guide states that '*The need for green corridors arises from the need to promote environmentally sustainable forms of transport such as walking and cycling.... This means that there is no sensible way of stating a provision standard, just as there is no way of having a standard for the proportion of land in an area which it will be desirable to allocate for roads.*' Therefore no provision standard has been set for green corridors. Potential green corridors will be identified as an integral part of the Green Infrastructure Strategy and incorporated into development plan documents.

Setting a Local Standard: Accessibility

- 6.30 The Residents Survey found that more respondents walk to use a green corridor (60%) than walk to use any other type of open space and respondents are least likely to use a car to travel to a green corridor (15.1%) than for any other type of open space. Overall respondents expect to travel a very short distance to access a green corridor with 53% expecting to travel 0-9 minutes – the shortest for any typology.
- 6.31 Respondents to the General Survey were generally satisfied with accessibility to the green corridors - 94% of respondents felt that site entrances were easy to find, and that sites were easy to walk to. 83% felt the route to and from the green corridor they used most frequently was safe.
- 6.32 There is no realistic way of setting an accessibility standard as they are very much opportunity led. As part of the Green Infrastructure Strategy, the Council will identify areas of the borough which are poorly served by green infrastructure including green corridors and put in place a programme for improvement in line with the objectives of the Strategy and where appropriate as an integral part of development plans and projects.

Setting a Local Standard: Quality

- 6.33 The Council has not audited the green corridors, however most of the PRoW are SCC's routes and are regularly walked and maintained by them. The quality standard is set on the basis of residents' views and these can be taken into account in improvement plans. The study has not examined the ease of access from the towns into the countryside, and where any additional access points are required in order to enable improved access to the countryside. This will be covered as the Council implements the Green Infrastructure Strategy.
- 6.34 Green corridors were rated as very good / good by 53% of respondents and of average quality by 37%. Litter problems, dog fouling, vandalism and graffiti are considered to be minor problems and vandalism and graffiti not a problem. The three factors which would make respondents feel safer at the green corridor they used most often, were the provision of adequate lighting and a safe route to the corridor itself.
- 6.35 From the residents' consultation, the five ideal features of green corridors are:

- Clean / litter free
- Nature conservation and features to encourage wildlife
- Clear footpaths, bridleways, cycle paths
- Flowers, trees, shrubs, hedges
- Dog walking facilities (e.g. dog bins)

6.36 A local quality standard for Green Corridors has been developed in light of residents comments, as follows:

Recommended Quality Standard

A clean, well-maintained, natural corridor which links together areas of green infrastructure. The characteristics of green corridors linking areas of biodiversity importance will vary from corridor to corridor with the common aim being to enable species movement and maximise ecological connectivity so as to reduce fragmentation of habitats and improve climate change resilience. Major Green Corridor routes for public access should be safe, appropriately signed, adequately signed and publicised, and where appropriate, have litter and dog bins and adequate lighting.

Applying Provision Standards

- 6.37 No standards have been set for quantity and accessibility. Opportunities will be sought for increasing the number of green corridors across the borough through the Green Infrastructure strategy, especially where these can be associated with new developments. The concerns highlighted on accessibility in the residents survey will, likewise be taken into account in developing the GI Strategy so as to achieve a well connected GI network. The council and its partners will identify opportunities for increasing green corridors for wildlife and to provide residents with increased access to the countryside as part of its GI Strategy.
- 6.38 The quality standard can be used as a guide to ensure adequate quality of green corridors as they develop. The quality of the PRoW network is considered to be variable by the residents consulted, and the County Council has a programme for its maintenance and improvement.

Overall Analysis

- 6.39 The dense PRoW network and large areas of access land, together with the intricate shape of the settlements, enable relatively easy access to the countryside for residents of the borough. This also means there are numerous opportunities to increase corridors as part of a wider Green Infrastructure network as an integral part of the housing delivery plan. This network will be achieved through the implementation of the GI Strategy which is currently being developed by the Council.
- 6.40 With increased habitat fragmentation at a national level, the challenge in RBBC will be to reduce fragmentation as development pressures increase. In addition, this study supports the need to introduce green corridors as an integral part of new build and regeneration in order to facilitate access to the countryside and to link with facilities such as schools, shops or stations to enhance sustainable transport and contribute to other benefits of GI.

Priorities and Recommendations for Policy Direction

1 Identify and enhance provision of green corridors and accessible countryside

All Access Land, PRoW and other green corridors should be retained as valuable open space.

Access Land, PRoW and other green corridors should be included within the DMP DPD and indicated on the DMP DPD Site Allocations proposals map.

The Council should work with its partners to identify and implement a multi-functional Green Infrastructure network across the borough, including linear green corridors links.

2 Improve the quality of the green corridors

- The Council should work with the County Council and partners to improve the quality of existing green corridors, for example to improve the management of links between wildlife sites, or to improve the quality of existing cycle ways between the built-up areas and the countryside, so as to improve their value within a GI network.

The Council should work with its partners to enhance the quality of green corridors.

3 Seek opportunities for new GI as part of development schemes

- Opportunities should be explored as part of regeneration proposals and other housing developments to link new developments to the countryside, to existing open spaces and urban infrastructure such as shops and schools, and to reduce the risk of habitat fragmentation due to development.

Developers should be required to provide, or contribute to the provision of green corridors in areas where opportunity or need has been identified.

7 OUTDOOR SPORTS FACILITIES

Definition

- 7.1 This type of open space covers facilities whose primary purpose is to provide opportunities for participation in outdoor sports.
- 7.2 Outdoor sports facilities within the borough include the following:
- football, cricket, rugby, hockey etc.
 - bowling greens.
 - tennis courts.
 - athletics tracks.
 - golf courses.
- 7.3 Outdoor sports facilities are often a focal point for the community, for both informal sport activities and organised sporting events for people of all ages. Many of the sites also function as informal recreation areas and as amenity resources, for example as kick about areas or for dog walking, particularly where facilities such as pitches form part of parks and recreation grounds.



Tattenham Way Recreation Ground

Strategic and Local Context

- 7.4 Sport England is the government agency responsible for building the foundations of sporting success, by creating a world-leading community sports system of clubs, coaches, facilities and volunteers. The aim of the Sport England Strategy is to get more people playing and enjoying sport, as well as helping those with talent get to the very top. The focus of the Strategy 2008-11 is on three outcomes:
- *Excel*: developing and accelerating talent, with a goal to improve talent development systems in at least 25 sports.

- *Sustain:* reducing the ‘drop-off’ in sports participation between the ages of 16 and 18; with a goal to reduce post-16 drop-off by 25% in at least five sports by 2012-13.
- *Grow:* increasing the number of adults participating in sport with a goal to achieve 1m people doing more sport by 2012-13.

- 7.5 Sport England works with the National Governing Bodies (NGBs) of sports (such as the Football Association) and County Sports Partnerships, to encourage and support growth in capacity and to influence investment to achieve their targets. There is a particular emphasis on the need to encourage sport in schools and to protect playing fields, as pressure for development increases, as they are some of the most valuable resources for sport. The National Playing Fields Association (NPFA), now Fields in Trust (FiT), promotes standards for provision, accessibility and quality of such sports facilities.
- 7.6 At a County level, the Surrey Sports Board is one of 49 County Sports Partnerships, which are local networks of Local Authorities, NGBs, clubs, schools, Primary Care Trusts (PCT) and other local agencies working together to increase participation in sport and physical activity. The Surrey Sports Board sets strategic direction and oversees the work of a wide range of partners to ‘.... *make Surrey a more active & successful sporting County.*’ Active Surrey is contracted to support the work of the Surrey Sports Board. Their vision is to work with others such as specialist sports agencies such as the Surrey Football Association, the Surrey Hockey Association and other organisations, to enable the development of long lasting, high quality sporting and physical activity opportunities for all. In addition, other agencies make important contributions to sport provision, for example the Surrey County Playing Fields Association (SCPFA) which aims to protect people’s rights to access facilities for sport and play, to ensure their continued availability and quality.
- 7.7 Reigate & Banstead hosts a wide range of sports facilities. In addition, because of the elongated shape of the borough, most residents also live in close proximity to a variety of sports facilities in adjacent London, Surrey and Sussex boroughs enabling them to also take advantage of the wealth of further opportunities which are available.
- 7.8 A high proportion of the sports facilities within the borough is only available for public use only at restricted times, or are private, offering no access to the public. However the presence of such a supply can also be seen as a potential opportunity, when considering how best to increase the quantity of accessible provision across the borough. The challenge will be to see opportunities for increasing public access through partnering agreements with schools and with managers of other sports facilities.
- 7.9 One of the priorities of the Reigate & Banstead Community Plan to 2020 is ‘*A Zest for Life – everyone has the opportunity to enjoy healthy and active lifestyles.*’ Under this plan, the Council will be promoting the health benefits of an active lifestyle and encouraging participation in leisure and sports groups.

Consultation Findings

- 7.10 In the General Survey December 2009, 75.3% of respondents commented that outdoor sports facilities were very important / important, the 6th most important type of

open space. This relatively low rating may understate its importance, because of the age profile of respondents.

7.11 Over the 12 months preceding the survey respondents visited an outdoor sports facility:

- Daily (1.7%)
- Weekly (17.3%)
- Monthly (12.3%)
- Occasionally (28.4%)
- Don't use (40.4%)

7.12 60% of respondents have used an outdoor sports facility in the last 12 months. There is variation in the frequency of using sports facilities. For example the number taking part in outdoor sports on a weekly basis is significantly higher in the Banstead area than elsewhere in the borough.

7.13 Residents' views on the provision, quality and accessibility of sporting facilities were obtained through the Residents Survey. In addition, the Council sent a questionnaire to sports clubs. The respondents to this survey represented a range of outdoor sports clubs such as hockey, cricket, cycling and football. Data from these surveys were supplemented by information gained through telephone discussions with sporting associations and schools, and communication with Council officers. These views on the quantity, quality and accessibility of provision are provided in relevant sections below. The results of the consultation are in Appendix 5 OS.

7.14 Prior to the sports clubs survey, a questionnaire was also sent to the managers of all known sports facilities within the borough in order to identify the facilities which are available to residents. This includes both private and publicly owned facilities and schools facilities. This information was supplemented by that held by the Council, the Sport England's Active Places Website, internet sources on facilities and clubs, and sports associations. The list of sports facilities is provided in Appendix 5 OS.

Setting a Local Standard: Quantity

Current Provision in Reigate and Banstead

7.15 The audit identified 387 individual outdoor sports facilities (e.g. pitches, courts/bowling greens) on some 138 sites within the borough. Appendix 5 OS lists all the outdoor facilities identified during the audit and provides a breakdown of the provision of each type of sport by ward.

7.16 Tables 7.1A and B provide a summary of the facilities within the borough for each sport. Provision is broken down into two types:

- Pitches: rugby, football, cricket, hockey, rounders (Table 7.1A).
- Other outdoor sports (Table 7.1B).

7.17 In assessing the open space within the borough, an important consideration was the level of accessibility to the public. Facilities are classified for the purpose of this study into those which are fully accessible to the public; have restricted access to the public; or no access to the public. Many of the sports facilities within the borough are within

schools. These make a valuable contribution to sports provision within the borough both in terms of number and quality of facilities. Some of these facilities are available only to students and therefore are classified as 'no public access.' However a number of the school facilities are available to the public to use after school hours or in the weekends. These are therefore classified as 'restricted access' sites. These are in general open to clubs, rather than for community access on an ad-hoc basis.

7.18 In the analysis and in the tables below, the sites are classified as follows:

Level of Accessibility	Examples
Fully accessible to the public.	Community use on an ad-hoc basis –e.g. pitches or tennis courts at recreation grounds.
	Private Clubs - open to any member of the public but membership is required.
Restricted access to the public (restricted in accessibility to the public in terms of hours of availability or club use only).	School facilities which are available to the public during the evening/weekends. On the whole this is for clubs only, rather than for ad-hoc use by the community.
No public access.	School facilities available only to the students, not available to local clubs or for community use.
	Business-owned facilities available to employees only.

Table 7.1A: Outdoor Sport Pitches in Reigate & Banstead

	Football fullsize	Football junior	Cricket Pitches	Rugby senior	Rugby junior	Hockey Pitches	Lacrosse Pitches	Rounders Fields	Total number of Pitches
No. which are fully accessible or have restricted access	55	25	24	15	2	11	4	2	138
No. which are private use only	20	17	4	1	0	0	0	2	44
Total	75	42	28	16	2	11	4	4	182

Note: Of the pitches recorded in the table above, 9 are full-size all weather surfaces.

Table 7.1B: Non-Pitch Outdoor Sports in Reigate & Banstead

	Tennis Courts	Bowling Greens	Netball	Athletics Tracks - 6 Lanes	Pavilion	Basketball Court	Playing field	Total number of other facilities exc. Golf	Golf Courses
No. which are fully accessible or have restricted access	100	11	19	4	9	6	6	155	7
No. which are private use only	4	1	11	1	0	3	16	36	2
Total	104	12	30	5	9	9	22	191	9

Note: Of the athletics tracks, two are purpose designed. The remainder is temporary markings on playing fields.

7.19 Table 7.1C is a summary of individual sports provision. Further details are in Appendix 5 OS.

Table 7.1C: Provision of Specific Sports across the Borough

Facility	Comment
Pitches	<ul style="list-style-type: none"> There are 182 pitches. 138 of these are fully available to the public or have restricted access to the public. Of these 138, many would be available to clubs but not to the general public. 9 all weather pitches, a restricted number of these are suitable for hockey. All but one are at schools with restricted or no accessibility/availability to clubs. Some have floodlighting. There is an uneven distribution of pitches across the borough, with the number of people per pitch varying from 298 in Chipstead, Hooley and Woodmansterne to unlimited in Horley Central, which has no pitches. There are a markedly low proportion of pitches in the south of the borough. A number of requests were received from the residents survey for pitches with synthetic surfaces suitable for hockey.
Tennis Courts	<ul style="list-style-type: none"> There are 104 tennis courts in the borough, located at public tennis courts, schools and clubs. However, the distribution is uneven. Only 13 of the courts are in the South.
Bowling Greens	<ul style="list-style-type: none"> There are 12 bowling greens, all but one being fully available or accessible on a restricted basis to the public.
Athletics	<ul style="list-style-type: none"> There are 2 purpose – built athletics tracks. One at Battlebridge Road, one straight 100m track at the RAA School (very restricted club use due to high school usage). The remainder of the tracks are temporary markings on playing fields.
Netball	<ul style="list-style-type: none"> Many of the schools have netball courts, many of which are available for clubs to hire.

7.20 In addition to the above pitch and other sports, the borough also has 9 golf courses. These are identified in Appendix 5 OS. Together they represent an estimated 240 ha. There is an estimated provision of 1.76 ha/1,000 people of golf courses in the borough.

7.21 Tables 7.2A, 7.2B and 7.2C show the current provision of accessible/restricted access sport provision by ward and the expected provision for the year 2027 based on the predicted population growth not allowing for proposals for sport associated with regeneration. Golf courses are excluded from calculations of provision due to their size.

Table 7.2A: Sports Pitches in the Borough

Ward	No. of fully accessible or restricted access pitches	Area of acc. pitches (ha)	2010		2027	
			No.of acc. pitches /1000 population	Area of acc. Pitches (ha) /1000 population	No.of acc. pitches /1000 population	Area of acc. Pitches (ha) /1000 population
Banstead Village	7	6.3	0.79	0.70	0.73	0.65
Chipstead, Hooley And Woodmansterne	27	25.5	3.13	2.95	2.92	2.76
Kingswood With Burgh Heath	5	3.3	0.78	0.51	0.74	0.48
Nork	2	1.2	0.26	0.16	0.24	0.14
Preston	2	1.7	0.66	0.56	0.49	0.41
Tadworth And Walton	7	6.5	0.98	0.91	0.95	0.89
Tattenhams	7	6.6	0.94	0.88	0.89	0.84
1 North	57	51.0	1.16	1.03	1.07	0.96
Earlswood And Whitebushes	6	6.1	0.64	0.65	0.63	0.64
Meadvale And St Johns	6	3.6	0.74	0.45	0.65	0.39
Merstham	13	9.2	1.61	1.14	1.37	0.97
Redhill East	4	3.6	0.43	0.39	0.33	0.29
Redhill West	2	1.0	0.25	0.12	0.18	0.09
Reigate Central	18	16.3	2.44	2.20	2.07	1.87
Reigate Hill	8	8.9	1.33	1.47	1.07	1.18
South Park And Woodhatch	4	4.1	0.55	0.56	0.53	0.53
2 Central	61	52.6	0.96	0.83	0.81	0.70
Horley Central	0	0.0	0.00	0.00	0.00	0.00
Horley East	9	6.7	1.55	1.15	1.08	0.80
Horley West	10	8.5	1.28	1.09	0.89	0.76
Salfords And Sidlow	1	1.5	0.40	0.61	0.41	0.61
3 South	20	16.7	0.84	0.70	0.67	0.56
Borough	138	120.3	1.01	0.88	0.87	0.76

Note: Map 2.1 shows the location of the wards and the three areas of the borough identified in the above table.

7.22 The following should be noted in reading the tables 7.2A and B:

- Many pitches are multi-functional. For the purposes of classification and to ensure no double counting, the predominant use has been recorded. This may cause under-representation of certain sports.
- The Council is planning sports provision as part of the proposed regeneration and new neighbourhood projects. The proposed sport provision associated with these developments is considered in the analysis section of this chapter (Section 7.52).
- The area of each type of sport provision (Tables 7.2 A,B,C) is based on standard pitch sizes. The area of the pitches does not include the area around the pitches used for 'run of the ball', which will have been included in the amenity green space typology.

Table 7.2B: Other Outdoor Sports Facilities in the Borough

Ward	No. of fully accessible or restricted access non-pitch facilities	Area of acc. facilities (ha)	2010		2027	
			No.of accessible/restricted access non-pitch sports facilities /1000 population	Area of accessible/restricted access non-pitch sports facilities (ha) /1000	No.of accessible/restricted access non-pitch sports facilities /1000 population	Area of accessible/restricted access non-pitch sports facilities (ha) /1000 population
Banstead Village	15	0.9	1.69	0.10	1.57	0.10
Chipstead, Hooley And Woodmansterne	10	0.7	1.16	0.08	1.08	0.08
Kingswood With Burgh Heath	6	0.4	0.94	0.06	0.89	0.06
Nork	1	0.0	0.13	0.00	0.12	0.00
Preston	0	0.0	0.00	0.00	0.00	0.00
Tadworth And Walton	2	0.1	0.28	0.01	0.27	0.01
Tattenhams	13	1.5	1.74	0.20	1.65	0.19
1 North	47	3.5	0.95	0.07	0.88	0.07
Earlswood And Whitebushes	3	1.0	0.32	0.11	0.31	0.10
Meadvale And St Johns	18	2.6	2.23	0.32	1.94	0.28
Merstham	4	0.3	0.50	0.03	0.42	0.03
Redhill East	9	2.5	0.98	0.27	0.73	0.20
Redhill West	13	0.8	1.62	0.10	1.18	0.07
Reigate Central	21	4.0	2.84	0.54	2.42	0.46
Reigate Hill	16	2.8	2.66	0.47	2.13	0.37
South Park And Woodhatch	2	0.9	0.27	0.12	0.26	0.11
2 Central	86	14.7	1.36	0.23	1.14	0.20
Horley Central	0	0.0	0.00	0.00	0.00	0.00
Horley East	8	2.3	1.38	0.40	0.96	0.28
Horley West	14	0.9	1.80	0.11	1.25	0.08
Salfords And Sidlow	0	0.0	0.00	0.00	0.00	0.00
3 South	22	3.2	0.92	0.13	0.74	0.11
Borough	155	21.4	1.14	0.16	0.98	0.14

Table 7.2C: Estimated areas of Outdoor Sports Facilities in Borough

Access		Pitches	Non-pitch sports	Total
Accessible	Area (ha)	46	5	51
	Area (ha) per 1,000 population	0.34	0.04	0.37
Restricted	Area (ha)	74	17	91
	Area (ha) per 1,000 population	0.54	0.12	0.67
Private	Area (ha)	30	16	46
	Area (ha) per 1,000 population	0.22	0.12	0.34
All	Area (ha)	151	37	188
	Area (ha) per 1,000 population	1.10	0.27	1.38
Accessible or restricted	Area (ha)	120	21	142
	Area (ha) per 1,000 population	0.88	0.16	1.04

Key Issues relevant to setting a Quantity Standard

7.23 Key Issues arising from the analysis of provision, relevant to setting a quantity standard, are as follows:

Analysis of Current Provision

- 7.24 Tables 7.2A and B demonstrate that there is a range of sporting facilities across the borough, but that there is an uneven distribution with considerably less provision in the south than other areas. Whilst some local variation would be expected, it is noticeable that for example there are 0.84 ha/1,000 people of pitches, in the south and approximately 1.16 ha per 1,000 people in the north of the borough. A similar pattern was identified for other sports.
- 7.25 Table 7.2C shows that currently there is 188 ha of sport provision (excluding golf), within the borough. Of this 188 ha, there are 142 ha or 1.04 ha/1,000 people of outdoor sports provision (excl golf) which is accessible or provides restricted access to residents. However, only some 51 ha or 27% of the total is fully accessible for community use. Only 30% of all the pitches are fully accessible for community use.

Consultations

- 7.26 The Residents Survey indicates that 53% of respondents thought that the provision of outdoor sports facilities was 'about right', with 40% reporting there was too little. Overall, respondents ranked the need for more outdoor sports provision as the third highest of all the open spaces. There was a spatial variation in views across the borough- 64% of Reigate residents considered that provision was 'about right' whilst the equivalent figure for the rest of the borough is less than 50%. Respondents from Redhill considered there was a particular under-provision. This is consistent with the audit findings where Reigate has one of the highest number of sports facilities per 1,000 people and some of the Redhill wards some of the lowest. This survey indicates that residents are on the whole reasonably satisfied with the level of sports provision.
- 7.27 Comments from the club questionnaire and from direct correspondence from schools indicate that the local facilities including school pitches are well used by local clubs. However half the respondents to the club questionnaire considered there is an insufficient quantity of sport facilities in the borough. When the clubs and sports associations were asked what additional facilities they would like to see, or where they consider there is demand, the key responses were: all-weather pitches for hockey, cricket nets and equipment stores. The key issue raised by the specialist sport associations in terms of the quantity of sport provision was that the lack of floodlighting and of all weather pitches leads to a high demand for the available pitches, and a resultant high cost of rental. It means disappointment for clubs trying to book facilities and to the need to travel further to alternative sites. The particularly low availability of suitable hockey surfaces leads to long distance travel to training sessions and matches. There were also comments on the low availability of appropriate athletics provision.

Facilities outside the Borough

- 7.28 The facilities that respondents use on a regular basis included a range of private and public facilities and school grounds. Respondents listed facilities that they use outside

the borough – Ifield Community College in Crawley, K2 Leisure Centre, Crawley (all weather athletics track) and the Sutton Tennis Academy for county juniors. Clubs also indicated that they use facilities outside the borough for some sports, notably hockey, on a regular basis because of insufficient or in-adequate local facilities.

- 7.29 Additional facilities are available within the local distance thresholds (see section 7.35-7.41). These include the Sutton Arena Leisure Centre, Sutton; The Harrier Centre and Athletics Track, Ewell; Coulsdon Common; Coulsdon College; Corrigan Avenue Recreation Ground in Coulsdon. Other outdoor facilities are available in neighbouring boroughs but are not included in the report as they are outside the distance threshold used in this assessment.

The Local Quantity Standard

- 7.30 The local quantity standard has been determined through reference to current provision in the borough and with regard to national guidance from the Fields in Trust (FiT) (formerly the National Playing Fields Association (NPFA)) and sporting organizations, the views of the public on the quantity of provision (above), together with the need to ensure access to site within an acceptable timescale (see Table 7.5 below).
- 7.31 FiT includes as outdoor sport, any sports facilities irrespective of ownership provided they meet the ‘leisure time needs’ of the public or their members. Fit excludes a number of sporting facilities from its definition of outdoor play/sport, for the purposes of defining the standard below. Of particular relevance for this borough is golf. Whilst such activities are excluded from the definition, FiT recognises their contribution to recreation provision. Guidance from the FiT and sporting organizations are provided below:

Guidance on Sport Provision

Fields in Trust 1.6 ha/1,000 people of outdoor sport of which 1.2 ha is pitches.

Football Association 1 pitch per 1,000 people.

- 7.32 The total area of outdoor sports provision in the borough (at 1.38 ha/1,000 excluding golf) is near the FiT standards. However when facilities with no public/club access are excluded from the figures, the provision, at 1.04 ha/1,000 people is considerably below this standard. Further, it is important to consider that of this figure, some 0.67ha/1,000 people of the provision is restricted access – e.g. community use is restricted to after school hours or at weekends) and most of them are available only to clubs.
- 7.33 The accessibility analysis (below) identified that residents expect a short travel distance to this form of open space. As a result, the provision of sports (in general) is considered as a local or neighbourhood issue, and the quantity standard determined on the basis of provision at a ward level rather than any wider area. For more specialist sports, a wider analysis area is required.
- 7.34 The recommended local quantity standard is provided in Table 7.3. It provides a local standard for outdoor sport in general, and also for pitches only. There are two

elements to the standard. The first is the Development Standard, the provision which should accompany all new housing growth, which would be provided through the Community Infrastructure Levy or other arrangements. The second is a Borough Standard - this recognises that there is a potential to increase sport within the borough. It is a guideline which the Council would encourage sports providers, partners and other facilitators to work towards in order to increase provision within the borough. Implementation in combination with the Development Standard for new housing could increase overall provision across the borough to about 1.4 ha/1,000 people by 2027.

Table 7.3: Local Quantity Standard

Current Provision	Local Quantity Standard Development Standard (for new developments) 1.04 ha/1,000 sports provision, of sites with full /restricted public access (excl golf) 0.88 ha/1,000 people of pitches
	Borough Standard (guidance for remainder of borough): 1.37 ha/1,000 people full/restricted public provision If this provision were met, in combination with the Development Standard, this would enable the overall borough level to reach 1.4 ha/1,000 people by 2027.
	GOLF: No increase is required. Justification Consultation demonstrates the need for increased sports provision. In line with the Community Strategy, the Council is committed to encouraging participation in sports. This standard ensures that sport provision in areas of new growth meets the FiT standards; and that provision of additional sports is encouraged throughout the borough, especially where provision is relatively low, to make up for existing deficiencies. Due to the broad nature of this typology, the Development Standard should be applied as a planning tool only rather than specifying a provision standard for individual sports. The range of sport should reflect local needs, but as a guide should include 1.2 ha/1,000 people of pitch sport. For specialist sports, provision levels should follow available guidance.

Setting a Local Standard: Accessibility

Accessibility of Outdoor Sport

- 7.35 The next stage of the PPG17 assessment for sports sites determined how accessible the residents consider their sporting facilities to be with a view to identifying any areas where there are local deficiencies in accessible provision. PPG17 recommends defining the catchment area for open space sites by using a distance threshold derived from the local consultations. In addition, reference is made to standards and guidance of FiT and sporting associations.
- 7.36 Over half of those using outdoor sports facilities (58%) travel to them by car, making this type of outdoor provision the most travelled to by car. A small proportion cycle (3.5%). 31% of respondents usually walk to use an outdoor sports facility. The high proportion taking the car may be more a reflection of the distance many residents *need*

to travel to sport facilities rather than their expectations and aspirations. From the consultation responses, a number of factors affect modal decisions:

- The nature of the activity itself, for example attending 'away' matches or the need to carry specialist sports equipment.
- The need to travel a distance to facilities because of a local shortfall, or a shortfall at peak times.
- People will travel further to access specialist facilities, e.g. athletics tracks and all weather pitches.
- Although the highest percentage by mode was the car, there was considerable variation in the percentage travelling by different modes across the borough. The balance between where people live and sport provision, together with the variation in public transport provision must therefore be important determinants of modal use.

7.37 Respondents were asked how far in minutes they should be expected to travel to access outdoor sports facilities using their preferred method of transport. Considering all responses to the questionnaire, only 0.7% of respondents expect to travel 0-4 minutes. The 75th percentile was within the 15-19 minute travel category. This aspiration fits within Sport England's aim that people should be able to reach sporting activities within a 20 minute journey.

7.38 However, as shown in Appendix 5 OS, there was considerable variation in the responses to both the means of travel and distance of travel depending on the type of facility and where respondents live. For example, a greater proportion of respondents from Reigate walked than respondents from other towns, presumably reflecting access to facilities. It is reasonable to assume that people within Reigate & Banstead would walk to facilities such as football pitches if they were close enough. Most would expect to drive to more specialist facilities. However, as not all young people and adults have access to cars, many would be excluded from sport were driving to be used as the basis for a local sports standard for the majority of sports, therefore going against the National policy aims of increasing access to sport. It was therefore decided to establish a local standard based on walking for some categories of sports so as to enable the promotion of healthier lifestyles and sustainable transport, in line with Council goals.

7.39 In determining a local accessibility standard, reference was also made to available guidance from FiT and sporting organisations, as shown in Table 7.4 below:

Table 7.4: Standards and Guidelines on Sport Accessibility

Organisation	Guideline
Fields in Trust (FiT)	
Pitch sports	No more than 1.2km walk from pitch sports
Synthetic pitches	Synthetic pitches 20 minute drive (8 km)
Athletics	Athletics (NPFA) 20 minute drive (8 km) One synthetic track with flood lighting per 250,000 people within a 30 minute drive (12 km)
Bowling green	1 green in 20 minute walk
Sport England	
General	Sports – 20 min drive
Synthetic pitches	Synthetic pitches – 20 minute catchment area (8 km)
Football Association Synthetic pitches	Prime catchment area for a 3G pitch is 5 miles (8 Km)
Tennis	Community tennis 20 minute walk
UK Athletics Strategy 2002-6	An 8 lane track per County 6 lane track with floodlights per 250,000 people in 30 min drive time Local athletics grounds for training purposes.

The Local Accessibility Standard

7.40 The local accessibility standards are provided in Table 7.5 below, based on the above consultation and analysis. For details on deriving the standards, reference is made to Appendix 4b.

Table 7.5: Local Accessibility Standard

Accessibility Standard: Pitches: 1.2km walk Tennis and bowling greens: 1.2 km walk Athletics and other more specialised sports: 20-30 minute drive, 8 km Golf: 5 km drive
Justification: The majority of respondents said that they drive to sport facilities. The proportion cycling/walking or driving varied across the borough, possibly reflecting the distances they have to travel to pitches, rather than their preferred means of travel. A standard based on driving will exclude non-car owners or children, whose parents are not able to drive them to facilities, from active participation. The standard for pitches, tennis courts and bowling greens is based on a 20-25 minute walk time. A longer drive time would be expected for more specialised sport facilities.

7.41 The consultation also provided the following comments with respect to the accessibility of sport facilities. More detail is provided in Appendix 5 OS:

- Sport Associations reported that a high proportion of the sports facilities in the borough are in private ownership (private sports clubs or schools). Therefore whilst they were available to the public, their availability was restricted in terms of times of day, and usage.
- The Sports Questionnaire demonstrated a high level of satisfaction with the accessibility of the sites. 76.8% of respondents reported they were satisfied with pushchair / wheelchair access, and 70% with cycle access.

Setting a Local Standard: Quality

7.42 The site quality assessments undertaken by the Council considered a range of criteria taking account of those identified in PPG17 guidance. These included topography and state of grass and artificial pitches, cleanliness, seating, toilets and parking. Appendix 3 details the criteria used in the assessment.

7.43 The private facilities were not available for audit. Of the public sports sites, most were evaluated as part of the surveys of the amenity green space, park or natural/semi-natural green space, of which they are a part. Therefore the audit findings are not repeated here. Approximately 43% of the sites were considered to be good, 46% reasonable and 11% poor.

7.44 In addition, responses to the consultation provided a useful assessment of the quality of the facilities. 42% of respondents to the Residents Survey reported that the quality of outdoor sports facilities was very good / good, and a further 43% rated them as average. Respondents to the Sports Clubs and Organisations Survey indicated that they mainly use club owned private facilities though many also use schools or sports centres and a quarter use only indoor facilities. Most respondents expressed satisfaction with almost all aspects of the facility used most frequently.

7.45 Concerns raised by the club respondents and sporting associations included the lack of local high quality cricket pitches, the lack of dedicated athletics tracks, good quality synthetic pitches for hockey and floodlighting. It was considered by many club and sports associations' respondents that the provision of too few floodlit and / or all-weather pitches resulted in an over-demand for specific pitches and high costs of hiring. Concerns were expressed over the lack of changing facilities, specifically at Battlebridge Road. In addition, concerns were raised over the poor quality of certain access roads, poor road repair for club cycling and lack of parking.

The Local Quality Standard

7.46 NPFA (now FiT) provides guidance on the quality of sports pitches. The local quality standard for outdoor sports has been set taking account of the current quality for the areas, derived from site assessments, together with the views and aspirations of residents.

7.47 The local quality standard is provided in Table 7.6 below. Justification for the standard is provided in Appendix 4c.

Table 7.6: Local Quality Standard**Recommended Quality Standard**

A clean, litter free sports site which is fit for the purpose for which it was designed. The site should have level and well-drained good quality surfaces, appropriate changing rooms, toilets, parking, bins and seating. The sites should be well-managed, with links with the community where possible.

7.48 Appendix 3 outlines the link between the above quality vision and the site assessments. The quality vision is converted into an expected score based on the site assessment methodology. For outdoor sport, this quality vision equates to a score of approximately 60%. This score is used to provide a quality benchmark for evaluating the sports sites across the borough, to provide an aspiration standard for all sites within this typology. As described in Appendix 3, in association with the evaluation of site quality, the Council also evaluated the value of individual sites, although in line with PPG17 guidance no standard is set for value. The value of each site is provided in Appendix 5 OS. Value is assessed in conjunction with quality in Section 7.61 below.

Applying Provision Standards***Quantity***

7.49 Table 7.7 summarises the application of the local quantity standard. This includes both the standard for new housing growth and the borough standard (see Table 7.3).

7.50 The analysis of current provision of sport, as a whole, against the standard demonstrates that:

- The majority of wards show a deficit against the local standard.
- There is a particular shortage of sports grounds in the south of the borough.
- Horley Central and Redhill West have high levels of un-met needs.
- The borough is deficient in pitches in comparison with the Football Association target of 1 pitch per 1,000 people.

Table 7.7: Application of the Quantity Standard

Ward	Percentage of standard for pitches		Percentage of standard for all facilities		Add. ha required for pop growth	Further Ha required for Borough Standard	2010	2027
	2010	2027	2010	2027				
Banstead Village	59%	55%	59%	54%	1.08	4.98	●	●
Chipstead, Hooley And Woodmansterne	246%	230%	221%	205%	0.00	0.00	●	●
Kingswood With Burgh Heath	42%	40%	41%	39%	0.56	5.15	●	●
Nork	13%	12%	11%	10%	1.06	9.35	○	○
Preston	46%	35%	41%	29%	1.67	2.48	●	●
Tadworth And Walton	76%	74%	67%	65%	0.33	3.19	●	●
Tattenhams	74%	70%	79%	74%	0.61	2.19	●	●
					5.32	27.34		
Earlswood And Whitebushes	54%	53%	55%	54%	0.31	5.75	●	●
Meadvale And St Johns	37%	33%	56%	48%	1.90	4.87	●	●
Merstham	95%	81%	86%	71%	2.21	1.60	●	●
Redhill East	32%	24%	48%	34%	4.94	6.60	●	●
Redhill West	10%	7%	16%	11%	4.74	9.24	○	○
Reigate Central	184%	156%	200%	166%	0.00	0.00	●	●
Reigate Hill	123%	98%	142%	110%	0.00	0.00	●	●
South Park And Woodhatch	46%	45%	49%	47%	0.45	5.09	●	●
					14.55	33.14		
Horley Central	0%	0%	0%	0%	0.14	10.65	○	○
Horley East	96%	67%	113%	75%	3.00	0.00	●	●
Horley West	91%	63%	88%	58%	5.46	1.28	●	●
Salfords And Sidlow	51%	51%	44%	45%	-0.03	1.89	●	●
					8.58	13.82		
Applying standard at Area level								
1 North	86%	80%	81%	74%	5.32	13.96	●	●
2 Central	69%	58%	77%	64%	14.55	24.02	●	●
3 South	58%	47%	61%	47%	8.58	13.82	●	●
Applying standard at Borough level								
Borough	73%	63%	76%	64%	28.44	51.81	●	●

KEY	
Percentage of 2027 local quantity standard	
100 or greater	●
75-100	●
50-75	●
25-50	●
0-25	○

7.51 Table 7.7 shows the current area of outdoor sport in the borough, by area and by ward. With reference to the local quantity standards in Table 7.3, it then estimates the area of sport required to support the projected population growth at the local development standard of 1.6 ha/1,000 people. This is provided for the borough as a whole, and at an individual ward level. It also estimates the area required per ward to raise provision to the local borough standard of 1.37 ha/1,000. It demonstrates the

current level of provision as a percentage of the total requirement to satisfy both the development standard and the borough standard by 2027.

7.52 From Table 7.7, the following conclusions can be drawn:

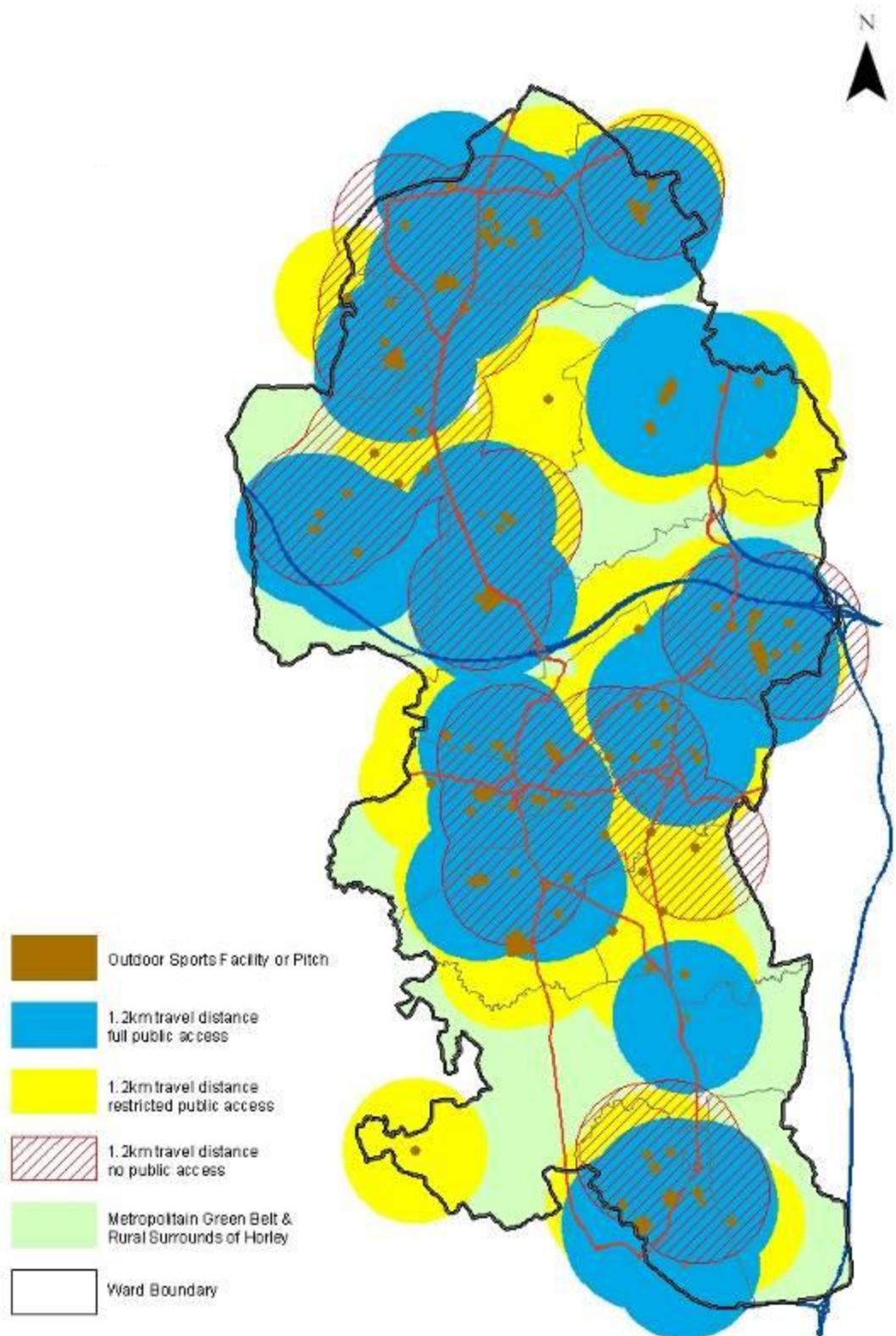
- To meet the standard of 1.6ha/1,000 people for the housing development associated with the expected population growth by 2027, approximately 28 ha of sport provision is required. This would need to be provided as part of the Community Infrastructure Levy for new development.
- Associated with the planned regeneration and new neighbourhood projects (see Appendix 7) it is proposed to include new sport facilities. At the time of writing, it is assumed that three football pitches and a cricket pitch would be included within the proposed Horley Town Park (see Appendix 7). The current provision in Preston would be augmented (as provided in Appendix 7). This would contribute to the new development target and as a result a net 25 ha should be allowed for as part of new development planning.
- The Council also recognises that, in addition to the needs of the new housing development, there is the potential to increase the provision within the borough as a whole to better meet the needs of the current population. This could potentially be provided by local partners and communities as part of neighbourhood planning. The best mechanism for increasing provision should be considered locally taking into account the availability of sport and other open spaces in the vicinity and local opportunities which may arise.
- Without additional sports provision, the pitches and other sports facilities per 1,000 people will decline by 2027 due to population increase, from an average of 1.04 ha/1,000 to 0.91 ha/1,000 people. Overall the south of the borough will see a fall in provision of pitches to 0.56 ha per 1,000 people by 2027 if no further provision is made. Future sport provision, which is part of the Regeneration schemes in these areas, is described in Appendix 7 and discussed later in this Section.

Accessibility

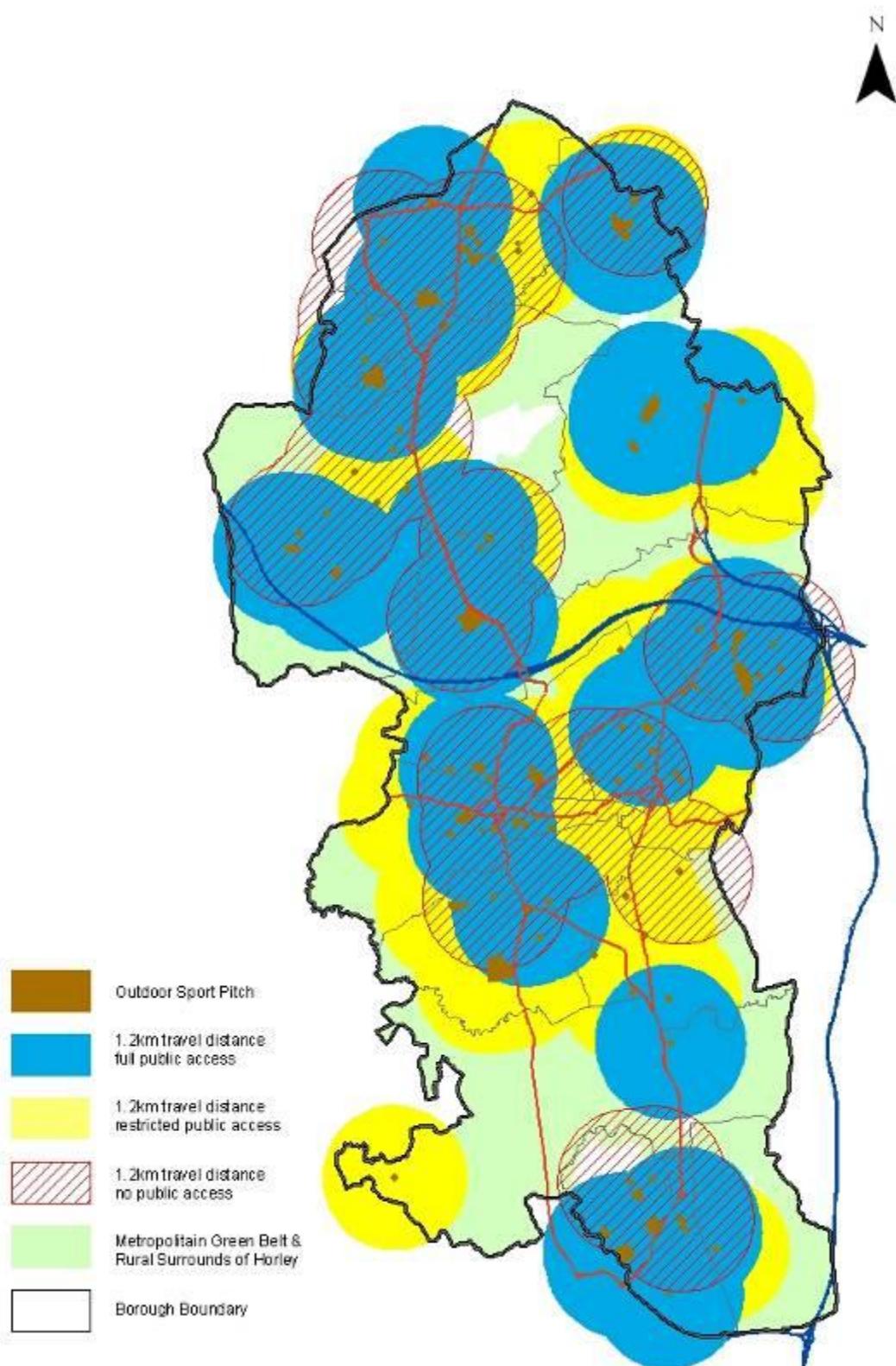
7.53 Figure 7.1 shows the application of the accessibility standard of 1.2 km travel distance for sports facilities considered as a whole. This demonstrates that substantial areas of the borough are not within the defined travel distance for any fully accessible or restricted access outdoor sport. These areas include parts of the built up areas within Kingswood with Burgh Heath, Tadworth and Walton, Nork, Tattenhams, Reigate Hill, and Horley. In addition the rural areas are not within the distance set by the local standard.

7.54 Figure 7.2 shows the application of the accessibility standard of 1.2 km travel distance for pitches including synthetic pitches. This mirrors the analysis in 7.53 above.

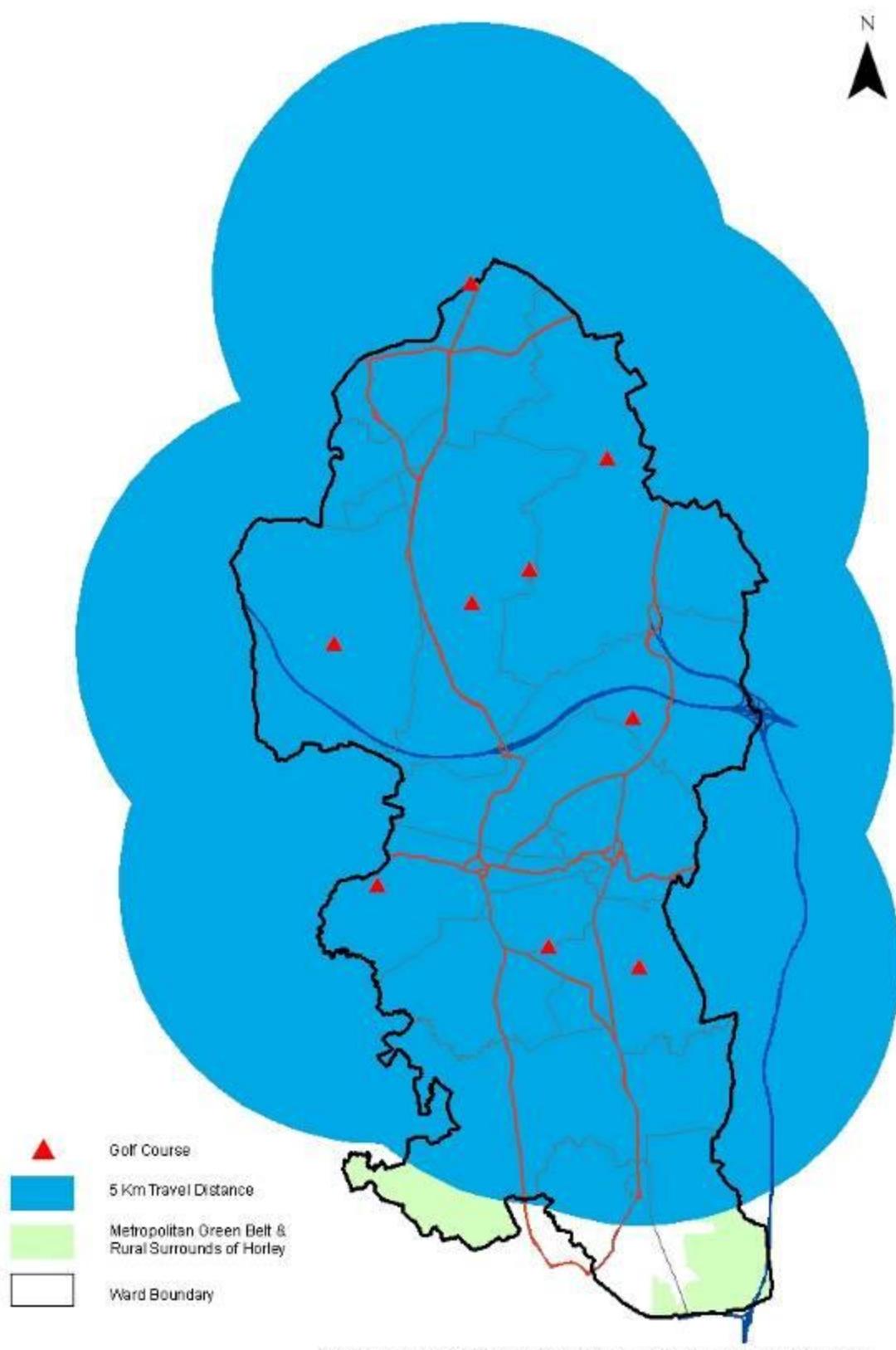
7.55 Figure 7.3 provides the application of the accessibility standard of 5 km driving for access of golf courses, which demonstrates that the borough is well served with golf courses.

Figure 7.1: Accessibility of Outdoor Sports Facilities

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Figure 7.2: Accessibility of Outdoor Sports Pitches

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Figure 7.3: Accessibility of Golf Facilities

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- 7.56 In terms of specialist provision within the borough, there are two athletics tracks within 30 minutes drive of most of the borough's residents. However one is a small straight 100m track and is in use by the school most of the time and so is only available to clubs on a very restricted basis. The other is Battlebridge Road athletics track which is, according to consultations, in need of improvement. Most of the borough is accessible to synthetic pitches within the recommended standard. However all but one is on a school site. The pitch at the RAA School is in almost constant use by their own pupils, the other sites are also restricted in their availability to the public. This standard is therefore not met. Similarly the Football Association guidance on accessibility to 3G football pitches is not met owing to the restricted availability of these pitches.
- 7.57 However there are athletics tracks and synthetic pitches in adjacent boroughs within the travel distance required by the local accessibility standard. To the north of the borough, an 8 lane athletics track is available for public use at the Sutton Area Leisure Centre. To the North West, the Harrier Centre provides a 6 lane athletics track, again for public use. There is an 8 lane athletics track at the K2 Leisure Centre in Crawley, but, at a distance of 10km to the south of the borough, is outside the travel distance of the majority of residents. Improving the Battlebridge Road site would make a useful contribution to local athletics provision.
- 7.58 There are 13 synthetic pitches outside the borough which are within the travel distance recommended by the local standard. All but one is a school site. The facilities are either available only to the school students, or are available only on a restricted basis to clubs.
- 7.59 From this information, coupled with the quantity assessment, it is evident that in addition to the need to increase the quantity of sports facilities within the borough, there is a need to carefully consider the location of any new facilities and specifically the specialist facilities, so as to improve accessibility to sports from specific areas of the borough.

Quality and Value

- 7.60 The quality benchmark standard is set at 60%. This is the score needed to achieve the desired level of quality at the outdoor sports sites. Many sites could not be audited for reasons described in 7.43. Whilst this was sufficient to gauge the general quality of the pitches, it is not appropriate for determining the percentage of sites meeting this benchmark. However 71% of respondents to the survey considered the sports pitches to be 'good' or 'average', and this impression concurs with the audit findings. It is considered that the quality of pitches did not appear to be impacting negatively on their use.
- 7.61 The value of sites is fundamental to the effective planning of future open space. As described in Section 3, the assessment of value was based on a site specific assessment of a range of issues focusing on site usage, the site context (issues such as accessibility or uniqueness of the site) and the sites wider benefits.
- 7.62 It is recommended that facility owners should be encouraged to improve the quality and accessibility of outdoor sports provision. In particular, improvements could be made in relation to the specific areas of concern identified through the consultations –

specifically the increased accessibility of floodlit all weather pitches, suitable facilities for hockey and specialist athletics provision and changing facilities.

- 7.63 As part of the Preston regeneration project, it is currently planned to improve the outdoor sports provision at Merland Rise recreation ground. Whilst this will lead to a reduction in the quantity of amenity green space, it is considered a positive gain to the community as a result of the enhanced sport provision (see Appendix 7).

Overall Analysis

- 7.64 Key findings of the assessment in terms of accessibility to outdoor space, are as follows:

- Accessibility to outdoor sports provision is low in the rural areas. When fully accessible/restricted access outdoor sports facilities are considered in isolation, there are large areas within the built-up area of the borough which are outside the recommended travel distance for outdoor sports. However, when private facilities with no access to the public are taken into account, there is a considerably wider distribution across the built-up area. Consideration could therefore be given to working with partners to increase access to private facilities.
- Section 7.37 showed that residents expect a short travel distance to this type of open space provision, and that therefore the quantity of sport required should be considered at a ward level rather than any wider area, so as to ensure acceptable provision is made locally. There is however variation in expectations depending on the sport. For example people would expect to travel further for specialist facilities such as all weather hockey pitches and athletics tracks and this is allowed for by including specific standards for specialist sports.
- There is a very high demand for specialist facilities such as athletics and synthetic turf pitches, within the borough. Refurbishment of the existing athletics facilities would complement the larger high performance tracks outside the borough. Similarly, provision of additional all weather pitches or floodlighting of existing pitches within the borough would reduce the demand on suitable pitches and reduce the need to travel, especially for hockey.

- 7.65 In terms of quantity of provision, the following analysis can be drawn:

- Section 7.50 demonstrates that the borough is deficient in outdoor sports facilities which are available to the public, in comparison with national and local standards. For example, only some 34% of the pitches are available to the community on an ad-hoc basis, the remainder is available only on a restricted basis or not at all.
- Sports facilities are unevenly distributed across the borough with the south having considerably less sports facilities in terms of ha/1,000 people than the other areas. Quantity deficiencies will increase with population growth. In the absence of further sport provision, Horley Central will continue to have no sport provision and Redhill West would have 11% of the standard by 2027.

- 7.66 With regard to quality, whilst the respondents to the residents' questionnaire consider the facilities to be on the whole good, a number of concerns were raised regarding the facilities.
- 7.67 The approximate quantity of outdoor sport required to meet the current and future population needs has been estimated, based on the local quantity standards provided in Table 7.3 and an assumed population growth by 2027, and taking into account an assumed future sport provision from regeneration and new neighbourhood projects, which are described in Appendix 7. It is assumed that 3 ha of sport provision will be provided within the proposed Horley Town Park (Appendix 7). Developers of new housing could be required through the Community Infrastructure Levy (CIL) or other arrangements to provide or contribute to the provision of new sport facilities so as to meet the local Development Standard for new population growth of 1.6 ha/1,000 people. Applying this proposed local quantity standard to all new housing would generate some 28 ha of additional sports provision by 2027.
- 7.68 In addition to the above sports provision associated with new housing growth, the Council aims to encourage sports providers to work together, through Neighbourhood Planning and other mechanisms, to increase publicly accessible sports provision across the borough so as to reduce current shortfalls. The aim is to increase accessible sports provision to a borough Standard - the equivalent of 1.37 ha/1,000 people of accessible sports provision. Providers could consider the best ways to increase provision at a local level, taking into account local needs, and the availability of sport and other types of open spaces in the vicinity. It is envisaged that this provision could be increased through a number of mechanisms such as:
- Keeping existing facilities, plus:
 - Provision of new facilities where provision is low, within the accessibility threshold defined in the local standard.
 - Negotiating community access to existing private facilities.
 - Increasing the quality/value of existing facilities. For example, the provision of floodlighting on all-weather pitches would extend the availability of the existing good quality pitches which are in high demand. Provision of changing rooms similarly increases the usage of the site.
 - Improving access to existing facilities – e.g. through bus routes or publicising cycle routes.
- 7.69 If both the Development Standard and Borough Standard were achieved, provision could increase to approximately 1.4 ha/1,000 people by 2027.
- 7.70 The recommended focus for individual sports is as follows:
- Pitches: additional pitches, consider more floodlighting to increase availability.
 - Synthetic pitches: encourage provision of more publicly available local pitches and floodlighting of existing pitches.
 - Tennis Courts: quality improvements.
 - Bowling Greens: no comments received.
 - Athletics: consider refurbishment of Battlebridge Road and facilities.
 - Netball: no comments received.

Priorities and Recommendations for Policy Direction

To meet the needs of residents, the Council should look at ways to protect existing sports facilities, provide new or extend the accessibility of existing provision, and enhance the quality and value of existing sites so as to optimise their usage.

1 Protect existing provision

All existing sports facilities and playing fields should be protected from development through the Local Development Framework. Pitches and other facilities should only be removed where a clear case has been formulated demonstrating that higher quality or value can be achieved by replacing it by another sports facility in the same location or nearby.

All Urban Open Land currently used for sport should be maintained as sport provision.

2 Improve quality and value of existing sites and maximise their potential

Maximise the value of existing sites by encouraging sports providers to increase the quality of their sites, and to extend their availability by introducing facilities such as changing rooms and floodlighting.

3 Increase provision within the borough

Develop a plan based on this assessment to ensure the optimal location of different sports provision to meet local needs and standards and that this is built into development plans.

All new housing provision should be accompanied by sports provision or by contributions to provision, to the local quantity, accessibility and quality standards together with contributions to long term maintenance. Sports provision should be available to the community on an ad-hoc basis.

The Council should encourage sports providers to increase sports facilities across the borough as a whole to meet current deficits, and/or to improve their quality, value or accessibility.

The Council should encourage more efficient use of existing sites, for example by encouraging, where practical, the provision of all weather pitches and flood lighting.

The Council should work with owners of private facilities to gain increased community access to sport provision on an ad-hoc basis and for clubs.

The LDF should identify appropriate new sites for sports provision. The focus for siting should be on those areas with greatest deficiency and where housing provision is expected.

The pitches should be provided within 1.2 km of residential areas to enable the majority of people to be able to gain access to the pitch by walking or by cycling, irrespective of whether they have cars.

8 INDOOR SPORTS FACILITIES

Definition

- 8.1 PPG17 indicates that local 'Open Space' assessments should include an evaluation of indoor sports and recreation facilities. The primary purpose of this type of open space is to provide opportunities for participation in indoor sports. Whilst no definition is included, PPG17 indicates that as a minimum, this should include an evaluation of swimming pools, indoor sports halls and leisure centres, indoor bowls and tennis centres, ice rinks, community centres and village halls.
- 8.2 For this assessment the typology of indoor sport and recreation facilities included the following facilities within the Reigate and Banstead area:
- Leisure centre/sports centres
 - Village, church halls and community centres
 - School halls and sports halls
 - Indoor tennis centres
 - Health and fitness clubs/centres
 - Indoor bowls and ice-rinks
 - Indoor swimming pools
- 8.3 There are no indoor tennis centres or ice rinks in the borough.
- 8.4 This Section provides a broad assessment of indoor sport and recreation facilities in order to guide future planning. The assessment included a review of data available from the on-line national database of sports facilities held by Sport England, called Active Places Power, together with information available from Surrey County Council, sports associations and the Council's own records, together with local information gained through internet searches and questionnaires issued as part of this assessment.



New Leisure Centre, Horley

Strategic Context

- 8.5 As noted in Section 7, Sport England is the body responsible for delivery of the National Strategy for sport. This approach is adopted at the County level where the Surrey Sports Board with its partners aim to make Surrey a “more active & successful sporting county.” Active Surrey’s strategy aims at assisting the development of both indoor and outdoor sport across the County.
- 8.6 Improving participation in local sports and leisure groups and promoting healthy living is a key priority within the Reigate & Banstead Community Plan to 2020. The theme “A Zest for Life” seeks to ensure that everyone within the borough has the opportunity to enjoy healthy and active lifestyles. The draft Corporate Plan (2011-15) contains a similar commitment; seeking to achieve “A Clean Green Safe and Healthy Borough” by encouraging residents to lead healthy lifestyles by “providing access to high quality leisure facilities such as parks and open spaces and by investing in the improvement of our leisure centres.”

Consultation Findings

- 8.7 The residents’ survey noted that generally, fewer people use indoor sports facilities than the other types of open space. However, this is perhaps unsurprising because indoor facilities usually cater for more specific activities. Of those that responded, 25% had not used any form of indoor sports facility in the preceding 12 months.
- 8.8 Over the 12 months preceding the survey the facilities used most often were the three council owned leisure centres. When their usage is combined, these facilities had been used by more than half of respondents during the preceding 12 months. Village halls were the second most used facility, with over 40% of respondents having used this type of facility over the past twelve months.
- Village hall (40.3%)
 - School hall (20.3%)
 - School sports hall (19.9%)
 - Donyngs Leisure Centre (37.4%)
 - Banstead Sports Centre (20.2%)
 - Horley Anderson Centre (12.1%)
 - Health and fitness club/centre (16.9%)
 - Indoor swimming pool (39.4%)
- 8.9 When asked how often they use facilities, the vast majority of respondents used them less than once a month. However, facilities such as swimming pools and leisure/health and fitness centres were used on a more frequent basis. In particular, more than 18% of respondents indicated that they used swimming pools once a week or more.
- 8.10 Swimming was by far the most common activity carried out by residents visiting sports centre both in and outside of the borough. This was followed by fitness activities such as gym and aerobics.
- 8.11 From this survey it appears that indoor sports facilities within the borough are generally well used; however, respondents commented that there are individual facilities which are under-used. Whilst this could possibly be a reflection of the age profile of respondents, it is also important to explore possible reasons why underuse occurs.

This will be explored further under the Accessibility and Quality & Value sections below.

8.12 During May/June 2011, additional targeted consultation was carried out with residents in the north of the borough regarding proposals for Banstead Leisure Centre. In particular, the survey found that residents top priorities for facilities within a leisure centre were:

- A swimming pool (81%)
- Fitness gym (71%)
- Sports hall (68%)
- Exercise/dance studio (54%)

8.13 The consultation also found replacing Banstead Leisure Centre to be a higher priority for 70% of residents than spending on improvements to other Council services such as support for the elderly or young people.

Setting a Local Provision Standard: Quantity

Current Provision in Reigate and Banstead

8.14 A full listing of sites and facilities in the borough is provided in Appendix 5 IS. The list of indoor sport provision within the Council was developed through review of information held by Council officers, information from Sport England's Active Places Power database and data obtained from a questionnaire issued to all facilities, clubs and schools as part of this local assessment.

8.15 The audit found a total of 54 dedicated indoor sports facilities in 34 sites across the borough. The sites range from purpose built multi-sport centres such as Donyngs Leisure Centre through to individual facilities such as school sports halls. In addition, a number of small village/community centres and church halls offer a space suitable for a variety of community activities including sports such as dance and badminton.

8.16 The majority of the indoor sports facilities in the borough are owned/managed by either the local authority or as part of in-house school facilities. The borough is unusual in that it has a very limited number of small indoor sport facilities in commercial ownership and management. In comparison, many of the adjoining boroughs have a large commercial run facility (e.g. David Lloyd (Sutton); Virgin Active (Epsom & Ewell); Esporta (Croydon)). As a high proportion of the borough's facilities are within schools with only restricted access to the public, there is a relatively high reliance on the three Council owned facilities. However, there are a number of commercially run facilities in neighbouring boroughs, particularly in the north of the borough, and many of these are in close proximity to our boundaries. Due to the elongated shape of the borough, many residents are able to access these indoor facilities within an acceptable travel time. Section 8.20 below demonstrates use of facilities outside the borough by residents.

8.17 This section analyses first the quantity of indoor sport generally, across the borough. This is followed in Section 8.29 to 8.53 of the quantity of the three main individual sports facilities: sports halls, swimming pools and health and fitness suites.

8.18 Tables 8.1 and 8.2 present the analyses of indoor sports facilities across the borough. The following should be noted in reading the tables:

- Where the term ‘accessible’ is used, this covers facilities which are fully accessible as well as those which have ‘restricted’ access to the public. This may mean that the facility may be available for public use only during restricted hours or through membership. Such sites include state and private schools which are open to the public during weekends or in the evenings.
- Where a facility is used for more than one sport, the predominant use is noted, to avoid double counting of facilities.
- The facilities list includes existing sites and those for which planning permission has been granted and /or which are currently being developed as part of new build/regeneration. The Council is also planning sports provision as part of subsequent phases of regeneration projects (see Appendix 7). While these are not included in the table, their likely future provision is considered in the overall analysis below (Section 8.71).

8.19 Table 8.2 lists the quantity of indoor sports facilities available within the borough by category.

Table 8.2 Indoor Sports Provision in the Borough

	Health & Fitness Suite	Health & Fitness Stations	Indoor Bowls	Sports Hall	Badminton Courts	Swimming Pool	Learners Pool	Total Facilities (excluding individual stations & badminton courts)
North	2	72	-	6	10	6	1	15
Central	10	258	1	14	44	6	2	33
South	2	42	-	1	4	1	1	5
Total	14	372	1	21	58	13	4	53
Publically accessible (full or restricted)	9	318	1	12	38	7	3	32
Private use only	5	54	0	9	20	6	1	21

Note: See Map 2.1 for an illustration of the three borough areas listed in the table

- 8.20 It is difficult to make comparisons across the borough in *total* sport provision. However it is evident from examining any one of the sports types in Table 8.2, that there is considerable variation across the borough. In particular, provision is largely focused on the central areas of the borough which has more than double the number of facilities than the north. The south of the borough has the lowest number of facilities across all of the indoor sport typologies, but particularly in terms of swimming pools and sports halls.
- 8.21 As part of the Corporate Plan 2011-15, the Council is committed to improving the three major leisure centres in the borough. Construction of a replacement leisure centre in Horley and refurbishment of Donyngs Recreation Centre are both underway whilst

proposals to replace Banstead Leisure Centre with a new wet and dry facility have been agreed, subject to the Council achieving sufficient capital receipts from land disposals to support the costs of the new centre. These developments will enhance both the range and quality of leisure facilities in the borough.

- 8.22 In addition to the dedicated indoor sports facilities are the following church, community and village halls (Table 8.3).

Table 8.3 Community Centres, Village Halls and Church Halls offering Indoor Sports Facilities

Site name	Ward name	Zone	Accessibility	Comm. Hall
Church Hall, Yorke Road, Reigate	Reigate Central	2 Central	B	Community hall
Church Hall St Paul's Church Warren Road Banstead	Nork	1 North	B	Community hall (Judo)
Merstham Village Hall	Merstham	2 Central	B	Badminton
Peter Aubertin Hall Elmore Road Chipstead	Chipstead, Hooley & Woodmansterne	1 North	B	Badminton
St Wilfred's Church Hall Horley Row Horley	Horley West	3 South	B	Indoor play equipment
Tadworth Social Club Tadworth Village Hall	Tadworth & Walton	1 North	B	Ladies Badminton Club
Village Hall Cayton Road	Chipstead, Hooley & Woodmansterne	1 North	B	Badminton
Woodhatch Community Centre Whitebeam Drive Reigate	Meadvale & St Johns	2 Central	A	Carpet Bowls
Woodmansterne Village Hall	Chipstead, Hooley & Woodmansterne	1 North	B	Short mat bowls club

Note: A - fully accessible to the public; B – restricted public access; C – private use only

Facilities within adjacent boroughs

- 8.23 In addition to evaluating sites within the borough, the study also identified facilities outside of the borough boundary which are used by our residents. The residents survey identified that respondents used the following facilities outside the borough:

- Dorking Leisure Centre
- Rainbow Centre, Epsom
- David Lloyd, Cheam
- Esporta, Croydon
- Guildford Spectrum Leisure Complex
- Virgin Active, Crawley
- RAC, Epsom
- Nutfield Priory Health & Fitness Club

- 8.24 Indoor Sports and leisure facilities outside of the borough were identified using the Sport England Active Places Power database. A full list is contained within Appendix 5 IS. The following thresholds determined through the accessibility assessment (section below) have been used to identify relevant facilities outside of the borough boundary:
- 5km for indoor sports centres, indoor pools and health & fitness suites
 - 3km for school sports halls
 - 800m for village halls
- 8.25 The list of facilities outside of the borough which fall within the defined distances is contained in Appendix 5 IS and Map 8.4.
- 8.26 The key issues arising from the consultations and above data, relevant to future provision of sports facilities within the borough are:
- 8.27 22% of the indoor sports sites within the borough are private with no access to the public. 35 % of the facilities are fully accessible to the public and 43% are available to the public at restricted times or through membership.
- 8.28 The residents survey asked those who used indoor facilities their opinion about the levels of provision in the borough:
- In general respondents felt provision was 'about right' for most types of indoor facility, particularly village halls or community centre (58%).
 - Whilst 58% also felt provision of leisure centres was about right, 32% felt there was an undersupply within the borough.
 - Provision of indoor swimming pools was considered too low by 38% of respondents, the highest of all indoor sports typologies.
 - Noticeably, 44% of respondents were unsure about whether levels of provision for school sports halls and school halls was sufficient perhaps reflecting low use and the tendency for these to be used by specific clubs rather than having generally available public timetables of activities.
- 8.29 However views on provision varied with location. For example, 70% of respondents living in Reigate considered the quantity of indoor leisure/sport centre facilities or sites were about right, whereas only 37% of respondents from Horley thought there was sufficient. These spatial differences will be drawn out in more detail under each of the main typologies. Additional consultation with residents in the north of the borough also found replacing Banstead Leisure Centre to be a higher priority for 70% of residents than improvements to other Council services such as elderly or youth support.
- 8.30 Major improvements to existing leisure provision within the borough are planned or underway. Redevelopment or refurbishment of all three of the Council's leisure centres is either underway or planned for the future. These works will improve both the range and quality of indoor leisure facilities.
- 8.31 Geographically, Reigate and Banstead is a relatively narrow borough and as such, its boundaries are generally close to the large centres of population. Extensive and complementary indoor sports facilities lay in close proximity to Reigate & Banstead residents, in adjacent boroughs. In this respect, facilities outside of the borough boundaries can potentially serve a significant proportion of the borough's residents.

Evidence from the residents' survey demonstrates that residents do use facilities within adjacent boroughs. From the search, it is apparent that residents in the north of the borough benefit from a greater number of alternatives within an acceptable distance outside of the borough boundary than the central and southern areas of the borough. In particular, there are a number of facilities within close proximity to the borough's boundaries with Sutton and Croydon.

Setting the Local Standard: Quantity

8.32 No overall quantity standard for indoor sports can be set as the requirements will vary with each type of facility. In line with PPG17, the Council has used the Supply and Demand analysis model of Active Places Power (APP) derived from the Sport England Facility Calculator to evaluate the supply/demand of the following sports halls and swimming pools. The model provides a general indication of the demand arising from the borough's population; however, this model is limited by the fact that it considers individual boroughs in isolation and does not therefore allow quantitative consideration of suitable and accessible facilities outside of the borough boundaries. In addition to this, the borough has used a generally accepted model for calculating demand for health & fitness stations.

Sports Halls

8.33 There are currently 21 sports halls within the borough; providing 55 badminton courts as shown in Table 8.4. A full list is provided in Appendix 5 IS. Table 8.4a lists the facilities within the borough and Table 8.4b provides an analysis of provision in each of the three borough areas.

Table 8.4a Provision of Sports halls in Reigate & Banstead

Site Name	Badminton Courts	Ward	Zone	Accessibility
Donyngs Leisure Centre	6	RW - Redhill West	2 Central	A
Redhill YMCA	2	EW - Earlswood And Whitebushes	2 Central	A
St Bedes School	4	RW - Redhill West	2 Central	B
Dunottar School	4	MSJ - Meadvale And St Johns	2 Central	B
Greenacre School	3	BV - Banstead Village	1 North	B
Micklefield School	1	RH - Reigate Hill	2 Central	C
Oakwood Sports Centre	4	HE - Horley East	3 South	B
Reigate College	4	RC - Reigate Central	2 Central	C
Reigate Grammar School	4	RC - Reigate Central	2 Central	B

Site Name	Courts	Ward	Zone	Accessibility
Reigate School	1	MSJ - Meadvale And St Johns	2 Central	B
Reigate St Marys School	3	RC - Reigate Central	2 Central	B
Royal Alexandra and Albert School	4	RH - Reigate Hill	2 Central	C
St Nicholas School	4	M - Merstham	2 Central	B
The Beacon School	1	TAT - Tattenhams	1 North	C
The Children's Trust		TW - Tadworth And Walton	1 North	C
The Warwick School	3	RE - Redhill East	2 Central	B
Aberdour School	4	KBH - Kingswood with Burgh Heath	1 North	C
Woodfield School	1	M - Merstham	2 Central	C
Chinthurst School		TW - Tadworth And Walton	1 North	C
East Surrey College	3	RE - Redhill East	2 Central	C
Fitness Express @ Legal & General	2	KBH - Kingswood with Burgh Heath	1 North	C

Note: A – Full public access, B – restricted public access, C – private use only

Table 8.4b Sports halls provision analysis

		Public (Full Access)		Public (Restricted Access)		Private Use Only		Total	
		Number	%	Number	%	Number	%	Number	%
Sports Halls	North	-	-	1	4.8	5	23.8	6	28.6
	Central	2	9.5	7	33.3	5	23.8	14	66.6
	South	-	-	1	4.8	-	-	1	4.8
	TOTAL	2	9.5	9	42.9	10	47.6	21	100
Badminton Courts	North	-	-	3	5.2	7	12.0	10	17.2
	Central	8	13.8	23	39.7	13	22.4	44	75.9
	South	-	-	4	6.9	-	-	4	6.9
	TOTAL	8	13.8	30	53.5	20	32.7	58	100

8.34 In total, there are 21 sports halls within the borough, the majority of which are located within the central areas. Of these, 52% are accessible to the general public; however, only 10% are fully accessible; the public access of the remainder is constrained with respect to time or the need to be a member of a club/association. The remaining 48% of facilities are private use, generally within local schools.

8.35 In terms of badminton courts, there are 58 within the borough, of which more than 67% are publicly accessible. However, once again only a small portion of these are fully accessible, with the vast majority having some form of restriction over usage. It is also clear that there is a significant distributional issue, with almost three quarters of the courts located within the central area of the borough.

- 8.36 In addition there are 18 publicly accessible sports halls outside the borough within the relevant accessibility distance of the boundary. The majority of these are located outside the northern boundary of the borough. Whilst these facilities provide a potential alternative for the borough's residents, they are not included within the quantitative analysis.
- 8.37 Demand analysis was undertaken using Active Places Power (APP). Table 8.5 provides the borough's current demand/supply analysis for sports halls and presents the analysis for the projected 2027 population, assuming current supply. Current supply includes all those facilities within the borough which have some level of public access.

Table 8.5 Active Places Power Supply and demand analysis: Sports Halls

	Current (2010 baseline)		2027 Projection (Current Supply)	
Demand	38.14 courts	9.54 halls	43.72 courts	10.93 halls
Supply	39 courts	12 halls	39 courts	12 halls
Balance	+0.86 courts	+ 2.46 halls	-4.72 courts	+1.07 halls
Percentage Met	102%	126%	89%	110%

Note: Figures for demand are the raw figures produced by the Sport England APP calculator

- 8.38 Table 8.5 shows that, in terms of courts, demand is currently matched by supply. However, it is important to bear in mind that the majority of facilities have restrictions on when they can be used by the general public. Based on projections of future population (including age profile), a shortfall of 4.72 courts is anticipated by 2027, with current supply only sufficient to meet 87% of the demand of the projected population.
- 8.39 Further analysis has been undertaken to take account of the new Horley leisure centre development which will provide a further 4 court sports hall. The impact of this development is as follows:

Table 8.6 Supply and demand analysis with future development scenario

	2026 Projection (Planned Development)	
Demand	43.72 courts	10.93 halls
Supply	43 courts	13 halls
Balance	-0.72 courts	+2.07 halls
Percentage Met	98%	119%

- 8.40 This analysis indicates that with the development at the Horley Leisure Centre, there will be sufficient facilities within the borough to meet future demand with no need for further provision. The number of required halls will be exceeded whilst there will be only a minor shortfall in the number of courts. However, it is important to note that the supply calculations also include facilities with only restricted public access which constitute over 50% of supply. As such, it will be advantageous to work in partnership with the owners of such facilities to secure greater public access.
- 8.41 There is also scope for the replacement Banstead Leisure Centre to include a full-size sports hall. However, this is subject to the incorporation of the Pheonix Community Centre into the new leisure centre and as such has not been included within the quantitative analysis.

Swimming Pools

8.42 There are currently 13 swimming pools within the borough plus an additional 3 teaching pools in each of the Council's leisure centres that, due to their length, fall outside of this calculation. Table 8.7a lists the facilities located within the borough and table 8.7b provides an analysis of provision in terms of accessibility. Full details of the facilities are provided in Appendix 5 IS.

Table 8.7: Provision of Swimming Pools in Reigate & Banstead

Site Name	Lanes	Water Area (sq.m)	Ward	Zone	Accessibility
Banstead Sports Centre	6	312	P - Preston	1 North	A
Donyngs Recreation Centre	6	325	RW - Redhill West	2 Central	A
Horley Anderson Centre	6	312	HW - Horley West	3 South	A
Dunottar School	4	175	MSJ - Meadvale And St Johns	2 Central	B
Greenacre School	4	136	BV - Banstead Village	1 North	B
Reigate Grammar School Annexe	4	300	RC - Reigate Central	2 Central	B
Royal Alexandra and Albert School	4	175	RH - Reigate Hill	2 Central	B
Brooklands School			RH - Reigate Hill	2 Central	C
Residents Leisure Facilities Netherne On The Hill			CHW - Chipstead, Hooley And Woodmansterne	1 North	C
Residents Leisure Facilities Royal Earlswood Park			EW - Earlswood And Whitebushes	2 Central	C
Aberdour School	4		KBH - Kingswood with Burgh Heath	1 North	C
Chinthurst School			TW - Tadworth And Walton	1 North	C
Fitness Express @ Legal & General	6	312	KBH - Kingswood with Burgh Heath	1 North	C

Note: A – Full public access, B – restricted public access, C – private use only

Table 8.7b Swimming pool provision analysis

		Public (Full Access)		Public (Restricted Access)		Private Use Only*		Total	
		Number	%	Number	%	Number	%	Number	%
Swimming Pools	North	1	7.7	1	7.7	4	30.8	6	46.2
	Central	1	7.7	3	23.0	2	15.4	6	46.2
	South	1	7.7	-	-	-	-	1	7.7
	TOTAL	3	23.1	4	30.7	6	46.2	13	100
Water Area	North	312	18.0	136	7.8				
	Central	325	18.7	650	37.5				
	South	312	18.0	-	-				
	TOTAL	949	54.7	786	45.3				

*Water area unknown for private use facilities

- 8.43 54% (7) of the swimming pools within the borough are accessible to the general public. However, only the three sports centres (Banstead, Donyngs and Horley Anderson) provide unrestricted public access, with the remainder generally located within schools. By and large, provision is focused on the north and central areas of the borough, with a noticeable deficiency in the south area.
- 8.44 In addition to provision within the borough, there are a further 24 publicly accessible pools within the accessibility distance from the borough boundary defined in Section 8.57 below (see Appendix 5 IS and Map 4). Whilst these facilities are not included within the quantitative analysis, it is important to recognise their contribution as alternative facilities which serve residents within the borough. Many such facilities were specifically recognised by residents as the facility they most frequently visit within the survey. Accessible provision outside of the borough is particularly high in the north of the borough, with many alternative facilities in Sutton, Croydon and Epsom falling within the accessibility threshold.
- 8.45 Demand analysis for the borough was undertaken using the Active Places Power Sports Facility Calculator. Table 8.8 shows the analysis, with supply figures including pools which have both full and restricted access to the public.

Table 8.8 Active Places Power Supply and demand analysis: Swimming Pools

	Current (2010 baseline)		2027 Projection (Current Supply)	
Demand	1345 sqm	6.37 pools	1549 sqm	7.29 pool
Supply	1735 sqm	7 pools	1735 sqm	7 pools
Balance	+ 390sqm	+0.67 pools	+ 186 sqm	-0.29 pools
Percentage Met	129%	110%	112%	96%

Note: Figures for demand are the raw figures produced by the Sport England APP calculator

- 8.46 The Active Places Power model demonstrates that the number of swimming pools within the borough meets the demand of the current population (table 8.8). In terms of both water area and number of pools, supply exceeds the demand generated by the current population. Additionally, current provision will also satisfy the demand of the projected population, with 112% of the required pool area and 96% of the required number of pools. However, it should be noted that only three of these pools currently allow public access at any time of the day.
- 8.47 Although the development of the new leisure centre in Horley and proposed replacement of Banstead Leisure Centre will not increase the amount or size swimming pool provision in the borough, both will significantly enhance the quality of swimming facilities.
- 8.48 In addition to facilities within the borough, there are a further 24 swimming pools in adjoining boroughs in close proximity to the borough border. Whilst the contribution of the out of borough facilities to satisfying demand of Reigate and Banstead residents cannot be quantified using this model, given the proximity of residents to sites outside the borough and recognition of these sites within responses to the residents survey, it is considered that a proportion of future demand would continue to be met by facilities outside of the borough. The accessibility maps (Figure 8.4) demonstrate the accessibility of these facilities.

8.49 The residents' survey found that 50% of residents across the borough felt that provision of indoor swimming pools within the borough was about right whilst 38% perceived an undersupply. Residents of Redhill and Horley were least satisfied with the level of provision with 43% of respondents from these areas feeling there were too few pools in the borough. This partly reflects the facilities audit which identified a deficiency in the south of the borough.

Health and Fitness Stations

8.50 There are currently 15 sites providing 432 stations within the borough. Table 8.11a shows the health and fitness suites within the borough whilst table 8.11b offers an analysis of provision in terms of location and accessibility. Full details of the facilities are provided in Appendix 5 IS.

Table 8.11a Provision of Health & Fitness Suites in Reigate & Banstead

Site Name	Number of Stations	Ward	Zone	Accessibility
Banstead Sports Centre	50	P - Preston	1 North	A
Donyngs Leisure Centre	120	RW - Redhill West	2 Central	A
Fitness Zone	48	RC - Reigate Central	2 Central	A
Horley Anderson Centre	16	HW - Horley West	3 South	A
Lifeline	26	RW – Redhill West	2 Central	A
Redhill YMCA	37	EW - Earlswood And Whitebushes	2 Central	A
Residents Leisure Facilities Netherne On The Hill	12	CHW - Chipstead, Hooley & Woodmansterne	1 North	C
St Bedes School	22	RW - Redhill West	2 Central	B
Oakwood Sports Centre	26	HE - Horley East	3 South	B
Reigate College	23	RC - Reigate Central	2 Central	C
Royal Alexandra and Albert School	9	RH - Reigate Hill	2 Central	C
St Nicholas School	10	M - Merstham	2 Central	B
East Surrey College	-	RE - Redhill East	2 Central	C
RNIB Redhill	23	EW - Earlswood And Whitebushes	2 Central	B
Royal Earlswood Residents Leisure	10	EW - Earlswood And Whitebushes	2 Central	C

Note: A – Full public access, B – restricted public access, C – private use only

Table 8.11b Health and fitness provision analysis

		Public (Pay & Play/Membership)		Public (Restricted)		Private Use		Total	
		Number	%	Number	%	Number	%	Number	%
Health & Fitness Stations	North	50	11.6	-	-	12	2.8	72	14.4
	Central	231	53.5	55	12.7	42	9.7	328	75.9
	South	16	3.7	26	6.0	-	-	42	9.7
	TOTAL	297	68.8	81	18.7	54	12.5	432	100

- 8.51 In total, more than 87% of health and fitness stations within the borough are accessible to the general public, almost 70% having no restrictions on the time which they can be accessed. For the purposes of health and fitness suites both Pay & Play and Registered Membership facilities are considered to be fully accessible. Spatially, provision is strongly concentrated on the central areas of the borough with more than 75% of stations located in this area. Both the north and central areas are relatively deficient in comparison. Interestingly, the borough is unusual in that it has very few commercially owned and managed facilities (i.e. David Lloyd), with the majority of stations based within the three council owned leisure centres or within local schools.
- 8.52 There is also a large amount of provision outside of the borough which could potentially serve the borough's residents. In total, some 29 sites providing over 2000 stations fall within the accessibility threshold outside of the borough boundary. A number of these sites were stated as the centre they most frequently visited by Reigate & Banstead residents through the residents' survey.
- 8.53 Supply and demand analysis for health and fitness stations has been carried out using a commonly employed methodology to calculate peak demand. This methodology uses average penetration rates (percentage of people involved) to calculate peak visits. This is then translated in to demand for individual health and fitness stations.

Table 8.12 Supply and demand analysis: Health and Fitness Stations

	Current (2010 baseline)	2027 Projection (Current Supply)
Demand	Adult population 128,500 Penetration rate ² 15.1% Anticipated users 19,403 Avg visits p/w 1.5 Total visits 29,105 % peak time 65% Peak visits 18,918 Peak hours p/w 39	Adult population 132,600 Penetration rate ³ 17.7% Anticipated users 23,470 Avg visits p/w 1.5 Total visits 35,205 % peak time 65% Peak visits 22,883 Peak hours p/w 39
	Stations required 485	Stations required 586
Supply	432	432
Balance	-53	-154
Percentage Met	89%	74%

- 8.54 Table 8.12 shows that currently, 89% of demand for health and fitness stations is currently being met, with a shortfall of 53 stations across the borough. Projecting forward to 2027, a further 101 stations will be required to meet the additional demand created by population growth.
- 8.55 Analysis has been undertaken to consider the impact of planned developments on provision within the borough. The only development of note is the new leisure centre in Horley which will provide an increased number of stations compared to the current Horley Anderson Centre (extra 34 stations). The refurbishment of Donyngs has been included as part of current provision whilst Banstead Leisure Centre proposals will not

² Taking Part Survey 2009-10

³ Assumes 1% y-o-y growth in penetration rate

result in any change to health & fitness provision. Table 8.13 below demonstrates the impact.

Table 8.13 Supply and demand analysis with future development scenario

2027 Projection (Planned Developments)	
Demand	586 stations
Supply	466 stations
Balance	-120 stations
Percentage Met	80%

- 8.56 When factored into future supply, this reduces the total shortfall in 2027 to 120 stations. However, of the three indoor sport typologies, it is by far the easiest to correct, for example, through increased space efficiency at existing facilities.
- 8.57 The residents' survey did not specifically address provision of health and fitness stations but instead sought residents' views on the provision of health and fitness clubs/centres. Overall, 56% of respondents felt provision was about right; however, a particularly high proportion were unsure (20%), a reflection of the lower usage of such facilities. Horley residents were least satisfied with provision, with more than 30% describing provision as '*too little*' whilst conversely, 63% of Banstead residents felt provision was at the correct level.
- 8.58 Findings from the residents' survey and the site audit above suggest that the greatest shortfall is currently within the north and south of the borough. Whilst the new leisure centre in Horley will increase provision, the area will also experience significant population growth over the period to 2026 as a result of the new neighbourhoods.

Setting the Local Standard: Accessibility

- 8.59 The accessibility of indoor sport provision is an important consideration in ensuring optimal use of the sites. A key issue is the fact that almost 40% of facilities within the borough are private use only (e.g. facilities within schools).
- 8.60 In terms of accessibility, 93.2% of those that responded to the residents' survey indicated they were very satisfied / satisfied with opening times. This was followed by ease of booking (92.9%) and pricing (78.4%). Residents indicated significant dissatisfaction with accessing indoor sports facilities by modes other than private car. In particular, 40% of respondents indicated they were unsatisfied / very unsatisfied with the ease of using public transport to travel to their chosen indoor facility and 34% unsatisfied with ease of walking. This situation may improve as a result of the new Horley Leisure Centre which is will have a bus stop located at the entrance.
- 8.61 Of those that responded to the residents survey most travel to indoor sports facilities by car. In particular there is higher car usage to use Horley Leisure Centre (82.6%), Donyngs Leisure Centre (82.6%), health and fitness clubs (85.7%) and indoor swimming pools (81.9%) compared to other types of provision. Respondents are more likely to walk to village halls (48.1%) than walk to any other type of provision perhaps reflecting the 'local' nature of village halls.
- 8.62 PPG17 recommends defining the catchment area for open space sites by using the distance threshold derived from the local consultations, specifically by evaluating the

distance 75%-80% of users are willing to travel. Respondents were asked how far in minutes they should be expected to travel to access indoor sports facilities using their preferred method of transport. The 75th centiles and mode responses were as follows:

Hierarchy	Means of travel	75 th centile (mins)	Mode (mins)	Distance NPFA guidelines
Borough	Leisure/sports centres, health and fitness clubs, indoor swimming	14	10-14	5 km
Local	School halls/ school sports centres	13	5-9	3 km
Neighbourhood	Village halls, church halls and community centres	12	5-9	800m

8.63 This analysis concurs with Sport England's assumption that all residents should live within a 15 minute drive time of a sports hall. No recommended distances are provided for other types of facilities. However, these figures should be used with care because:

- It is noted that the majority of residents favoured a shorter travel time, as evidenced by the modal range.
- In addition, for each type of facility the number of minutes people expected to travel depended on the means of transport used.

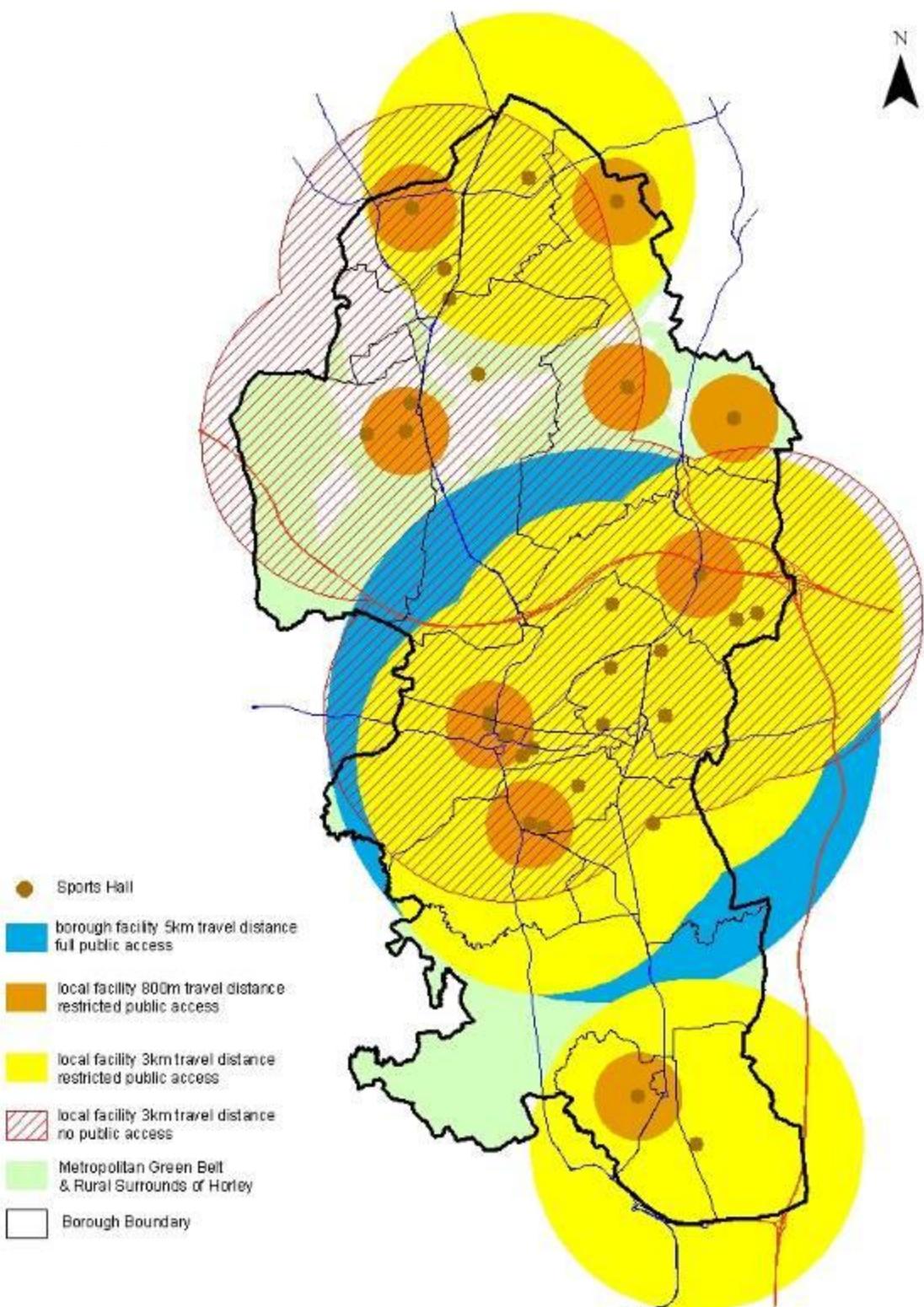
8.64 These distances could reflect the specialised nature of the activities, in that people are prepared to travel further to specific sports outlets. Alternatively the distance may reflect residents' current travel patterns and the lack of closer provision and the over-reliance on the car, which is to the disadvantage of young people and non-car owners. As a result, all factors, not purely the 75th centile, are taken into account in setting the standard.

8.65 The local accessibility standards are provided below.

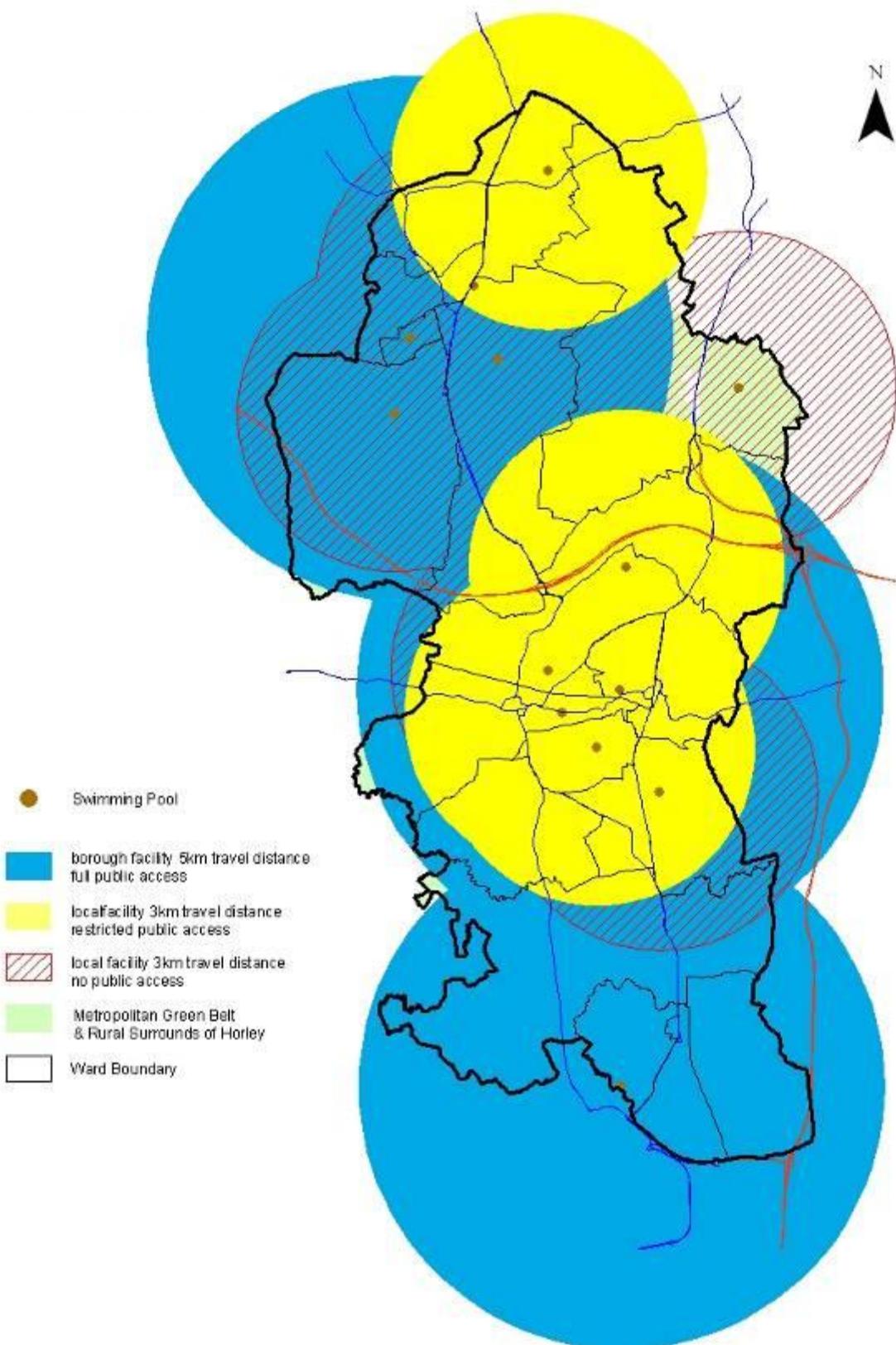
Accessibility Standards
1) Borough level and specialised facilities: The 3 council leisure centres, commercial health and fitness clubs and indoor swimming pools: 5 km drive
2) Local level facilities – school facilities (halls, sports halls and swimming pools): 3 km drive
3) Neighbourhood level facilities - Village Halls / Church Halls/ Community Centres: walk 800m
Justification:
Due to the varying function provided by indoor sports facilities, it was not considered appropriate to set an overall accessibility standard. As such, local standards have been set for each of the different indoor sports facilities to reflect the range of distances users expect to travel to each type and their preferred mode of transport as determined through the residents' survey.

8.66 Map 8.1 shows the application of the accessibility standard for sports halls within the borough. This demonstrates that the majority of the borough falls within the defined travel distance for fully accessible or restricted access sports halls.

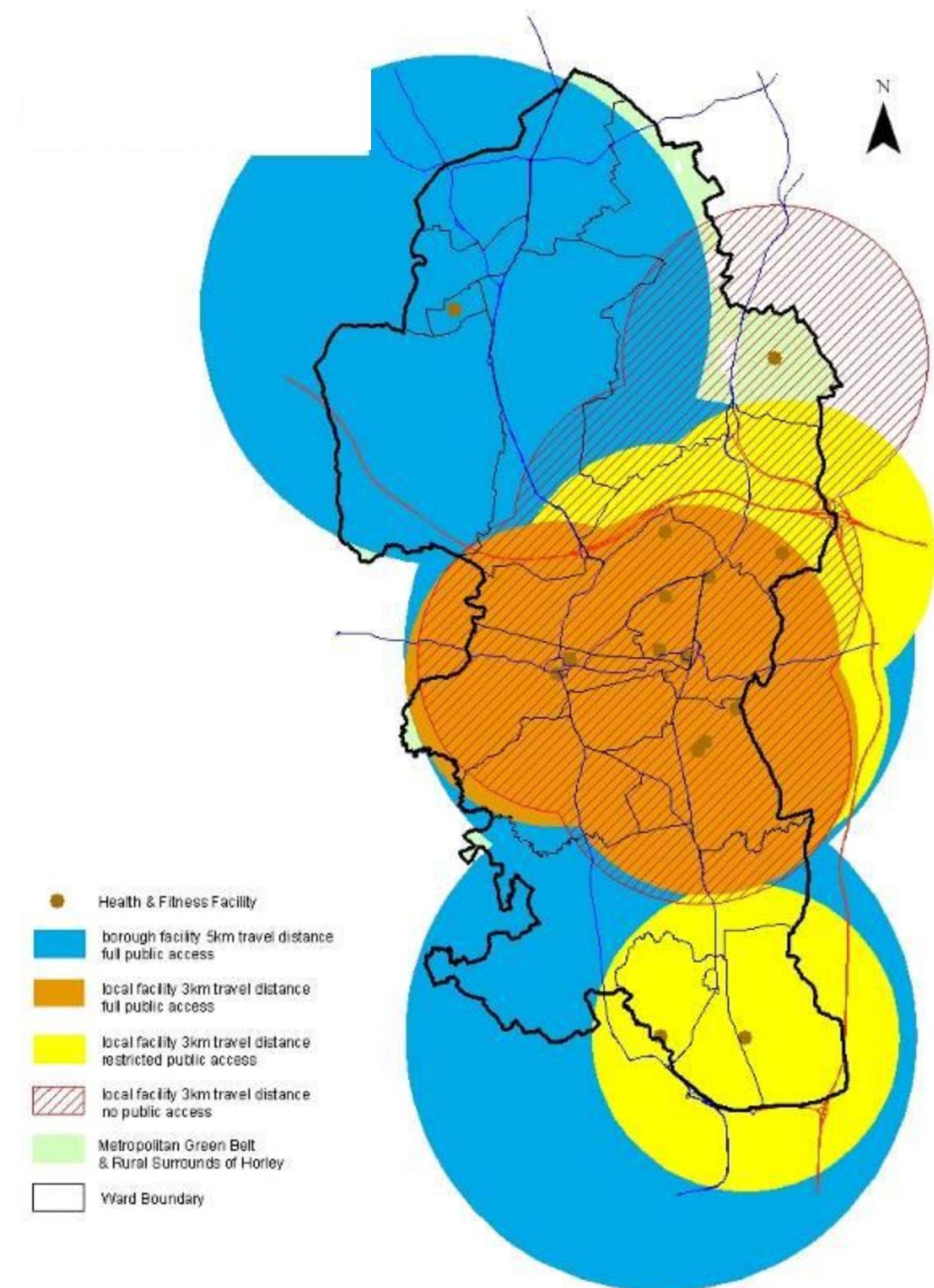
- 8.67 Map 8.2 provides the applications of the accessibility standard for indoor swimming pools. The map shows that, by and large, the borough is well served in terms of accessibility to swimming pools with almost all residents living within either the 5km or 3km travel distance of an indoor pool. However, accessibility to indoor swimming pools is reliant upon the three council run facilities, with most areas falling within the defined distance to these centres. Map 8.4 shows that the borough potentially benefits from a large number of swimming pools outside of its boundaries in neighbouring districts. Residents living in the north of the borough are particularly well served by swimming pools in adjoining boroughs, many of which were identified by residents through the residents' survey.
- 8.68 Map 8.3 demonstrates the accessibility standard for health and fitness facilities within the borough. This map demonstrates that all but a small area of the borough lies within the distance defined by the accessibility standard. However, the small area which is not covered by facilities in Reigate & Banstead lies close to boundary and is thus, well within the accessibility distance of a number of facilities within adjacent boroughs.
- 8.69 Due to the fact that a large number of residents identified facilities outside the borough as the one they most frequently visit, it was deemed appropriate to explicitly consider facilities in adjoining boroughs which are accessible to our residents. Map 8.4 specifically looks at swimming pools outside of the borough and demonstrates that a significant proportion of the most populous areas in the north and south areas of the borough are potentially served by facilities outside of the borough. Map 8.5 shows all indoor sports provision outside of the borough and further illustrates that residents in the north and south areas in particular benefit from accessibility to a large number of facilities in adjoining boroughs.

Figure 8.1: Accessibility of Sports Halls

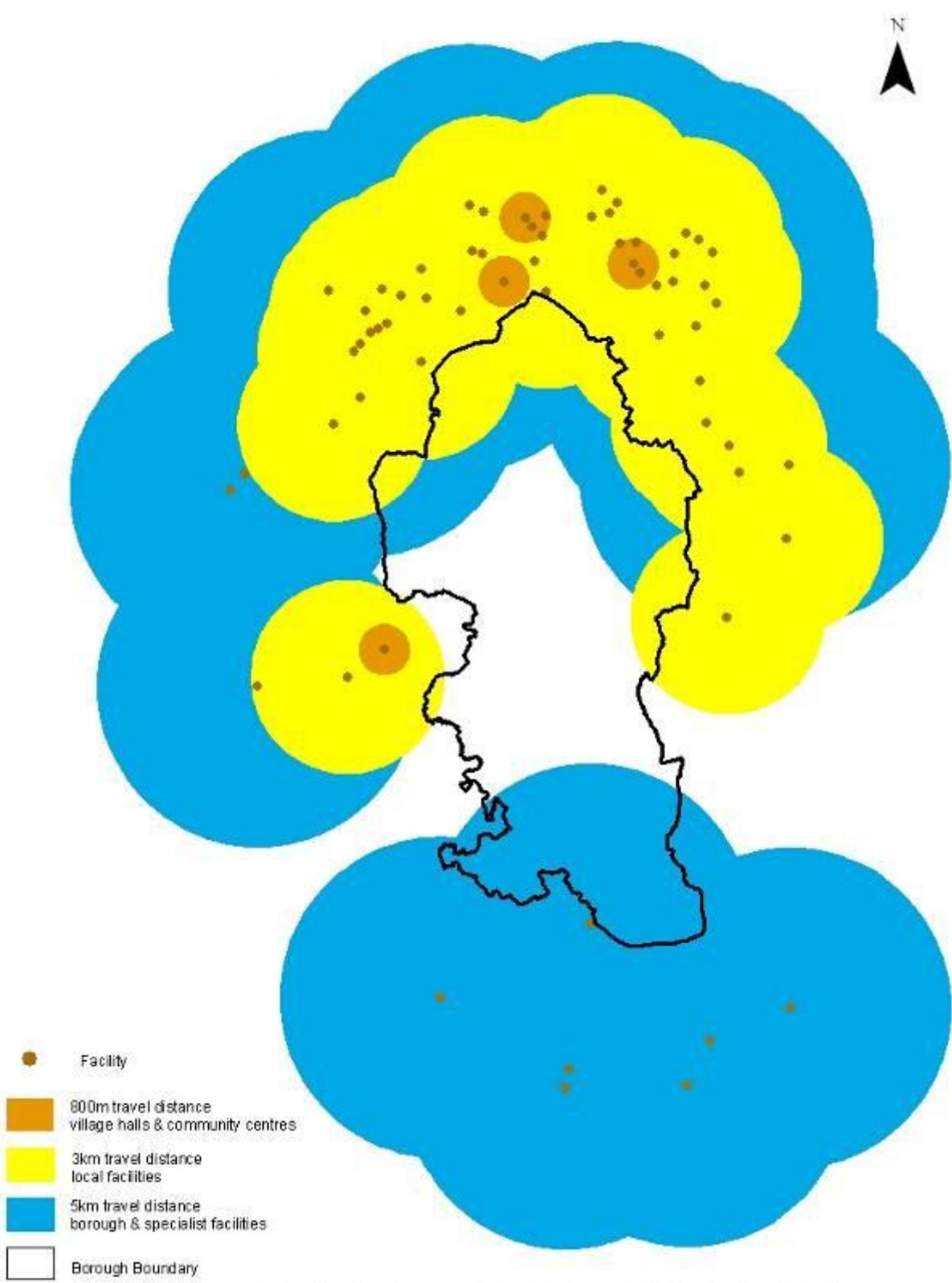
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Figure 8.2: Accessibility of Swimming Pools

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Figure 8.3: Accessibility of Health & Fitness Facilities

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Figure 8.4: Accessibility of Indoor Sport Facilities Outside of the Borough

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Setting the Local Standard: Quality

- 8.70 The indoor facilities were not audited as part of the assessment; however, responses to the residents' survey provided public opinion on the quality and value of facilities within the borough. By and large, indoor facilities were felt to be of a satisfactory standard. However, most respondents named one of the three main sports centres as the facility they visit most frequently. As such, more detailed responses were only provided in relation to these facilities.
- 8.71 Of those who named Banstead Sports Centre as the facility they visit most frequently, 88% were satisfied or very satisfied with their overall experience of the facility. In particular, residents were highly satisfied with the staffing and customer care. However, 30% of respondents were unsatisfied with the cleanliness of the centre, whilst 33% were unsatisfied with the general appearance of the facility. 77% of respondents who named Donyngs were satisfied with the overall experience. However, there were some quite significant aspects of dissatisfaction amongst respondents. 42% were unsatisfied with the cleanliness of the centre whilst 43% were unsatisfied with the appearance. In addition to this, only 60% of respondents were satisfied with the quality of facilities. Horley Anderson Centre received the lowest overall satisfaction (69% of respondents). Maintenance emerged as an issue with half of respondents unsatisfied with this aspect. As with the other facilities, respondents were also unsatisfied with cleanliness and the appearance of the centre.
- 8.72 Respondents were also encouraged to provide other comments relating to the quality of indoor sports facilities. In particular, a number of respondents commented that facilities were dirty whilst respondents also felt many of the facilities were outdated and in need of refurbishment. Overcrowding at Donyngs, particularly at peak times, was raised on numerous occasions.
- 8.73 The current development of the new Horley leisure centre and refurbishment of facilities at Donyngs will both provide enhanced facilities and address some of the quality issues raised in the consultation exercise. The planned replacement leisure centre in Banstead will also offer improved facilities.
- 8.74 Details on the respondents' views on the indoor sport facilities are provided in Appendix 5 IS.

Local Quality Standard

- 8.75 Sport England provides a series of Technical Guidance Notes for the design and maintenance of different types of indoor sports facilities. This guidance should be seen as the basis for the design of new or refurbished facilities within the borough. In addition to this, comments and concerns about the borough's facilities raised through the residents survey were considered in forming the local quality standard. It should be noted that this standard is a very general one so as to be equally applicable to the wide range of facilities within the borough.

Local Quality Standard

All new build and refurbishment schemes should be designed in accordance with Sport England Guidance notes. Facilities should also promote the principles of the Inclusive Fitness Initiative (IFI) and seek to achieve the IFI Mark.

All leisure providers should follow best practice (such as Quest) in relation to the operation of facilities, customer relations, staff and service development and review. In general, facilities should be well maintained; both internally and externally, clean, offer appropriate changing areas and a range of on-site facilities.

Overall Analysis

8.76 Indoor sport facilities provide an important opportunity for people of all ages to participate in health & fitness, sport and recreation whilst providing a valuable resource for specialist activities and organised sports clubs. In assessing the provision of indoor sport, the quantity, quality and accessibility of the facilities all play a part in determining the suitability of supply within the borough.

8.77 A wide range of indoor sports facilities are available across the borough. Whilst there are areas of the borough which, on an individual sport basis, have a relatively low provision, the overall provision for indoor sports is good. A wide range of sport facilities are available to the borough's residents. In addition provision is complemented by the availability of other indoor sports facilities within adjacent boroughs.

8.78 In terms of current accessibility to indoor sports facilities, the following key points can be drawn:

- The majority of the borough currently has access to indoor sports facilities within the travel distance determined by the local accessibility standard. The consultation found that, on the whole, residents expected a longer travel time to this type of 'open space' than to other types of open space and recreation provision.
- Accessibility to indoor sports facilities is lower in the south of the borough than the north and central areas.
- There are a large number of facilities outside the borough which currently serve the residents of Reigate & Banstead, particularly in the north of the borough. Many of these were mentioned by residents in the consultation exercise.
- Whilst a high proportion of non-local authority indoor facilities are accessible to the public, many have some form of restriction on when they can be accessed. This is mainly due to the facility being located within, for example, a school, and thus only being available to the public outside of school hours or only available to sports clubs.

8.79 In terms of current quantity of provision, the following analysis can be drawn:

- Broadly, the supply of both sports halls and swimming pools in the borough meets current demand. However, as previously mentioned, many of these facilities are only available on a restricted basis to the public. Therefore, it would be beneficial to work with partners to increase public access to these facilities.

- The borough has a slight deficiency in health & fitness stations. Also, existing facilities are unevenly distributed across the borough with almost three quarters of stations located within the central area of the borough.
 - Current provision in the borough is unusual in the sense that there are a very limited number of commercially owned and managed facilities, with the vast majority of provision falling within the public sector (council owned or schools).
- 8.80 Analysis of future supply and demand shows that the borough will have sufficient provision of both sports halls and swimming pools to meet the demand of the population in 2027. However, the small deficiency in health and fitness stations within the borough will worsen by 2027 as a result of population growth.
- 8.81 Accessibility analysis demonstrates that the vast majority of residents live within an acceptable travel time (i.e. within the distance defined by the local accessibility standard, which was itself defined through consultation) of each of the three main indoor sport typologies. In addition, partly because of the elongated shape of the borough, residents in the north and south areas of the borough in particular benefit from living within an accessible distance to further indoor facilities in adjacent boroughs. This is particularly prevalent with respect to swimming pools.
- 8.82 To augment facilities within the borough, the Council could increasingly work in partnership with providers of existing facilities to both improve public access to currently private facilities and to increase provision or quality of provision at existing sites (particularly health & fitness stations). The need to improve bus routes so as to enable improved access to facilities will also be considered with Surrey County Council and other partners.
- 8.83 The Council should explore the option to include public access as part of future planning applications for large scale pools on school or private club sites.
- 8.84 With regard to quality, the majority of residents' responses related to the borough's three major leisure centres (Banstead, Donyngs & Horley Anderson). By and large, residents were satisfied with their overall experience at both Banstead and Donyngs, but less so at Horley Anderson. A number of concerns were raised regarding the facilities. In particular, cleanliness and appearance were aspects of highest dissatisfaction. In addition to this, a number of residents particularly noted that facilities were outdated, had poor changing facilities and some became over-crowded at peak times. However, the ongoing and planned improvements to the major leisure centres in the borough should go a long way to addressing these concerns.
- 8.85 Improving indoor sports provision in the borough is a priority within the Corporate Plan (2011-15). The Council's commitment to invest in the borough's leisure centres is already evident with the current development of the new centre at Horley, refurbishment of Donyngs and planned replacement of Banstead Leisure Centre.

Priorities and Recommendations for Policy Direction

Priorities

1. To meet the needs of present and future residents, the Council should explore ways to protect existing indoor sports facilities. The Council should continue The Council

should also investigate ways to facilitate private sector development of new publicly accessible indoor sports facilities within the borough.

2. The Council should also explore opportunities for extended public access to existing restricted or private facilities or securing public access as a planning gain in suitable developments, redevelopments or major refurbishments.
3. Driving is by far the most common mode of transport to indoor leisure facilities. Although this may be partly due to their specialised nature, 40% of respondents were unsatisfied with access to indoor facilities by public transport. There is considered a need to improve non-car access to the borough's leisure facilities.

Recommended Policy Direction

Safeguard Existing Provision:

All existing indoor sports facilities should be protected through the local development framework. Facilities should only be removed where replacement by improved facilities can be achieved on or near the site.

Enhance the Quality of Existing Facilities:

In line with the Corporate Plan objectives, the Council should invest in the redevelopment of Horley and Banstead Leisure Centres and the refurbishment of Donyngs Recreation Centre to improve the value and long term use of such facilities.

Increase Provision within Reigate & Banstead

The Council should work with providers of existing facilities to encourage efficient use of sites and to maximise the provision at existing facilities.

The Council should also work with providers of private facilities to secure greater public access where appropriate.

The Council should encourage local partners to provide new, extended or improved facilities within the borough and to facilitate improved access to the existing facilities.

The Council should adopt a supportive stance towards suitable proposals from the private (commercial) and third sectors for new publicly accessible indoor sports facilities within the borough.

The Local Development Framework should seek to secure the provision of new indoor sport and recreation facilities or a contribution towards the cost of new indoor sport and recreation facilities from developers.

9 AMENITY GREEN SPACE

Definition

- 9.1 Within Reigate & Banstead, amenity green spaces vary greatly in size and provide a variety of functions, but they can be categorised into two main types. In the first group are the recreation grounds such as Tattenham Way Recreation Ground. Many of these relatively large sites are important for informal recreation. They are often associated with other open spaces such as play grounds or sports pitches, and attract people from the local area or further afield. The second group of sites are informal amenity green spaces ranging from large sites such as the rear of Juniper Close in Reigate, to small areas within housing, such as Mansfield Drive open space. These spaces are primarily used by people within the neighbourhood, living very close to the site.



Merstham Recreation Ground

Strategic and Local Context

- 9.2 As described in Section 5, the borough's built up areas lie within a natural environmental setting, or a green fabric. Because of the manner in which development has occurred, this green fabric weaves into the built up areas, providing invaluable open space between and within the towns and villages. Some of these spaces comprise the large parks and commons, covered in Sections 4 and 5 of this report respectively. Many are categorised in this assessment as amenity green space. These include the recreation grounds together with areas of green space within residential areas. Within this borough, amenity green spaces are important elements of the urban landscape, and as key elements in the borough's green infrastructure they enhance the character of the towns and villages, they break up the continuity of urban development, provide informal amenity space and enhance the quality of life of residents.

9.3 The provision of good quality areas of amenity green space can fulfil many of the broader national objectives set out in PPG17. The importance of these spaces was recognised by designating a large proportion of them for protection as Urban Open Land (UOL) sites in the Local Plan 2005 (see Appendix 1: Strategic Policies). The protection and enhancement of the borough's amenity green spaces contributes to a number of the aims of the Reigate & Banstead Community Plan 2020 – for example, to the aims of developing '*vibrant communities*', and a '*sustainable environment*'. The emerging Core Strategy recognises the value of open spaces such as amenity green spaces. The challenge is to maintain the provision and connectivity of such spaces with the increasing pressure on urban space. Through planning policies and site allocations, the Development Management Policies (DMP) DPD will ensure that there is sufficient good quality and accessible amenity open space to meet the needs of the current and future populations.

Consultation Findings

9.4 The General Survey in December 2009 indicated that residents valued amenity green space as the fourth most important type of open space in the borough with 85% of respondents suggesting that amenity space is either important or very important. Over the 12 months preceding the survey respondents visited amenity green space:

- Daily (7.3%)
- Weekly (15.8%)
- Monthly (12.8%)
- Occasionally (34.1%)
- Don't use (30%)

9.5 Usage of amenity green spaces is high, with 70% of respondents having visited these sites in the 12 months preceding the survey. Overall it is the 5th most visited type of space in the borough.

Setting a local Standard: Quantity

Current Provision

9.6 The audit identified 75 accessible amenity green spaces within the borough. The character of these sites varies considerably. The typology includes the 21 recreation grounds and other areas of green space between and within housing areas.

9.7 There are 99 ha of accessible amenity green space within the borough. This is approximately 0.72ha/1,000 people. The current provision for each ward, and the expected provision based on the projected population in 2027, is summarised in Table 9.1 below. Details on each site are provided in Appendix 5 AGS.

9.8 The following should be considered in reading Table 9.1:

- Many of these sites are multi-functional. For example 24 of the 75 sites have some form of sports provision and / or children or young people site associated with them. Spaces are also used for different functions depending on the time of day. Where this is the case, the main use has been recorded, for example, where there are sports pitches on a recreation ground, the area taken up by the pitch is classified as sport. To avoid double counting, the size in hectares of

these other functions has been deducted from the total amenity green space, and the areas included under the appropriate typology category.

- Included in the table are existing sites and those for which planning permission has been granted and /or which are currently being developed as part of the borough's new build programme (for example at the Watercolour and Park 25 sites). The Council is in the process of acquiring amenity green space as part of the Horley regeneration project as described in Appendix 7. Much of this will be part of the Horley Riverside Green Chain. This proposed amenity space, associated with the building of the Horley NE Sector, NW Sector and Town Centre improvements, is not included in this table, although these sites are included in the assessment of provision against standards for 2027, later in this section.
- Whilst the majority of the amenity space is classified as accessible, or with restricted access, there are 6 hectares of amenity space in 6 wards, which are private, inaccessible to the public. These 6 hectares are not included in the table.

9.9 Many of the amenity green spaces around housing areas are indistinguishable from informal play spaces. Where spaces are obviously dedicated as play areas, they are included as play provision (Section 10). Where this is not the case, they are identified as amenity green spaces.

9.10 The key issues arising from the consultations and audit, of relevance to developing a standard are:

- 60% of respondents to the Residents Survey thought that the level of provision of amenity green space was 'about right'. However, a significant proportion (30.6%) considered that the provision was not sufficient. Satisfaction was higher in Banstead and Reigate than in Redhill and Horley. Further detail on this variation is provided in Appendix 5 AGS.
- Whilst there is a similar provision/1,000 people in the three broad areas of the borough, there is considerable variation of provision at a ward level. Provision ranges from 3.71 ha/1,000 in Mersham to zero in Earlswood & Whitebushes.

Table 9.1: Accessible Amenity Green Space in the Borough

		Area(ha)	Accessible space ha/1000 population	
Ward	Sites	Accessible	2010	2027
Banstead Village	4	4.17	0.47	0.44
Chipstead, Hooley And Woodman	7	7.50	0.87	0.81
Kingswood With Burgh Heath	3	6.12	0.95	0.90
Nork	4	1.14	0.15	0.14
Preston	3	7.06	2.31	1.72
Tadworth And Walton	5	1.38	0.19	0.19
Tattenhams	2	1.99	0.27	0.25
1 North	28	29	0.60	0.55
Earlswood And Whitebushes	0	0.00	0.00	0.00
Meadvale And St Johns	4	7.35	0.91	0.79
Merstham	11	29.96	3.71	3.17
Redhill East	5	3.03	0.33	0.25
Redhill West	2	2.47	0.31	0.22
Reigate Central	1	0.04	0.01	0.00
Reigate Hill	3	3.26	0.54	0.43
South Park And Woodhatch	1	0.83	0.11	0.11
2 Central	27	47	0.74	0.62
Horley Central	3	2.09	0.27	0.27
Horley East	6	1.29	0.22	0.15
Horley West	10	18.91	2.43	1.69
Salfords And Sidlow	1	0.36	0.15	0.15
3 South	20	23	0.95	0.76
Borough	75	98.9	0.725	0.62

Note: Map 2.1 shows the location of the wards and the three areas of the borough identified in the above table.

The Local Quantity Standard

- 9.11 There are no national standards on the provision of amenity green space. The local quantity standard has therefore been derived from a number of factors including the current provision in the borough, views of the public on the quantity of provision, together with the need to ensure accessibility (see Section 9.13) to such spaces. Appendix 4 provides further detail on the setting of the quantity standard.
- 9.12 The recommended local quantity standard for Reigate & Banstead is provided in Table 9.2 below. The standard is set for the accessible amenity green space, whether private or publicly owned, as required by PPG17. For all new housing, developers will be required to contribute to provision in accordance with this local standard, through the Community Infrastructure Levy (CIL) or other arrangements. In addition, where there are existing local deficiencies at a ward level, it is recommended that opportunities are sought to increase the amount of amenity space by providers and community groups working together through neighbourhood planning, in areas of deficiency.

Table 9.2: Local Quantity Standard

<p>Current Provision 0.72 ha of accessible amenity green space per 1,000 people.</p>	<p>Recommended Standard</p> <p>New Developments Standard 0.72 ha of accessible amenity green space per 1,000 people. This would incorporate 0.55ha/1,000 people of space suitable for informal play in line with the requirements of Fields in Trust. This standard will apply to all new developments.</p> <p>Remainder of Borough (Borough Standard) Opportunities will be sought to increase provision in areas of deficiency against current average, through Neighbourhood Planning.</p>
<p>Justification</p> <p>Consultations indicated the high value of amenity green spaces to residents. Setting the standard at the current level of provision will provide the opportunity to maintain the current provision with projected population growth and to look for opportunities to increase provision where it is currently low in comparison with borough average. The standard for the provision of informal play space has been included within the amenity green space standard because the two typologies are often indistinguishable and the sites often multi-functional (see Section 10).</p>	

Setting a Local Standard: Accessibility

Accessibility of Amenity Green Space

- 9.13 The accessibility of the borough's amenity green spaces is an important consideration in ensuring maximum use and enjoyment of these sites. The General Residents Survey of 2009 identified that satisfaction with accessibility factors was, on the whole, high. Some 96% of respondents were satisfied/very satisfied with the ease of walking to the borough's amenity green spaces, with a similar figure reporting satisfaction within accessing with pushchairs/wheelchairs (Appendix 5 AGS).
- 9.14 In line with PPG17 recommendations, the accessibility standard is defined as a catchment area derived from the findings of the residents' consultation. It is defined on the basis that anyone living within the accessibility catchment, can be considered to have access to amenity green space using the method of travel preferred by the majority of respondents.
- 9.15 The General Survey of 2009 showed that more respondents would expect to walk (58%) to amenity green space than use a car (34%), reflecting residents views of the value of local open spaces near to home. Taking account of the travel patterns to all types of open space in the borough, the method of travel to amenity green space was least likely to involve a car.
- 9.16 Respondents were asked how far in minutes they should be expected to travel to access amenity green space using their preferred method of transport. The 75th percentile was within the 10-14 minute travel category, however, the largest percentage of respondents (33.1%), indicated that they would expect to travel 5-9 minutes. 17.1% of respondents felt that amenity green space should be within a 0-4 minute travel time using their preferred travel method. These views reflect an

expectation by respondents that amenity space should, on the whole, be close to where they live, within or close to housing developments.

- 9.17 Because of the expectation for a short travel distance, this study considers the provision of amenity green space as a local or neighbourhood issue, with the quantity provision (above) determined on the basis of provision at a ward level rather than at any wider area.

The Local Accessibility Standard

- 9.18 As described in Section 9.6 above, this typology includes the large recreation grounds which are of importance at a borough or local level, maintained at a high standard and which provide a range of facilities. In addition there are some very small spaces, which while no less important, would be expected to serve a very small 'neighbourhood' catchment. People would expect to travel further to the former than the latter. Two accessibility thresholds are recommended (Table 9.3):

Table 9.3: Local Accessibility Standard

Recommended Accessibility Standard
Sites of borough or local significance (the recreation grounds) : 600m
Sites of neighbourhood significance (other amenity green spaces) : 500m
Justification
The residents provided a clear preference for walking to amenity green space. This standard will ensure that the built up areas continue to be within a reasonable range of accessible amenity green space. The standard is based on a walking distance to reflect the views of respondents, that this is a local typology and should be located close to housing.

Setting a Local Standard: Quality

The Quality of Amenity Green Space

- 9.19 The site audits evaluated the quality of sites in relation to 16 characteristics, using the approach detailed in Appendix 3. The quality of the individual sites is provided in Appendix 5 AGS.
- 9.20 This assessment provides a general indication of the quality of the sites, against pre-determined criteria guided by the requirements of PPG17. The sites should be reassessed regularly to take account of refurbishments. The key issues from the analysis of the sites and consultation are:
- Respondents to the general survey are broadly satisfied with the quality of amenity green space. 38% rated it as being very good / good quality and 48.5% as being of average quality.
 - Respondents were satisfied with the planted areas and grass areas and the pitches and hard court areas associated with the amenity green space. Dissatisfaction was expressed with seating and benches, toilets and lighting. Adverse comments were received on vandalism and graffiti and litter at some

sites, and dog fouling. However only 28% stated that they would bypass a more local area of amenity green space in favour of another.

- 9.21 The site audits demonstrated that overall, the amenity spaces were considered to be reasonable. The average quality score throughout the borough is 47. Approximately 10% of amenity green space sites were considered to be good and almost 50% considered reasonable/satisfactory. However, there is a wide range of scores. In particular there is a large difference between the scores of the recreation grounds and the very much lower scores obtained for small amenity areas amongst housing, reflecting the range of sites and facilities within this typology. The recreation grounds were generally rated as reasonable across all four key areas of the evaluation, but there were a number of site specific differences as provided in Appendix 5 AGS.

The Local Quality Standard

- 9.22 There is no national quality standard for amenity space. The recommended local quality standard in Table 9.4 below, has been set taking account of the current quality of the spaces, derived from site assessments, together with the views and aspirations of residents.

Table 9.4: Local Quality Standard

Recommended Quality Standard

Amenity green space should be clean and litter free, well maintained with good foot and cycle paths linking the site to the residential areas. It should provide a welcoming and attractive environment with planting of flowers, hedges, trees and shrubs that encourage nature conservation and wildlife. Sufficient bins for litter and dog fouling should be fully integrated into the site, and ancillary facilities such as seating provided where appropriate.

- 9.23 Appendix 3 outlines the link between the quality vision and the site assessments. The above quality vision is converted into an expected score based on the site assessment methodology. For amenity green space sites, this quality vision equates to a score of approximately 63%. This score provides a quality benchmark for evaluating the recreation ground amenity green space sites across the borough, and to provide an aspiration standard for all sites within this typology. An assessment of the quality of sites against the benchmark is provided in Section 9.33 below.

- 9.24 Justification for the standard is provided in Appendix 4c.

Applying Provision Standards

Quantity

- 9.25 Table 9.5 summarises the application of the local quantity standard to accessible amenity green space.

Table 9.5 Application of the Local Quantity Standard

	Current ha	Percentage of standard		Add. ha required for pop growth	Further Ha required for Borough Standard	
Ward		2010	2027			2027
Banstead Village	4.17	65%	60%	0.49	2.25	●
Chipstead, Hooley And Woodmansterne	7.50	120%	112%	0.00	0.00	●
Kingswood With Burgh Heath	6.12	132%	125%	0.00	0.00	●
Nork	1.14	20%	19%	0.48	4.44	○
Preston	7.06	319%	238%	0.00	0.00	●
Tadworth And Walton	1.38	27%	26%	0.15	3.79	○
Tattenhams	1.99	37%	35%	0.27	3.43	○
				1.39	13.91	
Earlswood And Whitebushes	0.00	0%	0%	0.14	6.78	○
Meadvale And St Johns	7.35	126%	110%	0.00	0.00	●
Merstham	29.96	512%	437%	0.00	0.00	●
Reigate Central	3.03	45%	34%	2.24	3.64	○
Reigate Hill	2.47	42%	31%	2.15	3.34	○
Redhill East	0.04	1%	1%	0.95	5.31	○
Redhill West	3.26	75%	60%	1.08	1.11	●
South Park And Woodhatch	0.83	16%	15%	0.20	4.45	○
				6.75	24.63	
Horley Central	2.09	37%	37%	0.06	3.54	○
Horley East	1.29	31%	21%	1.84	2.93	○
Horley West	18.91	335%	233%	0.00	0.00	●
Salfords And Sidlow	0.36	20%	20%	-0.01	1.43	○
				1.89	7.90	
Applying standard at Area level						
1 North	29	82%	76%	1.39	7.79	●
2 Central	47	102%	86%	6.75	0.89	○
3 South	23	131%	105%	0.00	0.00	●
Applying standard at Borough level						
Borough	99	100%	86%	8.14	7.68	●

KEY	
Percentage of 2027 local quantity standard	
100 or greater	●
75-100	○●
50-75	○
25-50	○
0-25	○

9.26 The quantity standard aims to maintain the current provision of amenity green space, in terms of ha of amenity green space/1,000 people, as population increases. Therefore there will be a need to increase the amount of amenity green space as development progresses.

9.27 The findings from the above analysis are:

- There is no current overall deficiency at borough level against the standard, because the standard is set at the current average provision. The anticipated level of development could result in population increase of around 21,800 by 2027. Therefore, to maintain provision against the local quantity standard at current levels would require an additional 8 ha of amenity green space across the borough, considered on a borough-wide basis, as indicated in Table 9.5.
- The accessibility analysis demonstrated that amenity green space provision is best considered at a local or ward, rather than borough, level (see 9.17). The table shows that there are number of wards with deficiency in amenity green space. Additional amenity green space will be needed in order to meet the local quantity standard at a ward level.

9.28 The provision of new open space, and in particular, new amenity green space, is a key element of the regeneration and new neighbourhood plans, as follows:

Horley

Details of the proposed open space provision for the Horley regeneration and new neighbourhood plans are outlined in the 2005 Local Plan and the Horley Master Plan (see Appendix 7) although these are subject to change as the plans are finalised. A key feature will be the development of a Riverside Green Chain around the town. This will comprise an integrated area of natural environment, amenity, recreational and sport provision, together with an orbital right of way route around the town. Some of the land allocated as Riverside Green Chain is already in use as public open space. It is currently assumed that within the Riverside Green Chain there will be some 37 ha of additional amenity green space. This includes space which is proposed as part of five public open spaces in the new neighbourhoods, together with land allocated within both the NE and NW sectors. The 2005 Local Plan also allocated 21 ha of public open space at Fishers Farm/Bayborne Farm, although details for this proposal are yet to be finalised. A Town Park is proposed of approximately 10 ha (see Section 4). This is expected to include sports pitches and children's play/young people provision together with a further area not laid out as formal pitches or play (see Appendix 7). This report assumes the park will be in the location described in the 2005 Local Plan. Another option is to locate the Park elsewhere in the Riverside Green Chain reducing the proposed overall amenity green space provision at Horley.

Preston

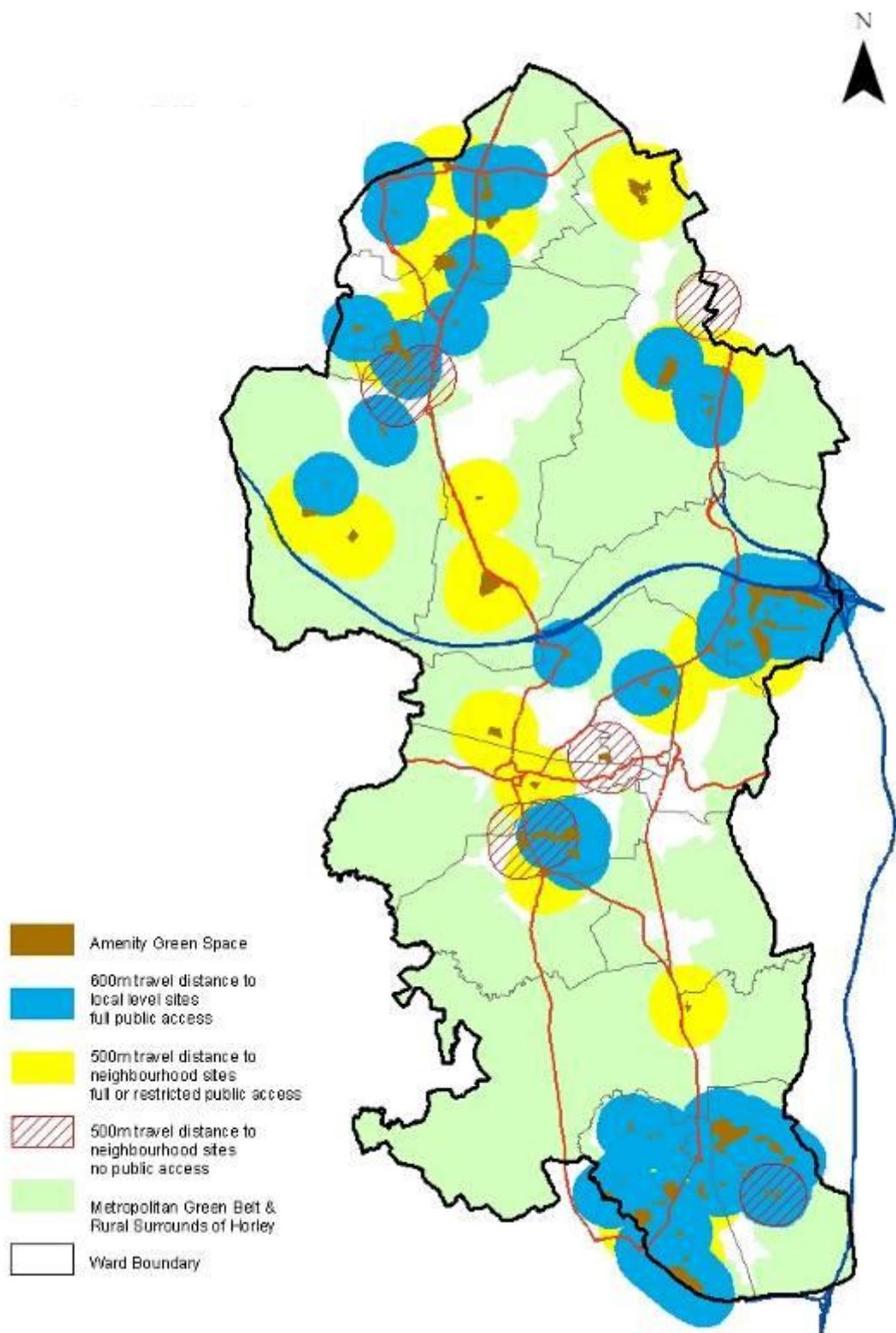
At Preston, the redevelopment of the De Burgh site for housing will result in a net reduction in the amount of open space in the area, due to the development of some of the existing playing field, although open space provision will be made to meet the needs of the development. This loss of open space needs to be balanced against the wider regeneration benefits to the area that the development will bring. These plans are yet to be finalised.

9.29 On the assumption that the above amenity green spaces are provided as part of the regeneration and new neighbourhood plans, there will be no need for additional provision to meet the needs of the future population at a *borough* level. This assessment would need to be re-evaluated if these open spaces are not realised.

- 9.30 However, the accessibility analysis demonstrated that provision of amenity green space should be planned at a local or ward level (section 9.17 above). To enable the amenity green space needs of the *future* population to be met at a ward level, developers should be required to contribute through CIL or other arrangements to the provision of amenity green space according to the local quantity standard. This amounts to approximately 10 ha. Because of the high level of variation in provision across the borough, there are a number of wards with *current* deficiencies in amenity green space against standards. These *current* shortfalls against the standard within individual wards could be tackled through providers and community groups working together through neighbourhood planning to provide new areas of amenity green space or to improve the quality or value of existing areas to compensate for a lack of provision.
- 9.31 Table 9.5 demonstrates that by 2027, the majority of the wards will be deficient in terms of this standard assuming no additional provision is made. Current and projected deficiencies in Horley will be addressed by the open space planned (Appendix 7). In other areas, where amenity green space is deficient, it may be possible to increase the value of existing spaces by improving access via new footpaths, to a wider neighbourhood. In another area, it may be possible to secure public access to a currently private amenity area. In some areas, deficiencies may, to some extent, be off-set against the provision of other types of space with similar functions. For example residents of Earlswood and Whitebushes, and Nork live very close to Earlswood Common and Nork Park (Natural-semi-Natural space, see Section 5). Within Banstead Village is Lady Neville Recreation Ground (Parks, see Section 4). Residents in Tadworth live close to Walton Heath (Section 5). Reigate Central ward has little space identified as amenity green space, but Priory Park, within the same ward covers some 62 ha (see Section 4, Parks and Gardens), providing valuable open space. It will be necessary to examine provision at individual ward level to determine the appropriate approach in areas of deficiency.

Accessibility

- 9.32 Figure 9.1 demonstrates the application of the accessibility standards for amenity green space. Catchment areas are shown which represent the accessibility thresholds for the sites of borough or local significance i.e. the recreation grounds and the smaller neighbourhood areas of amenity green space. Figure 9.1 indicates that a large percentage of the built-up area lies beyond the recommended walking distance to the recreation grounds, although a greater percentage has access to amenity green spaces when the smaller neighbourhood sites are included. Large rural areas of the borough are outside the catchment area of their nearest amenity green space site.

Figure 9.1: Accessibility of Amenity Green Space

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Quality and Value

- 9.33 As previously described, a relatively low proportion of amenity green space sites are considered 'good.' However this typology includes a wide range of sites from well established recreation grounds of borough or local significance, where the average is 56.1% good, to small patches of grass of 'neighbourhood significance' in proximity to housing estates, which because they do not have facilities, tend to score lower using this standard approach to quality testing.
- 9.34 A benchmark score of 63 % was set as an indication of the score needed to achieve the desired level of quality at sites of borough or local significance – i.e. the recreation grounds. 15% of these sites meet the quality benchmark. In addition, the analysis demonstrates that 19% of the recreation grounds are of both high quality and value in terms of a range of characteristics, focusing on site usage, the site context (issues such as accessibility or uniqueness of the sites) and the site's wider benefits (Appendix 3).
- 9.35 This analysis demonstrates that it is important to continue to improve the recreation ground sites, increasing the proportion which is of both high quality and value. This may involve improvements to the site quality. Additionally, the value of sites could be improved through, for example, increasing accessibility to the sites from the urban areas, or creating green links to other green spaces, so they increasingly form part of the multi-functional network of green space across the borough. Improvements to key sites may relieve pressure on other areas of open space.
- 9.36 The sites of 'neighbourhood ' significance which are close to people's homes, are also extremely valuable areas of open space, and it is considered from this analysis, that the Council should also focus on improving the quality, value and accessibility of these spaces and links between them. Whilst this benchmark would not apply to the smaller neighbourhood amenity green spaces, the associated quality characteristics could be considered as goals.
- 9.37 A large proportion of the amenity land in the urban area is classified by RBBC as Urban Open Land. As for the recreation grounds, these areas of land provide extremely valuable areas of green space, with potential to support a range of functions from informal open space, landscaping, through to biodiversity and a base for sustainable transport.

Overall Analysis

- 9.38 The findings in terms of accessibility to open space are:

- The local accessibility standards of 600m and 500m for the recreation grounds and other areas of amenity green space, respectively, reflect the expectation of residents to travel a short distance to this open space.
- There are large rural areas of the borough which are outside the catchment area of their nearest amenity green space site. However, in these areas, access to natural and semi-natural open space and to wider countryside compensate to some extent for the lack of amenity green space in the vicinity.
- Although large areas are not accessible to the recreation grounds, much of the built-up area is accessible to some amenity green space within the

recommended walk time. Of the areas which are not accessible within this journey time, many are within easy reach of a Park or to some natural-semi-natural open space. Whilst it cannot be said that these types of open space are inter-changeable, they do provide some of the functions of amenity green space and therefore provide some compensation for low provision.

- The catchment analysis therefore points to the need for localised additional amenity green space to meet the accessibility requirements of current and future populations.

9.39 In terms of quantity of provision, this analysis demonstrates that:

- As people expect to travel a short distance to access amenity green space, the local standard needs to be applied locally, at approximately the ward level, in order to ensure sufficient space locally.
- The local quantity standard is set at the current level of provision.

9.40 PPG17 states that open spaces should not be built on unless an assessment has been undertaken which has clearly shown the open space to be surplus to requirements. There is not a surplus in the borough. It is estimated that, when considered at a borough-wide level, the additional amenity green space required to meet the needs of the expected population growth by 2027 will be 8 ha. On the assumptions that the proposed areas of amenity green space are realised as part of the regeneration and new neighbourhood developments in Horley, then there will be no shortfall of amenity green space, when considered at the borough level. However, amenity green space is a typology which residents consider should be available locally especially where private gardens are small, or where there is a high proportion of flats. Requirements therefore need to be addressed locally, informed by data in Table 9.5. As discussed in Section 9.30, developers should be requested to provide or contribute to the provision for new amenity green space through the CIL or other arrangements in order to enable the needs of the future population to be met at a ward level. Existing shortfalls within individual wards could potentially be met through providers and community groups working together through neighbourhood planning. In identifying where the main deficiencies lie, and in determining the appropriate approach to managing the deficiency, a number of options could be examined. It may be possible to secure access to currently private land. It may be appropriate, to some extent, to off-set deficiencies against the provision of other types of space with similar functions such as parks. In some situations, improvements in quality and accessibility of sites may enhance the value of the sites within a wider network.

Priorities and Recommendations for Policy Direction

1 Protect existing provision

- Residents demonstrated the importance of having amenity green spaces near to homes.
- A high proportion of the amenity space in the urban area is currently protected as Urban Open Land. It is considered that these areas need to continue to be protected in the LDF.

The LDF should safeguard all amenity green space sites for their intrinsic value but also for their value as a part of the borough's multi-functional green infrastructure network.

Amenity green space sites which are Urban Open Land should be retained.

2 Address current and future deficiencies in provision

- There is a need to maintain provision in terms of ha/1,000 people with population growth. New sites required as a result of population growth should be addressed through CIL.
- Informal children and young people provision is difficult to distinguish from amenity green space. The FiT standard for *formal* or equipped play or young people provision is covered under Section 10. The FiT standard for *informal* children or young people provision is covered as part of the standard for amenity green space.

All new developments should provide amenity green space, or contribute to the provision of amenity green space, at the standard of 0.72 ha/1,000 population, in line with the local quantity standard. This should be addressed through CIL. Of the amenity green space provision, 0.55ha/1,000 people should be suitable as children and young people's informal play space.

The Council will work with providers and partners through Neighbourhood planning, to identify potential amenity green space sites in areas of deficiency.

3 Multi-function provision and Green Infrastructure Network

- The study identified opportunities to enhance the quality, value and accessibility of sites, especially the smaller neighbourhood sites. This could be seen as an opportunity to maximise the potential of existing sites to attract local use by residents, compensating for local deficiencies in provision.
- Development pressure could potentially lead to greater fragmentation of open spaces. However, with development planning, there will be opportunities to increase the value of our open spaces by linking amenity green spaces or improving footpaths or cycle ways to the sites from the urban areas. This will be particularly important in areas where amenity green space is deficient. Sites and potential amenity green space sites which are consistent with developing a Green Infrastructure Network for the borough should be identified.

Seek ways to enhance the amenity provision of other open spaces within the urban area, as long as the primary objective of that typology is not compromised.

Where provision is low, or where there is likely to be a deficiency, opportunities should also be sought to improve their quality or value within a Green Infrastructure network, by, for example, improving links between these sites and between the urban areas and these sites.

10 PROVISION FOR CHILDREN AND YOUNG PEOPLE

Definition

- 10.1 This type of open space includes equipped children's play areas, ball courts and skateboard areas, as well as informal areas, such as teenage shelters and meeting places. The primary purpose of these areas is for play and for social interaction of



children and young people.

Priory Park Play Area

Strategic and Local Context

- 10.2 Play England's strategy outlined in its publication 'Design for Play' 2008, includes the following aim: 'All children and young people in England have regular access and opportunity for free, inclusive, local play provision and play space.' Play England's strategy provides guidance for the creation of appropriate play opportunities and sets out key principles for creating imaginative, innovative and stimulating play spaces. It advocates the creation of facilities tailored to their target audience, capitalizing on the natural environment and providing a wide range of play experiences. It also recommends more overlap between provision for children and young people and other types of open space than there had been before.
- 10.3 According to '*Planning and Design for Outdoor Sport and Play*' 2008, published by Fields in Trust (FiT), formerly the National Playing Fields Association, the provision for children and young people should include sites listed in the box below:

Local Areas of Play (LAPs): areas intended for young children up to the age of about 6, with a minimum size of approximately 100m². They are specifically designed for very young children and to be located close to where they live. An example of such a site is at Abinger Drive Play Area in Redhill.

Local Equipped Areas of Play (LEAP): These are areas with play equipment designed for 4-8 year olds, with a minimum size of approximately 400m². An example is at Oakside Lane, Langshott, Horley.

Neighbourhood Areas of Play (NEAPs): These are play areas specifically designated, laid out and equipped for older children, with a minimum size of approximately 1,000m². An example would be the play area at Lakers Rise, Woodmansterne.

Other outdoor play and recreational facilities: such as youth shelters within local open space, floodlit multi-use games areas (MUGAs), skateboard parks and BMX tracks, such as at Sandcross Lane.

The guidance also suggests that in addition to the above, destination playgrounds are provided. These are play spaces within a key site, such as at Reigate Priory Park, aimed at attracting family and similar groups for longer visits. These would be larger than neighbourhood sites, have car parking facilities, a greater variety of fixed equipment and access to facilities such as cafes and public toilets.

- 10.4 The borough's built-up areas are set within a 'green fabric' – the natural environment setting which defines the borough's landscape character (see Section 5). As a result of historical development, remnants of this green fabric weave through the built-up areas, appearing in the urban areas as commons, urban woodland, tree-lines and other urban green spaces. This provides an open feel to many of the towns and villages and provides easily accessible areas of green space. Because of the way the urban green spaces are closely integrated with the built-up areas of the borough, these spaces potentially provide opportunities for further accessible formal or informal play areas close to home- for conventional play / young peoples' provision such as NEAPs or youth shelters and for 'natural play areas' such as woodland play trails within woodland or other natural settings.
- 10.5 Reigate & Banstead Supplementary Planning Guidance (SPG) for Outdoor Space provision 1996 provides guidance to developers for the provision of play areas as an integral part of new build. This assessment of requirements for children and young people's provision will contribute to a number of borough strategies. The Community Plan for Reigate & Banstead includes an objective to improve facilities for young people. The borough's emerging Core Strategy recognises the need to address such issues as childhood obesity and seeks to increase opportunities for pursuing a healthy lifestyle. In addition, the emerging DMP, through planning policies and site allocations, will seek to ensure that there is sufficient provision for children and young people to meet the needs of new development by encouraging the preservation and enhancement of existing play areas and the provision of new facilities.

Consultation Findings

- 10.6 The General Survey 2009 rated the provision for children and young people as the fifth most important type of open space within the borough, with 84% of respondents rating it as important or very important. This rating rises to 96% among respondent households with a child under the age of 16.

10.7 A medium usage was reported. 48.5% of respondents to the Survey confirmed that they had used this type of open space at some point over the preceding 12 months, although this proportion rises to 89% for households with a child under 16.

10.8 Usage of these sites is similar across the borough. The survey indicated that over the past year, respondents visited a site for young people and children:

- Daily (3.3%)
- Weekly (16.4%)
- Monthly (11.2%)
- Occasionally (17.6%)
- Don't use (51.5%)

10.9 The suggestion, from this survey, that this type of open space is visited less often than many other typologies may reflect the age profile of General Survey respondents, which was concentrated in the 45-upwards age groups.

Setting a Local Standard: Quantity

Current Provision

10.10 Within the borough are 74 sites identified as children's play and young people's provision. The sizes of sites vary from small playgrounds within housing areas to large play areas within destination sites such as Priory Park, which includes a children's play area, MUGA and skate park as well as youth shelter. In determining the quantity and the location of future play and young people's provision, a number of local issues are of importance. There is considerable variation in the quantity of informal play spaces across the borough, for example the space provided in domestic gardens varies greatly, and likewise, there is variation in the quantity of formal play spaces from one ward to the next. Play provision is very much concentrated in the urban areas, where the success of the Priory Park play area demonstrates the type of facility which children and young people are looking for. But another consideration in planning for play is the abundance of countryside surrounding the urban areas with opportunity for play within a natural setting. Identifying opportunities for natural play could increase the attractiveness of the countryside for families and help young people appreciate and connect with their local environment.

10.11 Children and young people's provision within the borough comprise the following:

- 44 areas allocated to children's play including LAPs and LEAPs.
- 25 areas allocated for young people, including NEAPS and MUGAs, youth shelters, skate parks and BMX tracks.
- 5 informal sites such as kick about areas, for example at Yattendon Road recreation ground.

10.12 This total includes all sites which are 'designated' or designed specifically for children or young people. These sites are usually delineated by fixed boundaries or fences. These sites include formal and informal, equipped and un-equipped provision. In total, there are 2.8 ha of children's play space and 2.3 ha of provision for young people. Overall, this equates to 0.021 ha/1,000 people of children's play space and 0.017 ha /1,000 people provision for young people, a total of 0.037 ha/1,000 people.

10.13 The majority of the sites are owned and managed by the Council. An increasing number are located within housing areas managed by outside agencies such as Housing Trusts or developers/home builders, for example at the Park 25 development, Redhill. These play areas vary from being fully accessible to all, to being for use only by the occupiers of the homes immediately surrounding these sites. The latter are referred to within this section as being 'restricted access/not publicly accessible.'



Hartswood Avenue Play Area

10.14 Appendix 5 CYP lists the sites and facilities, which are summarised in Table 10.1 below. In classifying sites it should be noted that:

- The table includes identifies the existing sites including those planned or currently in construction at the Watercolour⁴ and Park 25 developments. It does not include those which are planned as part of the regeneration and new neighbourhood schemes (see Appendix 7).
- Sites are omitted from this assessment if their size is below an agreed size threshold. For informal play area/amenity green space sites this threshold is 0.1ha. Within housing areas, it is possible that there are a number of very small sites adjacent to one other, which together would make up a sizeable site. Whilst a threshold size is needed, there will be some under-estimate of space.
- This audit measured the size of the designated play areas which are generally defined by fixed boundaries such as fences.

⁴ At the time of writing, detailed plans for these play areas are being finalised and some sites are in construction. This assessment assumes locations and specifications of play areas in accordance with the Planning Approval. In this report, the inclusion of sites which are currently in construction does not indicate that sites are yet fully compliant with these specifications.

Table 10.1: Children and Young People Provision in the Borough

Ward	No. of Children play sites	Total Childrens space ha	No. of Young people sites	Total Young people space ha	Total Children and Young people space ha	ha/1000 in 2010	ha/1000 in 2027
Banstead Village	1	0.08	1	0.08	0.16	0.018	0.017
Chipstead, Hooley And Woodmansterne	4	0.27	3	0.25	0.52	0.060	0.056
Kingswood With Burgh Heath	2	0.07	3	0.52	0.59	0.092	0.087
Nork	1	0.16	1	0.03	0.19	0.025	0.023
Preston	1	0.04	1	0.04	0.08	0.026	0.020
Tadworth And Walton	1	0.04	1	0.04	0.07	0.010	0.010
Tattenhams	1	0.10	2	0.12	0.22	0.029	0.028
1 North	11	0.75	12	1	1.82	0.037	0.034
Earlswood And Whitebushes	4	0.41	2	0.31	0.72	0.077	0.075
Meadvale And St Johns	2	0.08	1	0.03	0.10	0.013	0.011
Merstham	2	0.16	1	0.07	0.22	0.027	0.023
Redhill East	10	0.25	3	0.15	0.40	0.044	0.033
Redhill West	3	0.20	2	0.12	0.32	0.040	0.029
Reigate Central	1	0.25	3	0.09	0.34	0.045	0.039
Reigate Hill		-		-	-	-	-
South Park And Woodhatch	3	0.17	2	0.25	0.42	0.058	0.055
2 Central	25	1.51	14	1	2.52	0.040	0.033
Horley Central	3	0.15	2	0.11	0.26	0.034	0.033
Horley East	2	0.09		-	0.09	0.016	0.011
Horley West	1	0.22	2	0.08	0.30	0.038	0.026
Salfords And Sidlow	1	0.10		-	0.10	0.039	0.039
3 South	7	0.56	4	0.19	0.75	0.031	0.025
Borough	43	2.82	30	2.28	5.10	0.037	0.032

Note: Map 2.1 shows the location of the wards and the three areas of the borough identified in the above table.

10.15 Key issues from the consultations and audit, relevant to developing a standard are:

- Only 45% of respondents to the Residents Survey felt that provision for young people and children was ‘about right.’ This indicates that of all the types of open space, the provision for children and young people in the borough is considered the least acceptable. 48% considered there in an undersupply. Residents in the Reigate area were more satisfied with the provision of this type of open space, with 72% rating it as ‘about right,’ in comparison with 30-40% in other areas.
- Consultation undertaken as part of the development of the Council’s Play Strategy determined that young people would welcome multi-sports facilities close to their homes and more places to meet friends, such as youth shelters. They also identified the need for more facilities (sports and games areas) and the need to refurbish some of the existing facilities. Parents considered that existing play areas should incorporate equipment for a wider range of age groups, so that young people can be accommodated.
- Currently there is wide variation in provision between wards, varying from 0.092 ha/1,000 people in Kingswood and Burgh Heath to zero in Reigate Hill.

- All wards will see a decrease in the provision of children and young people provision in terms of ha/1,000 people by 2027 associated with the projected population growth within the borough. Because of the projected deficiency, the regeneration and new neighbourhoods include for new play and young people provision, as described in Appendix 7. These are included in the analysis of future provision in Section 10.37 below.

The Local Quantity Standard

10.16 The local quantity standard has been determined through reference to current provision in the borough, national standards, the views of the public on quantity of provision, together with the need to ensure access to the site within an acceptable timescale (see Table 10.3).

10.17 Fields in Trust (FiT) recommends that some 0.8 ha of play and young people provision should be provided per 1,000 people. Of this, approximately 0.25 ha/1,000 would be identified as formal playing space (LEAPs, NEAPs and other forms of youth facilities and youth space), and that 0.55 ha/1,000 should be provided as informal playing space around housing areas. Reigate & Banstead Supplementary Planning Guidance (SPG) for Outdoor Space provision (1996) is based on these recommendations. The SPG notes that because of the relative affluence of the population, there is considerable informal children's playing space within private garden areas. Therefore the focus in the SPG is on providing formal equipped children's playing space within residential areas.

10.18 The current formal and informal provision in Reigate & Banstead (0.037 ha/1,000 people) falls short of the FiT guidance for equipped play areas (0.25 ha/1,000 people). This gap will increase with the projected population growth. This finding, coupled with the clear evidence from consultations over the inadequate quantity of facilities in the borough, and national and local priorities for play, leads to the need for a local provision standard aimed at achieving a considerable increase from the current level of equipped play provision.

10.19 The audit has identified the designated play areas in the borough (whether formal or informal, equipped or un-equipped). There are also informal areas within housing, where it is not straightforward to determine whether their primary use is amenity green space or children/young people play area, indeed this primary usage is likely to vary depending on the time of day or season. Where such areas are obviously designed and used as a children's / young people play area, they are classified as play areas. Where the usage is less clear, such areas are classified as amenity green space. More accurate classification would require the long term monitoring of site usage. The table of designated children/young people sites does not distinguish between formal /equipped and informal sites. Some of the sites are a combination of the two. Details are however provided in Appendix 5 CYP.

10.20 There are some 99 ha of accessible amenity green space in the borough (see section 9), which gives a provision of approximately 0.72 ha/1,000 people. A proportion of it lies close to residential areas and it can therefore be assumed that a proportion of this is primarily used by children as an informal area of play. But the area of specifically informal play cannot be calculated. Further, it would be impractical to have a standard

for both informal play and amenity green space. Therefore it is proposed that the provision standard for amenity green space (Section 9) will include a space of 0.55ha/1,000 suitable for informal play space, therefore complying with FiT standards.

10.21 The accessibility analysis below identified that residents expect a short travel distance to this form of open space. This supports the FiT guidance that provision should be close to houses. As a result, in order to ensure sufficient provision for children and young people, the quantity is considered as a local or neighbourhood issue, and the quantity standard is applied on the basis of provision at a ward level rather than any wider area.

10.22 The local quantity standard is provided in Table 10.2. There are two elements to the standard. The first is the *Development Standard*, the provision which should accompany all new housing growth, which would be provided through the Community Infrastructure Levy or other arrangements. The second is a *Borough Standard*. This latter standard recognises that there is a potential to improve provision within the borough and describes the provision which the Council could encourage providers, community groups and other partners to achieve, by working together across the borough through neighbourhood planning. Implementation of this Borough Standard in combination with the Development Standard could increase overall provision across the borough to about 0.1ha/1,000 people by 2027.

Table 10.2: Local Quantity Standard

Current Provision: 0.037 ha/1,000 people designated play areas for children and young people, of which 89% is formal/equipped and 11% is informal/un-equipped.	Local Quantity Standard Development Standard: (For new housing developments) <i>(as FiT requirements):</i> Designated formal/equipped playing space: 0.25 ha/1,000 people. Informal playing space: 0.55 ha/1,000 people to be provided as part of the amenity green space provision (see Section 9). FiT standards for the provision of buffer areas around these sites, should also be met.
	Borough Standard (Rest of Borough): 0.07 ha/1,000 people designated (primarily equipped) children/young people provision. FiT standards for the provision of buffer areas around these sites, should also be met.
Provision to the above standard will ensure children's and young people provision will comply with national guidance for new development. By applying these standards, provision would fall short of the FiT requirements for equipped play at a borough level. A lower standard was selected for the remainder of the borough as a 'borough standard' because it has been considered by officers, that whilst adherence to the FiT guidelines may be appropriate in urban areas, it is not appropriate in a borough such as Reigate & Banstead with its wide choice of public open spaces and facilities. The standard also takes account of the provision of amenity green space within the borough which contributes to the overall provision for children and young people in the borough. There should be some flexibility in applying the standards to accommodate local needs (S. 10.29).	

Setting a Local Standard: Accessibility

Accessibility of Play Provision

10.23 Consideration of the accessibility of the borough's play and young children's provision is essential in order to ensure maximum use and enjoyment of these sites. The recommended local standard is set, in line with PPG17 guidance, in the form of a catchment area, through reference to the findings of the consultations, taking account of National Guidance.

10.24 PPG17 recommends defining the catchment area for open space sites by using the distance 75%-80% of users are willing to travel. Respondents were asked how far in minutes they should be expected to travel to access provision for children and young people using their preferred method of transport. The general survey indicated that walking was the preferred transport (50.1%), followed by the car (37%). However, this varied across the borough - Reigate residents clearly favoured walking and Banstead residents favoured driving, presumably reflecting the proximity to such areas of open space.

10.25 The majority of respondents (83.2%) expect to travel less than 14 minutes to reach provision for young people and children. The 75th percentile was within the 10-14 minute travel category, calculated as 13 minutes, however, the largest percentage of respondents indicated that they would expect to travel 5–9 minutes to access these sites (40%).

10.26 FiT provides guidance on accessibility catchments for play areas for the range of sites based on the expected walking distance of children of different ages. These are:

FiT Accessibility Catchment: Play Areas and Young People Provision

LAP: 100m reduced to a straight line distance of 60m

LEAP: 400m reduced to a straight line distance of 240m

NEAP: 1,000m reduced to a straight line distance of 600m

10.27 The straight line distance is based on average walking distances and uses a factoring reduction of 40% to account for the fact that people do not walk in a straight line to access their open space facilities, as outlined in the Fields in Trust 'Planning and Design for Outdoor Sport and Play' 2008 (Appendix 4b).

The Local Accessibility Standard

10.28 The proposed local accessibility standard (Table 10.3) has been set for the borough taking into account the local assessment. There are two elements to this standard. The first will be the requirement for all new housing development. The second recognises that there is a need to improve provision across the borough. As described in Section 10.4, there are open spaces within close proximity of the urban areas which could potentially be suitable for play areas and young people's provision. A local standard based on walking was selected to best reflect the preferred mode of transport of respondents, and also to discourage additional vehicle trips which would contribute to traffic congestion.

Table 10.3: Local Accessibility Standard

Recommended Local Accessibility Standard
New Housing Developments (Approximate FiT standards)
Children's Play areas: 240m straight line distance
Young People's Provision: 600m straight line distance
Rest of Borough
Children's Play Areas: 500m straight line distance
Young People's Provision: 600m straight line distance
Justification
The standard has been based approximately on the FiT standards
Flexibility is required in implementing the standard to accommodate local needs (Section 10.29).

10.29 These accessibility and quantity standards should be considered as an indication of the requirement for play areas and provision for young people. In planning new provision for children and young people, some flexibility is needed to accommodate local needs, both in terms of the nature and location of facilities. For example, developers could provide play areas on-site or contribute to the provision off-site as considered best meets the local needs. In some situations it may be more appropriate for developers to propose fewer but larger play areas, with a greater variety of equipment suitable for a wider age range. Whilst such sites may be further from housing than required in the above standard, the facilities may better serve the community because of its wider range of equipment or better location. All proposals should be agreed with the Council. Requirements for the provision of these sites would be provided in a Supplementary Planning Document (SPD).

Setting a Local Standard: Quality

The Quality of Children and Young People Provision

10.30 The site audits evaluated the quality of sites in relation to 17 characteristics, using the approach detailed in Appendix 3. In association with the evaluation of site quality, the Council also evaluated the value of individual sites, although in line with PPG17 guidance, no standard is set for value. The quality and value of the individual sites is provided in the Site Database, Appendix 5 CYP.

10.31 This assessment provides a general indication of the quality of the sites against pre-determined criteria guided by the requirements of PPG17. The quality and value will need to be reassessed regularly to take account of on-going refurbishments.

10.32 The key issues arising from the quality evaluation and consultations relating to the quality of these sites are as follows:

- The site assessments indicate that the qualities of the sites in the borough are reasonable or good, with an average score of 58 with little variation across the borough.
- The Residents Survey of 2009 indicates that over 40% rated the quality of sites as good or very good and a further 42% rating them as average. However this

satisfaction level was relatively low (the quality ranking sixth out of nine typologies) in comparison with other typologies. There was variation across the borough. However, 2/3 of the residents of Reigate rated the sites as good or very good quality. The greatest dissatisfaction was in Banstead and Horley, where only 27% and 30% considered them good or very good.

- 34.5% of respondents who visit sites for children and young people more often than other types of open space, bypass their closest site in favour of another one in the area. This seems to be linked to the popularity of the recently re-modelled Priory Park in Reigate, which is considered to offer better play and other facilities than smaller local parks. The relatively high proportion of respondents using other sites for children, may indicate that other parks are considered poor quality or unsuitable for the child.
- Officers expressed the need to agree sufficient maintenance provision with the developers to ensure safety to residents and continued enjoyment of play facilities.
- Detailed comments on the quality of the sites are provided in Appendix 5 CYP.

The Local Quality Standard

10.33 There is no national quality standard for children's and young people's provision although FiT indicates some quality aspirations for such facilities including the provision of seating for adults, a varied range of suitable equipment, safety surfacing, teenager meeting places and the prevention of dog fouling.

10.34 The local quality standard or vision for children's play areas and provision for young people is provided in Table 10.4 below. This standard has been formulated taking account of site assessments, and the views and aspirations of residents. Justification for this standard is provided in Appendix 4c.

Table 10.4: The Local Quality Standard

Children's Play Areas:

A site providing a safe, clean, well-maintained play environment which is free from litter, dog mess and vandalism. The site should contain a variety of equipment and should be in a safe and secure location. Seating for supervising adults should be provided. The sites should be easily accessible on foot or from a nearby car park. A mix of play areas should be provided, including secure locations near housing, and provision on multi- purpose 'destination' sites.

Facilities for Young People:

A site providing a safe, clean, well-maintained play environment which is free from litter, dog mess and vandalism. The site should contain a variety of equipment and shelters tailored to the needs of young people of a range of ages, and should be in a safe and secure location. The sites should be easily accessible on foot from housing areas. A mix of play areas should be provided, including secure locations near housing, and provision on a multi- purpose 'destination' sites. Young people should be involved in the design and management of the sites wherever possible.

10.35 Appendix 3 outlines the link between the quality standard and site assessments. The above quality standard is a vision, or a standard to aim at. The quality vision is converted into an expected score based on the site assessment methodology. For children and young people provision, the quality standard above equates to a score of

approximately 62 %. This score is used to provide a quality benchmark for evaluating the sites across the borough, to provide an aspiration standard for sites and to guide improvement programmes.

Applying the Local Provision Standards

Quantity

10.36 Table 10.5 shows the current area of children and young people provision in the borough. With reference to the local quantity standard in Table 10.2, it then estimates the area of children and young people's provision which is required to support population growth, at the local development standard of 0.25 ha/1,000; this is provided for the borough as a whole and at an individual ward level. It also estimates the area required per ward to raise provision to the local borough standard of 0.07 ha/1,000 people. It demonstrates the current level of provision as a percentage of the total requirement to satisfy both the development and borough standards by 2027.

Table 10.5 Application of the Quantity Standard

Ward	Current area (ha)	Percentage of standard 2027	Percentage of standard 2027	Add. ha required for pop growth	Further Ha required for Borough Standard
Banstead Village	0.16	20%	○	0.17	0.46
Chipstead, Hooley And Woodmansterne	0.52	69%	●	0.15	0.09
Kingswood With Burgh Heath	0.59	110%	●	0.00	0.00
Nork	0.19	27%	○	0.17	0.35
Preston	0.08	17%	○	0.26	0.13
Tadworth And Walton	0.07	13%	○	0.05	0.43
Tattenhams	0.22	35%	○	0.09	0.31
				0.89	1.77
Earlswood And Whitebushes	0.72	102%	●	0.00	0.00
Meadvale And St Johns	0.10	12%	○	0.30	0.46
Merstham	0.22	24%	○	0.35	0.35
Redhill East	0.42	30%	○	0.77	0.23
Redhill West	0.32	25%	○	0.74	0.24
Reigate Central	0.34	40%	○	0.33	0.18
Reigate Hill	-	0%	○	0.37	0.42
South Park And Woodhatch	0.42	72%	○	0.07	0.09
				2.92	1.97
Horley Central	0.26	46%	○	0.02	0.28
Horley East	0.09	9%	○	0.64	0.31
Horley West	0.30	21%	○	0.85	0.25
Salfords And Sidlow	0.10	57%	○	0.00	0.08
				1.51	0.92
Applying standard at zone level					
1 North	1.82	41%	○	0.89	1.71
2 Central	2.54	34%	○	2.92	1.95
3 South	0.75	24%	○	1.51	0.92
Applying standard at Borough level					
Borough	5.11	32%	○	5.32	4.58

KEY	
Percentage of 2027 local quantity standard	
100 or greater	●
75-100	●○
50-75	○●
25-50	○○
0-25	○

10.37 From Table 10.5, the following conclusions can be drawn:

- To meet the standard of 0.25 ha/1,000 people for the housing development required to meet the expected population growth by 2027, approximately 5.32 ha of children's play and young people's provision will be needed when the borough is considered as a whole. This would be provided as an integral part of larger developments and/or as part of the Community Infrastructure Levy (CIL) for new development.
- Associated with the planned regeneration projects and new neighbourhood projects (see Appendix 7) it is intended to provide 3 ha of additional designated play areas in the Horley NE, NW sectors, the Town Park and other local locations. This contributes to the new development target and as a result a net 2.32 ha should be planned for outside Horley, as part of new development.
- The Council also considers there is a potential to increase the provision within the borough as a whole to better meet the needs of the current population. The estimated area required to meet the local borough standard of 0.07 ha/1,000 people will be an additional 4.58 ha, when the borough is considered as a whole. In addition, local needs at a ward level should be addressed against this standard. This could potentially be provided by local partners and communities as part of neighbourhood planning.
- In total, some 2.32ha plus 4.58 ha of additional play and young people provision would be required by 2027 to meet the local quantity standard. The location of additional provision should take account of local variations in current provision and population growth. The south of the borough has considerably lower provision per 1,000 people than the north and central areas of the borough. Without the introduction of any additional play and young people provision, the majority of wards will have a provision less than 50% of the local quantity standard by 2027. Provision will be extremely low (less than 25% of standard) in 8 wards. Deficiencies should be considered in light of local conditions and proximity to other areas of open space (see section 10.45: Overall Analysis).
- The areas required, above, do not include for buffer areas around sites, which should also be provided in accordance with FiT requirements.
- There is a particular need for additional young people's facilities.

10.38 The number of children and young people sites/facilities needed to meet this local standard for designated play areas, will vary across the borough. It will be important to ensure an appropriate mix of facilities across the borough to meet the needs of the different areas. It is recommended that young people are involved in the design of new or refurbished sites.

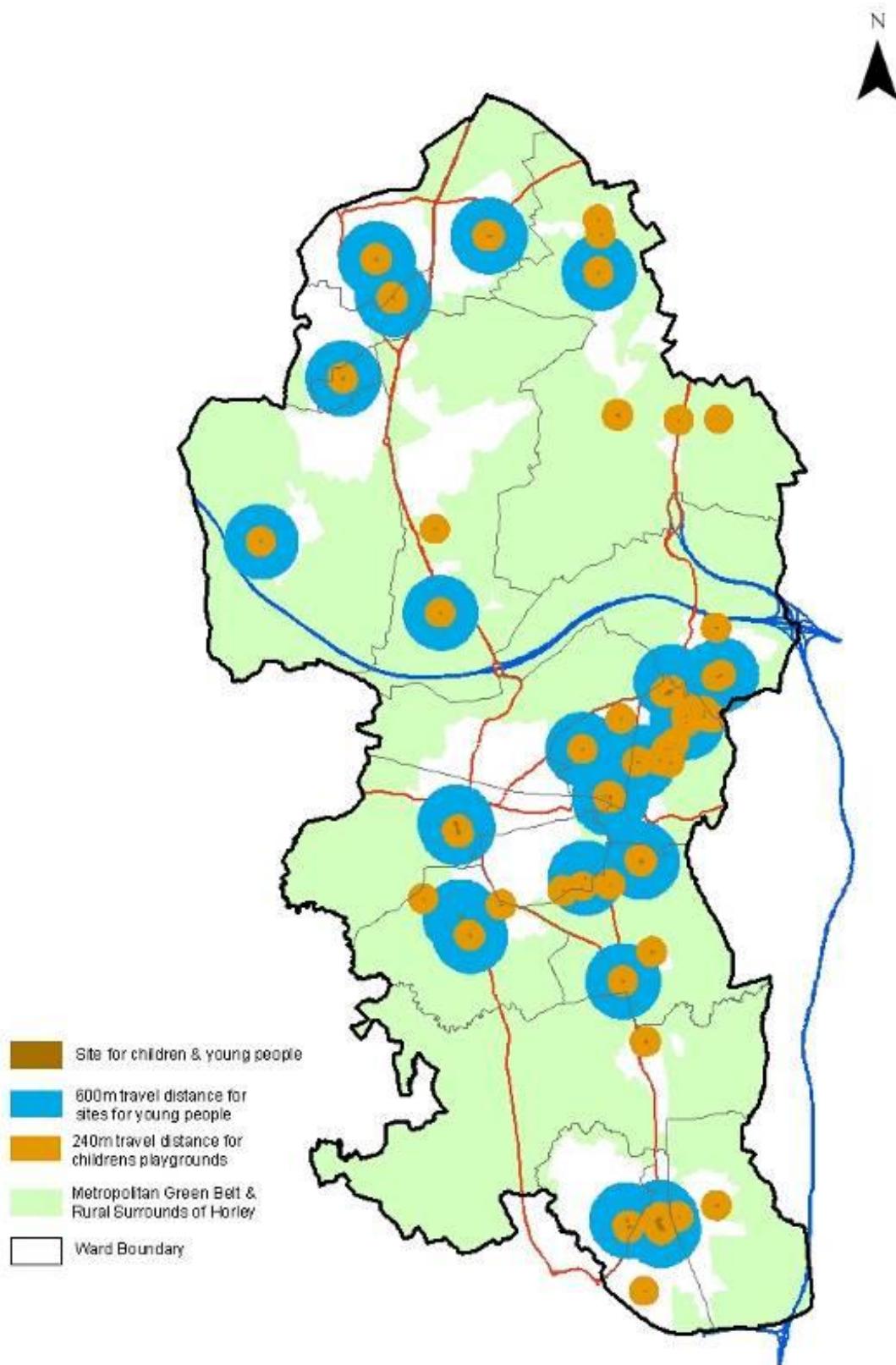
10.39 Within Reigate & Banstead there are opportunities to provide play areas within the green fabric which extends into the urban areas. In addition there are numerous opportunities to create alternative play areas, quite distinct from the LEAPs and MUGAs of the urban areas. These could include play trails within the extensive woodland and other natural areas within the borough, taking advantage of the local characteristics of the borough. These areas of 'natural play' could be provided at or near key destination sites within the countryside where they could also potentially be associated with waymarked walks and information boards, or potentially local nature

discovery centres. These proposals could be usefully integrated into the Green Infrastructure Strategy for the borough.

Accessibility

10.40 Map 10.1 shows the accessibility of the children play and young people provision to residents. This map shows that:

- Large areas of the borough do not have good access to children and young people provision, defined as within the recommended walk time.
- Within the built up area, there is a need for additional play facilities and young people provision in order to ensure access to facilities within the recommended walk time. This concurs with findings of deficiencies in a number of the wards.
- More areas of the borough have poorer access to young people's provision than to children's play areas. This concurs with the findings on provision and consultation.

Figure 10.1: Accessibility of Provision for Children & Young People

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Quality and Value

10.41 The majority of the sites within this typology were audited. The majority scored as 'good' in terms of quality and value, most notably the play areas in Priory Park, Reigate. It was considered that whilst improvements can be made to sites, the key focus should be on increasing provision.

10.42 A benchmark score of 62% was set as an indication of the score needed to achieve the desired quality at play areas. 15 out of the 48 audited sites meet this quality benchmark. These areas could be improved as part of the Play Strategy and as a result this may relieve pressure on other sites.

10.43 As described above, in conjunction with the evaluation of quality, the value of sites was evaluated in terms of a range of 8 characteristics, focusing on site usage, the site context (issues such as accessibility or uniqueness of the sites) and the sites' wider benefits.

10.44 The analysis demonstrates that 14 out of 48 audited sites are of both high quality and high value. The aim would be to improve the stock of play areas and young people sites so as to gradually improve the proportion which are of high value and high quality. This could be effected through a range of site specific measures such as equipment refurbishments (to improve quality) or improvement of site access (to improve value) of the site.

Overall Analysis

10.45 The findings of this assessment, in terms of accessibility to this form of open space are:

- The local accessibility standard (Table 10.3) reflects the expectation of residents to travel a short distance to this open space, and on foot. As a result, standards for this open space should be considered at a local or ward level to ensure sufficient provision is maintained.
- There are large areas of the borough which are outside the catchment area of the nearest children play and young people site. In some of these areas, domestic gardens provide informal space for many residents. But within other areas there is little or no alternative play provision within the recommended walk time. In determining the optimal location for new play equipment, the findings of the accessibility study support the focus of new provision in the built up area, in particular, in locations where access to alternative play provision is low.

10.46 The quantity analysis demonstrates that:

- There is no surplus of play and young people's provision in the borough. In accordance with PPG17 none should therefore be built on, unless replaced fully elsewhere in an equally appropriate location. Overall provision is considerably below national guidance. Young people's provision is particularly low.
- All but two wards are currently deficient in this open space. By 2027 there will be a decrease in provision in terms of ha/1,000 people, in a number of wards assuming no additional play areas are installed. Provision will be extremely low (less than 25% of standard) in 8 wards.

- The regeneration and new neighbourhood schemes include children's play and young people's provision (Appendix 7). On the basis of this study it is concluded that new play areas, in addition to that being provided through regeneration and new neighbourhoods, will be needed in a number of wards to meet the local standard. In some of these wards, the pressure for new play areas will be lower because of the lower density of the housing or the relatively large garden sizes of the properties. The main areas in which children's play and young people's provision will be needed are therefore in Merstham, Redhill West, Reigate Hill and Horley East and West.

10.47 The majority of the sites within this typology scored as 'good' in terms of quality and value, most notably the play areas in Priory Park, Reigate. Improvements/enhancements to the scope of equipment at some sites could potentially reduce the need for new sites. But this can only be determined at a site specific level. It was considered that whilst improvements can be made to sites, the key focus should be on increasing provision where it is needed to satisfy quantity deficiencies and accessibility standards.

10.48 With the proposed local quantity standard for the population growth associated with new development, there will be a need for approximately 5.32 ha of new play and young people's provision, of which some 3 ha will be provided at Horley. This remaining 2.32ha could be provided as an integral part of new development and/or through CIL. In addition, some 4.58 ha of children and young people's provision would be needed across the borough to meet the borough standard – this could potentially be sought through Neighbourhood Planning. Meeting both elements of this local quantity standard would lead to an average across the borough in 2027, of 0.1 ha/1,000 people of formal/equipped play and young people provision. Whilst this is lower than FIT requirements, it will represent a substantial increase on current levels and be appropriate for a borough with a wide range of open space opportunities. In addition, informal play spaces will also be provided as part of amenity green space provision.

10.49 As described in Section 10.4, the green fabric extends into the urban areas providing opportunities for the provision of formal and informal play areas. Play areas could be provided as on-site provision by developers. Alternatively, the Council could make land available, with the equipment being funded by developers, the Council or other partners. The local standards for play and young people's provision should be incorporated into an SPD which gives detailed design guidance for developers to enable play space requirements to be considered early in the development process and therefore to become integral to the development plans.

10.50 Whilst currently most of the play areas are owned and managed by the Council, an increasing number of sites are located within housing areas which are managed by outside agencies. These play areas vary from being fully accessible to all, to being for use only by the occupiers of the homes immediately surrounding these sites. The success of these types of provision needs to be monitored to ensure it meets local standards and the needs of the residents.

10.51 In planning new children's play and young people's provision, sites should not be confined to the urban areas. Consideration opportunities exist for natural play in the

countryside surrounding the towns. Areas of natural play, preferably linked to other provision such as way-marking and nature trails, could greatly increase the attractiveness of the countryside to families and help young people appreciate and connect with their local environment.

Priorities and Recommendations for Policy Direction

1 Protect existing provision

- Provision for children and young people is at a level considerably below national guidance.

All existing children's play areas and young people's provision should be protected through the Local Development Framework. There should be a strong presumption against the loss of play areas and young people's provision through development. Such sites should only be removed if a clear case has been formulated demonstrating that its value in this location cannot be improved and that it will be replaced by a similar or improved site elsewhere in the locality so that local needs are satisfied.

All Urban Open Land sites currently used for play or young people provision should be safeguarded.

2 Increase provision and access

- The key focus should be on increasing the number of sites offering children and young people facilities in accordance with the local quantity standard. The scope of young people's facilities should be widened to take into account their aspirations.
- There is amenity green space within the Reigate & Banstead ownership which could potentially be made available for the provision for play equipment.
- Play areas should not be confined to the urban area. There are considerable opportunities for natural play, particularly at destination sites within the countryside.
- 0.55 ha/1,000 people of informal play and young people provision will need to be provided as part of the amenity green space provision (See section 9).
- Provision should be in line with the standards provided above, which will be included in new Supplementary Planning Document. In allowing for the size of play and young people provision, note should be made of the area of buffer which is required around these sites, which is in addition to the area of play provision required.

A strategy should be developed which will indicate where new or improved play facilities will be required, and the scope of these facilities, to best meet the needs of the increased population. These sites should be identified in the DMP DPD.

Designated children and young people provision will need to be supplied as an integral part of new developments and/or through CIL. This could be provided by developers as an integral part of all new housing sites. Alternatively development should be accompanied by a contribution to off-site provision or to enhancement to existing provision if this would better serve the needs of the community.

Developers should discuss the optimal balance of the number of play sites, and proximity to housing,

and range of facilities with the Council in order to ensure they best meet local needs whilst remaining within the local standard.

Agreements for on-site and off-site provision should include for ongoing maintenance costs associated with the site and equipment. Provision should be monitored to ensure it meets local needs. New provision should be provided in line with population growth.

Further play and young people's provision is needed across the borough to raise current provision to the borough standard. This could potentially be provided through a number of providers, community groups and other partners working together through neighbourhood planning.

Natural Play involving the provision of play areas within the natural areas of woodland or wider countryside should be considered for improving both the provision of play and appreciation of the natural environment.

2 Multi-function use of spaces

Many green space sites close to housing areas could be either classified as play or amenity green space sites. They are classified in this report as amenity green space unless they can be easily identified as primarily for children/young people play for the reasons explained in Section 10.18.

Consideration should be given to the multi-functional use of amenity green spaces close to housing to provide additional play facility provision in areas of deficiency.

Natural Play (see above) opportunities would be considered as an important mechanism for increasing the multi-functional use of space as well as for improving access to the countryside and to the natural environment.

3 Increase quality and value of the sites

Sites for children's play and young people provision are of reasonable or good quality. Residents do not always go to their nearest play area, indicating that may be they were drawn to other sites due to better quality or value. There was therefore a need to improve the proportion of sites which are of both good quality and good value. Parks Department refurbishes equipment to keep up with wear and tear and to implement improvements where appropriate.

The Council should gradually improve the quality and value of the sites and scope of facilities on the sites as an integral part of a play improvement plan.

Where local needs are indicated, developers should be requested to contribute to improving the quality or value of existing off-site play areas in order to meet the needs of the development rather than to the building of a new site.

11 ALLOTMENTS

Definition

- 11.1 This type of open space includes all types of allotments, community gardens and urban farms. The primary purpose of these sites is to provide opportunities for people to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.



Allotment Plots

Strategic and Local Context

- 11.2 As outlined in '*A Place to Grow*' 2010, a supplementary guide to '*Growing in the Community*', produced jointly between the Local Government Association and Communities and Local Government, allotments provide '*valuable green spaces and community assets that offer opportunities for people to grow their own produce, improve their health and wellbeing and foster community cohesion.*' Allotments can benefit the environment in a number of ways. They provide valuable green space within towns and cities, adding to the greenery of the areas as well as contributing to biodiversity by providing a varied and valued habitat for wild animals and plants.
- 11.3 The Local Plan 2005 recognises the value of allotments and allocates additional provision within the Horley area as an integral part of the regeneration and new build scheme. Ensuring sufficient allotment provision fits within the aims of Reigate & Banstead's Community Plan 2020, within which one of the priorities is '*An Environment for the Future – leading more sustainable lifestyles to future proof our Borough.*' The Reigate & Banstead emerging Core Strategy recognises the value of open space, including allotments, as part of the Green Fabric of the borough and their role in promoting healthy lifestyles. The Development Management Policies DPD will, through planning policies and site allocations, seek to ensure sufficient provision to

meet the needs of current and future population, taking account of the needs of new development. It will also encourage the preservation and enhancement of existing open spaces and recreational facilities.

- 11.4 Because of the way the countryside and built-up areas are so integrated within the borough, with the countryside extending into the towns and villages as green spaces, many of the allotment sites are relatively close to peoples' homes. This encourages efficient use of the sites. Until recently, some of the allotment sites in the borough were un-occupied or under-used. However, demand for allotments has grown over recent years and at the time of writing there are 400 people on the Council's waiting list. In response to increased interest and demand over the past 5 years, the Council has raised the number of plots on some existing sites, brought sites back into use and has opened new sites in the last two years (see Section 11.9 below).

Consultation Findings

- 11.5 Residents were asked their views on allotments as part of the General Survey. In addition, a questionnaire was sent to allotment holders.
- 11.6 The results of the General Survey indicate that allotments, community gardens and urban farms are considered to be important or very important by 75% of respondents. This was lower than other types of open space but still considered to be high. This will be because allotments are not available on an 'open access to all' basis as in the case of other types of open space. All allotment holders are required to rent a plot and have a formal tenancy.
- 11.7 A survey was also sent to allotment holders on Council owned sites. The response rate was good with 56.2% responding to the survey. Of those using allotments 60% had had their allotment for less than five years, reflecting the increased popularity of allotments and trend of growing your own. 23.3% of allotment holders had used their allotment for more than 10 years. The frequency of visits to allotments was high with 15.7% of respondents visiting daily and 56.8% visiting a couple of times a week, this providing an indication of the high value of the plots.

Setting a Local Standard: Quantity

Current Provision

- 11.8 There are 25 allotment sites in the borough. 23 of these are owned and managed by the Council, one by Horley Town Council and one is privately owned and managed.
- 11.9 The site list, Table 11.1, includes the following sites which have recently been opened or extended in response to increased demand:
- The Colesmead site in Redhill, re-opened in response to increasing demand.
 - An extension of the Park Lane Allotment site in Reigate into an adjacent field in 2009.
 - An extension to the Holly Lane site in Banstead.
 - The Lambert Road, Banstead site, which was almost unoccupied, is now fully occupied.
 - The Paddock site in Earlswood, opened in 2010.

11.10 The list also includes the recently opened site in Princes Road, Earlswood. The Table does not include the three proposed additional allotment sites in and adjacent to Horley New Neighbourhoods (see Appendix 7 for detail), but these sites are included in the analysis of provision below.

11.11 The number of plots in the table below reflects the mix of full, half size and starter plots known at the time of writing. It should be noted that the number of allotment plots at a site may vary due to the sub-division or joining of plots. A traditional, full sized plot size is 250m². However the increasing demand for allotments and the wish of far fewer people to manage a traditional sized plot has led to the Council halving the plots as they become available to let at 125m². This enables more households to rent a plot. There is also an increasing trend towards the creation of 'starter' plots of around 80m² to give people a 'taster' of allotment growing and to provide a more manageable plot for busy households.

Table 11.1: Allotment Sites

Allotment	Ward	Area (sq m)	Allotment plots
Riding School Allotments	South Park And Woodhatch	18,988	85
The Midday Sun Allotments	Chipstead, Hooley And Woodmansterne	21,358	Not available
Batts Hill Allotments	Redhill West	12,400	56
The Park Allotments, Woodmansterne	Chipstead, Hooley And Woodmansterne	7,189	22
Brambletye Park Road Allotments	Earlswood And Whitebushes	3,194	11
Partridge Mead Allotments	Nork	4,887	17
Maple Road Allotments	Earlswood And Whitebushes	7,241	39
Merland Rise Allotments	Tattenhams	5,822	31
Smithy Lane Allotments	Kingswood With Burgh Heath	7,218	25
Wiggle Lane Allotments	Redhill East	12,736	56
Tottenham Way Allotment	Tattenhams	15,718	82
New Pond Farm Allotments	South Park And Woodhatch	32,267	99
Colesmead Road allotment	Redhill West	6,648	19
Highlands Allotments	Redhill West	14,198	72
Holly Lane Allotments	Banstead Village	14,926	61
Lakers Rise Allotments	Chipstead, Hooley And	4,651	15
Lambert Road Allotments	Banstead Village	8,324	37
Merstham Allotments	Merstham	34,586	53
Park Lane East Allotments	South Park And Woodhatch	2,243	12
Parsonsfield Road Allotments	Nork	3,154	15
Sangers Drive Allotments (Church)	Horley West	8,942	61
Redstone Hill Allotments	Redhill East	6,370	18
Park Lane Allotments	Reigate Central	16,887	122
The Paddock Allotments	South Park And Woodhatch	10,836	48
Princes Road Allotments	Earlswood And Whitebushes	12,800	60
Total area		293,583	1116

11.12 Table 11.2 indicates the provision per 1,000 people of allotments per ward, and the anticipated provision for the predicted 2027 population.

Table 11.2: Allotment Sites in the Borough

Ward	Current Plots	Area - ha	Plots/ 1000 2010	Plots/ 1000 2027	Ha/1000 2010	Ha/1000 2027
Banstead Village	98	2.33	11.0	10.3	0.26	0.24
Chipstead, Hooley And Woodmansterne	37	3.32	4.3	4.0	0.38	0.36
Kingswood With Burgh Heath	25	0.72	3.9	3.7	0.11	0.11
Nork	32	0.80	4.2	3.8	0.10	0.10
Preston	0	-	0.0	0.0	0.00	0.00
Tadworth And Walton	0	-	0.0	0.0	0.00	0.00
Tattenhams	113	2.15	15.1	14.4	0.29	0.27
1 North	192	7.17	4.6	4.2	0.17	0.16
Earlswood And Whitebushes	110	2.32	11.8	11.5	0.25	0.24
Meadvale And St Johns	0	-	0.0	0.0	0.00	0.00
Merstham	53	3.46	6.6	5.6	0.43	0.37
Redhill East	74	1.91	8.0	6.0	0.21	0.16
Redhill West	147	3.32	18.3	13.4	0.41	0.30
Reigate Central	122	1.69	16.5	14.0	0.23	0.19
Reigate Hill	0	-	0.0	0.0	0.00	0.00
South Park And Woodhatch	244	6.43	33.4	32.2	0.88	0.85
2 Central	750	19.14	11.8	10.0	0.30	0.25
Horley Central	0	-	0.0	0.0	0.00	0.00
Horley East	0	-	0.0	0.0	0.00	0.00
Horley West	61	0.89	7.8	5.4	0.11	0.08
Salfords And Sidlow	0	-	0.0	0.0	0.00	0.00
3 South	61	0.89	2.6	2.0	0.04	0.03
Borough	1116	29.36	8.2	7.0	0.22	0.19

Note: Map 2.1 shows the location of the wards and the three areas of the borough identified in the above table.

11.13 The key issues arising from the above tables and local consultations are as follows:

- In total there are 1,116 lettable plots (full size, half size and starter plots) in the borough. This is approximately 8 plots per 1,000 people or 20 plots per 1,000 households.
- 54% of respondents to the general survey felt that the quantity of allotments is 'about right' and 34% felt that there was too little provision. However only 38% of Horley respondents considered there to be about right. However, as few respondents to the survey used allotments, this gives the impression of a lower demand than there is, when compared with the long waiting lists for sites.
- There are no vacancies for plots in Council owned sites, nor the Horley Town Council site. There are waiting lists in all wards (information was not available for one site), and the waiting lists are increasing. Whilst there is some variation in demand across the borough, as evidenced by length of waiting lists, there is overall, a high level of demand throughout the borough.
- Site assessments also demonstrate the high utilization rate of the allotments. It is not considered from site assessment, consultation or discussion with Council

- officers, that there is under-utilisation of allotment space or a surplus in any areas.
- The future needs for allotments will increase as population rises between now and 2027.

The Local Quantity Standard

11.14 Reigate & Banstead determined a local quantity standard for allotments, taking into account local waiting lists, consultation with residents, travel distances derived from catchment analysis, the observations of Council officers, and with reference to national standards.

11.15 The following issues have been taken into account when setting the standard:

- The catchment analysis determined that allotment holders are prepared to travel a distance to access their allotments. Therefore whilst ward analysis will be used to examine the distribution of allotment sites across the borough, the setting of quantity standards will be on an 'area' wide basis – the north, central and south areas of the borough.
- There is a current shortage of allotments in all wards as evidenced by waiting lists.
- With projected population growth this waiting list is expected to be around 700 in 2027. Provision should be increased with population growth; however, to fully meet this demand with standard size plots would require an additional 18 ha of provision. Finding and developing land for this large number of traditional sized plots is likely to be impractical.

11.16 A provision standard needs to be set at greater than the current levels of provision, in order to firstly reduce current waiting lists, and secondly to meet future demand. This can be achieved by the provision of new allotments to accompany new housing and the subdivision of existing allotments. The local standard aims to ensure that as a minimum, provision is maintained across the borough with projected population growth. It also needs to ensure that provision is increased in areas where there is a very low provision, or where there is greatest current or future demand. These areas are likely to be where housing density is greatest or where there is greatest projected population growth.

11.17 Given the variation in allotment plot sizes across borough, and the current trend to subdivide plots, the local quantity standard is set in terms of a measure of the number of plots per 1,000 people. Setting a standard in terms of a number of hectares per 1,000 people would be inappropriate in this situation where the trend is for decreasing plot size.

11.18 The provision standard has been established in terms of increasing the number of allotments so that about two-thirds (67%) of the current waiting list would be offered an allotment. This takes account of the impracticality and cost of providing for the whole waiting list, together with the possible short term nature of the recent expansion of the waiting lists, which may not generate such high demand in the long term. This level of provision would match the level of demand in 2008, prior to the recent surge in requests.

11.19 The proposed local quantity standard is provided in Table 11.2 below. For all new housing growth, developers will be requested to provide allotment space or to provide contributions for their provision through the Community Infrastructure Levy or other arrangements. In addition, the council will encourage providers, partners and other facilitators to work towards the standard through Neighbourhood Planning in areas of need.

Table 11.2 Local Quantity Standard

Current Provision 8 plots per 1,000 population	Local Development Standard: 10 plots/1,000 people for all areas of population growth. Location of allotments to be focused on proximity to housing with small or no gardens.
Justification The proposed provision standard is established with a view to ensuring allotments are provided for the new population growth in line with projected demand, ensuring that as a minimum, provision is maintained across the borough with projected population growth. The council will work with partners to endeavour to achieve the borough standard across the borough, to as to satisfy 2/3 of the current waiting list.	

11.20 This standard is higher than the standard suggested by the National Society of Allotment and Leisure Gardeners – 20 allotment plots per 1,000 households or 9 plots per 1,000 people although these figures are for traditional sized plots.

Setting a Local Standard: Accessibility

Accessibility of Allotment Sites

11.21 Accessibility is an important consideration in providing adequate opportunities for people to use the sites. In line with PPG17 recommendations, Reigate & Banstead defined a local accessibility standard as a distance threshold derived from the residents consultations. The 'catchment area' is defined by reference to the distance which 75%-80% of users are willing to travel.

11.22 The general survey indicated that the car was the preferred means of transport (50.2%), followed by walking (33%). Whilst 30% indicated that they would be willing to travel more than 15 minutes, 40.7% indicated that they would expect to travel 10 –14 minutes, whilst a further 30% said that they would expect to travel less than 5-9 minutes to reach allotments. The targeted allotment holders survey also showed that the car was the preferred method of transport (63.1%) followed by walking (43.7%), cycling (13.1%), public transport (1%) or 'other' (5.2%). 80.6% travel less than 10 minutes to their allotment using their preferred transport method.

11.23 96% of allotment holders felt that their allotment was easy to get to with their preferred mode of transport and 76.7% of respondents had a plot on the site closest to where they lived. However, a number of respondents reported that they preferred to walk or cycle but used their car as they needed to transport tools because on some sites they

were not permitted to have sheds on their plot to store equipment. Other people would prefer to walk, but need their cars because of the distance they need to travel.

11.24 A few reported that site security and theft was a problem so would not leave tools on site. Parking was also highlighted as a problem at some sites, either because no parking or limited parking was available on site, the availability of road parking was very limited or because the access roads were in need of attention.

The Local Accessibility Standard

11.25 The local accessibility standard for allotments is summarised in Table 11.3 below. Full justification for the standard is provided in Appendix 4b. A straight line distance from the site is used, which makes no allowance for the actual road network. An assumed 25 kph or approx 15 mph driving speed is used, in this and other local assessments, reflecting the built-up nature of many areas and stopping / starting time.

Table 11.3: Local Accessibility Standard

Recommended Accessibility Standard
10 Minutes drive - 3.5 km
Justification
This standard is based on the distance travelled by a 10-14 minute drive, the car being the preferred mode of travel. All areas of the borough are accessible to allotments within this drive time. Whilst some respondents would like to see more allotments closer to home, the key concern with regards allotments is the quantity rather than accessibility.

11.26 Whilst the standard has been based on the car as the preferred mode of travel, a significant number indicated that their preference was to walk. This should be taken into account in determining the location of new allotment plots.

Setting a Local Standard: Quality

The Quality of Allotment Sites

11.27 The site audits evaluated the quality of sites in relation to 17 characteristics, using the approach detailed in Appendix 3. The quality of the allotment sites is in Appendix 5 ALT.

11.28 The site assessments indicate that only 5% of the allotments in the borough are 'good'. However, this does not reflect the views expressed in the allotment holder survey, whose comments were on-the-whole positive. There is little variation in the quality across the borough. The relatively low quality of the allotments may reflect the difficulty of using the same assessment criteria for all types of open space, whilst a different set of criteria may have been more appropriate for allotments.

11.29 Respondents to the general survey indicated that problems on sites were, on the whole, minor. The most commonly reported problems were vandalism, graffiti, litter and anti-social behaviour. A number of respondents confirmed that theft of tools, equipment and produce was a problem on their site. The factors that respondents felt

would make them feel safer using allotment sites were staff on site, parking and CCTV.

11.30 Respondents to the allotment uses survey viewed the management of allotments sites positively. Overall allotment holders were satisfied with site facilities although there were local concerns. The majority of respondents expressed they were very satisfied to satisfied with various aspects of access to site although lower levels of satisfaction were expressed with regard to on-site information, toilets and boundaries.

The Local Quality Standard

11.31 There are no definitive national or local standards for the quality of allotments, community gardens and urban farms. However the guide '*Allotments: A plot holder's guide (DTLR)*' suggests that allotments should have an accessible water supply and, where appropriate, toilets, also site huts, sheds and adequate security measures. This suggestion could also be applied to community gardens and urban farms.

11.32 The quality standard has been derived from the respondents' views and aspirations, through site analysis and discussions with Council officers, and through reference to the above guidance. The local quality standard or quality vision for allotments is provided in Table 11.4 below. Justification for the standard is provided in Appendix 4c.

Table 11.4: Local Quality Standard

Recommended Quality Standard
Allotments should be clean / litter free, with good drainage and access to a good water supply. Sites should be well maintained particularly in terms of boundary fences, entrances and pathways and should encourage biodiversity. Where possible, sufficient parking and toilets should be available.

Applying Provision Standards

Quantity

11.33 Table 11.5 summarises the application of the local quantity standard. The analysis demonstrates a current overall deficiency of 1.8 plots/1,000 people against the standard. The table shows the variation in provision against the standard across the borough, with seven out of the borough's 19 wards having no allotments: Horley Central, Horley East, Tadworth & Walton, Meadvale and St John's, Preston, Salfords and Sidlow, and Reigate Hill. Overall, provision in the South of the borough is very low at only 26% of the standard. The accessibility analysis demonstrates that people are prepared to travel to allotments (Table 11.3). To meet the proposed standard at an area level requires 226 in the North and 178 in the South, giving a total of 404.

Table 11.5 Application of the Local Quantity Standard

		Percentage of standard				
Ward		2010	2027	Plots required 2010	Plots required 2027	2027
Banstead Village		110%	103%	0	0	●
Chipstead, Hooley And Woodmansterne		43%	40%	50	56	○
Kingswood With Burgh Heath		39%	37%	40	43	○
Nork		42%	38%	46	52	○
Preston		0%	0%	31	41	○
Tadworth And Walton		0%	0%	72	74	○
Tattenhams		151%	144%	0	0	●
Earlswood And Whitebushes		118%	115%	0	0	●
Meadvale And St Johns		0%	0%	81	93	○
Merstham		66%	56%	28	42	○
Redhill East		80%	60%	19	49	○
Redhill West		183%	134%	0	0	●
Reigate Central		165%	140%	0	0	●
Reigate Hill		0%	0%	61	76	○
South Park And Woodhatch		334%	322%	0	0	●
Horley Central		0%	0%	78	79	○
Horley East		0%	0%	59	84	○
Horley West		78%	54%	17	51	○
Salfords And Sidlow		0%	0%	25	25	○
Applying standard at Area level						
1 North		46%	42%	226	262	○
2 Central		118%	100%	0	4	●
3 South		26%	20%	178	238	○
Applying standard at Borough level						
Borough		82%	70%	250	468	●

KEY	
Percentage of 2027 local quantity standard	
100 or greater	●
75-100	○
50-75	○
25-50	○
0-25	○

11.34 In considering the future distribution of unmet need, the overall deficiency will increase to 3.0 plots/1,000 people by 2027 if no more allotment provision is made. To meet the standard in 2027 will require 262 new plots in the north and 238 plots in the south. 3 new allotment sites are planned in Horley New Neighbourhood's North West and North East Sectors to accompany new housing provision. Taking into account these

developments, the overall deficiency will be 252 plots in 2027. Note that the estimate of the area required is based on assumption that average future plots will be 125m.

11.35 The implications of this increased demand will be considered further in Section 11.40 below.

Accessibility

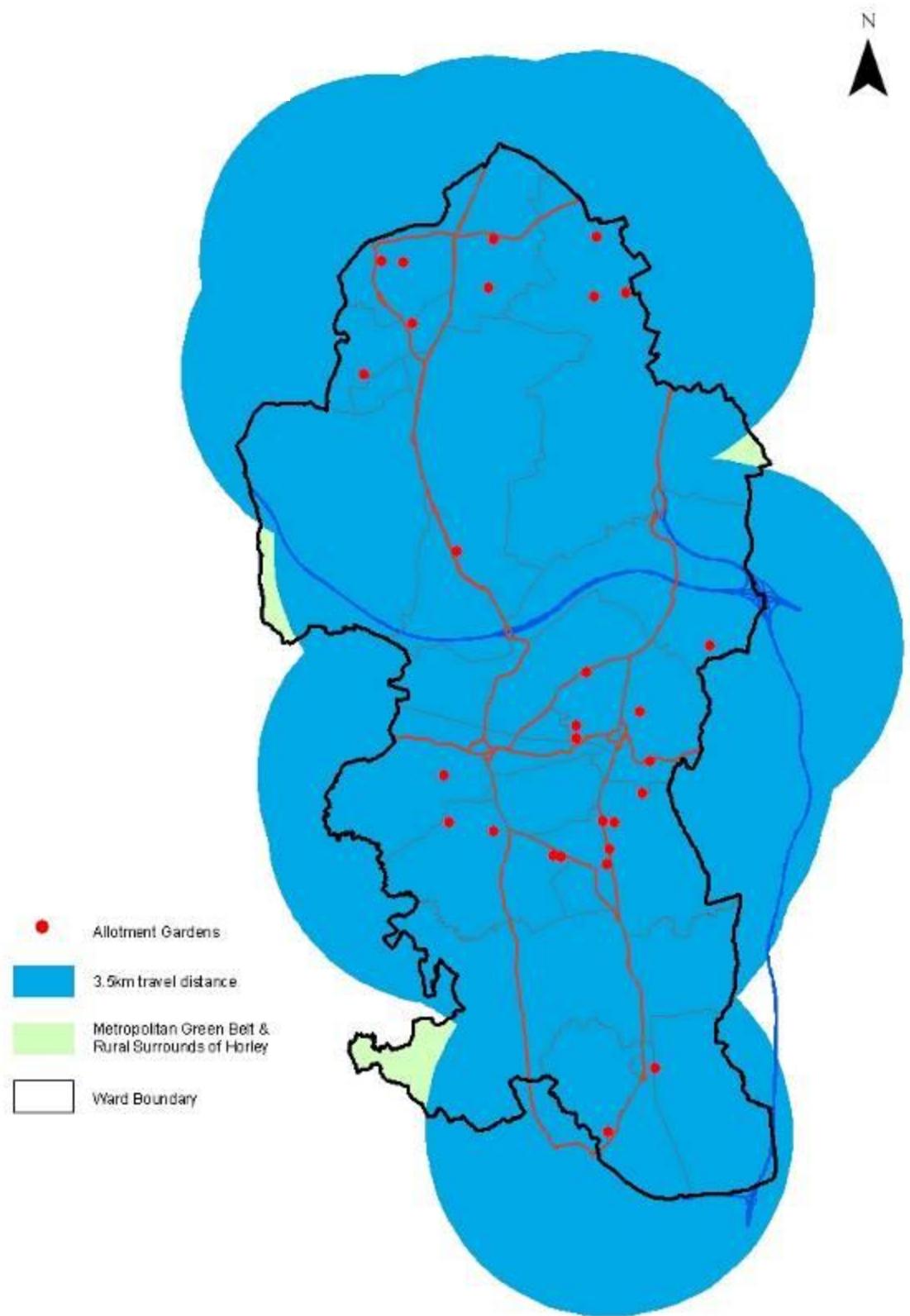
11.36 Figure 11.1 demonstrates the accessibility of allotments to residents of the borough, based on the community consultation, which determined the distance travelled by residents using their preferred method of travel. On the assumption that people drive to allotments, and with the assumed drive time provided in Table 11.3, the allotment sites are accessible to almost the entire borough.

11.37 However, there are a significant number of residents who prefer to walk to allotments, or may not have access to a car. This has been addressed in planning the development of new allotment sites at Horley (see Appendix 7) where sites will be close to the proposed new development.

Quality

11.38 A benchmark score of 60 was set as an indication of the score needed to achieve the desired level of quality at allotment sites (for details on how this benchmark is achieved, see Appendix 3). Details of the scores for all sites are provided in Appendix 5 ALT.

11.39 The analysis demonstrates that most of the allotment sites were assessed as 'reasonable'. The Council will consider the recommendations of this report as part of the regular allotment maintenance programme. The scores are likely to reflect, in part, the time of year the survey was undertaken. Whilst there is room for improvement at certain allotment sites, this does not detract from the key findings, which is that the need for a greater number of allotments rather than improved provision.

Figure 11.1: Accessibility of Allotment Gardens

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Overall Analysis

11.40 Allotments are increasingly popular as evidenced by the increase in the waiting list over recent years.

11.41 In terms of accessibility to allotments the following conclusions can be drawn:

- Most people would drive to their allotments, and with a 15 minute drive, a 3.5 km catchment can be drawn. With this travel distance most of the borough is covered.
- However this can be misleading because many people said they only drive because their allotment is so far away, and that they would prefer one locally that they could walk to, or that they drive because they have to carry tools and there is little provision for sheds.
- Therefore, in siting new allotments, consideration should be given to locating sites near housing areas. This is not only more convenient but also takes account of the environmental motives of many allotment holders.

11.42 In terms of quantity of allotments, the majority of sites are in the central area and considerably less in the south. The following has been taken into account in determining the quantity standard:

- The local standard aims to ensure that as a minimum, provision is maintained across the borough with projected population growth. It also needs to ensure that provision is increased in areas where there is a very low provision, or where there is greatest current or future demand.
- A provision standard has been set in terms of increasing the number of allotments so that about two-thirds (67%) of the current waiting list would be offered an allotment.
- Plots will continue to be let on the basis of traditional sized plots and smaller plots achieved by the subdivision of existing allotments

11.43 Currently there are approximately 8 plots per 1,000 people. Section 11.33 analyses the allotment plots required to meet the current and future population needs based on the local quantity standard, taking into account assumed future provision resulting from regeneration schemes which are detailed in Appendix 7. On this basis some 252 plots will be required across the borough as a whole, having allowed for planned provision at Horley. This is described in Table 11.6 below:

Table 11.6: Current and Projected Provision Deficiencies against Local Standard

Year	Population	Provision Standard (Plots/1000 people)	Current /future Provision (plots/1000)	Additional plots	Amount of Allotments provision required (plots/1000)	Shortfall (ha)
2010	136.5	10	8.2	250	1.8	3.1
2027	158.4	10	7.0	468	3.0	5.8
2027 with provision as proposed	158.4	10	8.41	252	1.6	4.10

Priorities and Recommendations for Policy Direction

1 Protect existing provision

- The key issue arising from the audit is that there are insufficient allotment plots in the borough to meet current demand, as evidenced by the waiting lists.

All existing allotments should be protected from development within the Local Development Framework, or if necessary replaced with an equally accessible, suitable or improved site.

2 Meet current and future demand

- In order to meet the quantity standard at borough level, 250 new plots need to be provided to meet current demand. This number will increase to 252 by 2027 allowing for proposed provision in the Horley NE and NW sectors. A net increase in provision to meet the standard will be needed across the borough, but the focus for provision should be on areas of particular need.
- To contribute to meeting demand for plots, the findings support the development of Policies to maximise the number of people who can use an allotment site.

250 new allotment plots should be allocated within the LDF. These sites should be located as close to areas of need as possible, defined as: areas of high allotment deficiency, high population density, where housing growth is predicted or where the existing or proposed housing provision is with small or no gardens. These sites should meet with the suggested quality standard.

A range of plot sizes should be available to a) enable more residents to have a plot and b) to meet the demands of many residents to have smaller plots.

3 Increase accessibility to allotments

- 63% of residents stated that they prefer to travel to their allotment by car. On this basis, all but a very small area of the borough is accessible to allotment sites. However, some 44% stated that they prefer to travel by foot, some citing reasons for use of the cars that there is nowhere to store tools, or the distance to their plot. Therefore the study supports the provision of new allotment plots close to areas of need.

In planning new allotment sites, consideration should be given to identifying sites near to people's homes so as to be able to maximise the value of the sites for people with no access to cars.

4 Improve quality and value of allotments

- It is the number of allotment sites rather than their quality or value which is of greatest concern.

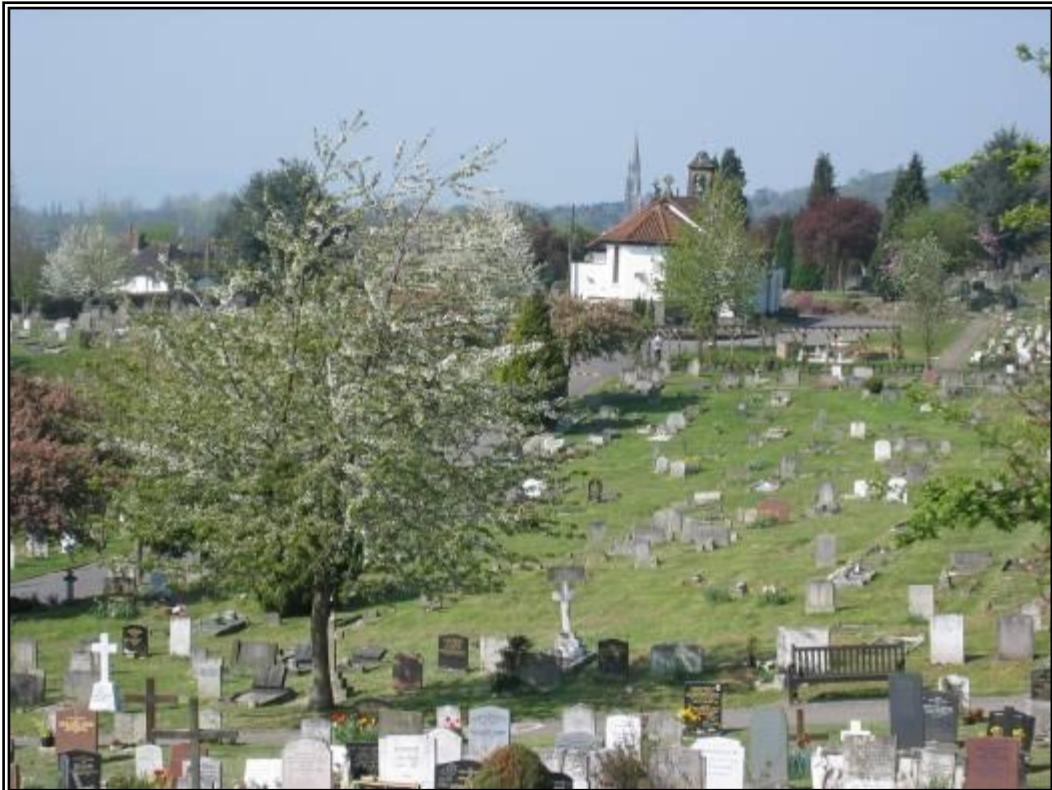
- In terms of quality, whilst on the whole quality is good, tenants of some allotment sites expressed concern about site specific issues.

Examine opportunities to improve quality and value of sites

12 CEMETERIES, CHURCHYARDS AND OTHER BURIAL GROUNDS

Definition

- 12.1 This typology includes churchyards and cemeteries. The primary purpose of this type of open space is for the burial of the dead and for quiet contemplation. These areas also have the potential as havens for wildlife.



Redstone Cemetery

Strategic and Local Context

- 12.2 The Local Authority is designated a Burial Authority under the Local Government Act 1972 and Local Authorities Cemeteries Order 1977. Local Authorities are not expected to provide cemeteries but need to maintain existing ones. The consideration of the availability of burial space is outside the scope of PPG17 as this study assesses the typology purely as a type of public open space. However the Council will continue to work with local communities, on an individual basis, which express a need for further burial grounds.
- 12.3 Churchyards, cemeteries and burial spaces can provide valuable areas of open space in urban and built-up areas, where other sources of open space are not available. The CABE Briefing Note '*Cemeteries, churchyards and burial grounds*,' published in 2007, explains that urban burial grounds in the 19th century were originally envisaged as public open spaces and were professionally designed to be attractive places to visit in their own right. It concludes that many cemeteries are neglected, with little to attract anyone apart from those visiting specific burial plots. This lack of design, planning and ambition means that potential social and environmental benefits of cemeteries are not being fully realised.

12.4 Within Reigate & Banstead there are two cemeteries and a Garden of Remembrance within reasonably accessible locations, and numerous churchyards, some of which are difficult to access without a car. Although these are not significant public open space sites as there are usually more accessible and appropriate sites available, many of the borough's urban and rural cemeteries and churchyards are attractive, tranquil and valued sites which provide opportunities for wildlife. Many of these sites are important as urban remnants of a once extensive green fabric, now supporting a fragile and increasingly fragmented ecosystem. Many contribute positively to the urban landscape in terms of the visual amenity they provide locally and at medium and long-distance.

Consultation Findings

12.5 The results of the General Survey indicate that whilst cemeteries and churchyards are considered to be the 9th most important type of open space (out of the nine types) in the borough, some 74% of the respondents considered that these sites are very important / important.

12.6 Over the 12 months preceding the survey respondents visited one of these sites:

- Daily (1.1%)
- Weekly (8.2%)
- Monthly (9.2%)
- Occasionally (36.8%)
- Don't use (44.7%)

Setting a Local Standard: Quantity

12.7 The audit identified 17 cemeteries and churchyards within the borough, totalling around 21.75ha. The largest sites in the borough are Redstone Cemetery in Redhill (6.8ha) and Reigate Cemetery in Reigate (4.3ha). All sites are listed in Appendix 5 CCY.

12.8 The Borough Council manages three cemeteries - Redstone Cemetery, Reigate Cemetery and the Reigate Garden of Remembrance. The Council also contributes to the maintenance of the grounds of three closed churchyards - St John the Evangelist in Redhill, St Katherine's Churchyard in Merstham and Saint Mary's Reigate.

12.9 Table 12.1 demonstrates the distribution of cemeteries and churchyards across the borough. This shows there is a very uneven distribution of cemeteries and churchyards across the borough, with some 47% of all sites within the central area.

Table 12.1 Cemeteries and Churchyards in the Borough

Ward	Sites	Area ha	Area ha/1000	
			2010	2027
Banstead Village	1	0.92	0	0
Chipstead, Hooley And Woodmansterne	2	1.48	0.17	0.16
Kingswood With Burgh Heath	1	0.63	0.10	0.09
Nork				
Preston				
Tadworth And Walton	2	0.88	0.12	0.12
Tattenhams				
1 North	6	3.92	0.09	0.09
Earlswood And Whitebushes	1	6.81	0.73	0.71
Meadvale And St Johns	1	0.70	0.09	0.08
Merstham	2	1.50	0.19	0.16
Redhill East				
Redhill West				
Reigate Central	3	6.08	0.82	0.70
Reigate Hill				
South Park And Woodhatch				
2 Central	7	15.10	0.24	0.20
Horley Central				
Horley East				
Horley West	3	2.51	0.32	0.22
Salfords And Sidlow	1	0.22	0.09	0.09
3 South	4	2.73	0.11	0.09
Borough	17	21.75	0.16	0.14

Note: Map 2.1 shows the location of the wards and the three areas of the borough identified in the above table.

12.10 The PPG17's companion guide states that no quantity standards for cemeteries and churchyards can be set. It acknowledges that churchyards can only exist where there is a Church and therefore the only provision standard required is a qualitative one.

12.11 Although no quantity standard is set, it is worth noting that respondents to the general survey were satisfied with the overall provision of cemeteries and churchyards as a source of public open space. 77% of respondents felt that provision for cemeteries, churchyards and other burial grounds was 'about right'.

Setting a Local Standard: Accessibility

12.12 The general survey indicated that the car was the preferred mode of transport to cemeteries and churchyards (49%), followed by walking (42%).

12.13 The majority (58%) of respondents expect to travel less than 14 minutes to reach cemeteries and churchyards. The proportion of respondents expecting to travel 15 minutes or more to access this type of space is greater than other types of open space.

12.14 The companion guide to PPG17 highlights that accessibility to churchyards and cemeteries is important so that relatives can easily visit them. However, there are no national standards or local accessibility standards for churchyards and cemeteries.

There is no requirement to set catchments for this typology as it cannot be easily influenced through planning policy and implementation. Therefore no accessibility standard has been set.

Setting a Local Standard: Quality

- 12.15 The site audits evaluated the quality of the cemeteries and churchyards in relation to 17 characteristics, using the approach detailed in Appendix 3. In association with the evaluation of site quality, the Council also evaluated the value of individual sites. The quality and value of the individual sites is provided in the Site Database, Appendix 5 CCY.
- 12.16 This assessment provides a general indication of the quality and value of the sites against pre-determined criteria guided by the requirements of PPG17. As these audits were undertaken during the winter, the quality and value of individual sites should be considered as an indication only. The key issues arising from the quality evaluation and consultations relating to the quality of these sites are as follows:
- 12.17 The site audits demonstrated that overall, cemeteries and churchyards were 'reasonable' in terms of quality. They were generally rated well in terms of planting, cleanliness and ease of finding entrances, but less well provided for in terms of provision of site security, lighting, parking and proximity of toilets. This concurs with the responses to the residents' survey which indicated that 42% of respondents felt that cemeteries, churchyards and other burial grounds were either very good / good quality. 51% felt they were of average quality.
- 12.18 There is no national quality standard for the quality of cemeteries and churchyards. However an increasing number of cemeteries and churchyards are being entered for the Green Flag Award (CABE 2007). There are several other industry initiatives to encourage best practice in cemetery maintenance and management. Amongst the criteria used for determining the winner of the 'Cemetery of the Year' are that places should put visitors first, they should include pleasant areas to sit, relax and appreciate the surroundings, be user friendly for all, including for the disabled and give good service to the community. Competition entrants are assessed on many factors including opening times, signage, access, information, maintenance, facilities and attractiveness. Although it is not an assessment in terms of the site's value as a source of open space, it is still helpful.
- 12.19 The quality standard for cemeteries and churchyards has been formulated taking account of site assessments, and the views and aspirations of residents. The standard is provided below. Justification for this standard is provided in Annex 4c.
- 12.20 The Local Quality Standard for cemeteries and churchyards is provided in Table 12.2 below.

Table 12.2: Local Quality Standard**Recommended Quality Standard**

Cemeteries should be well maintained, clean and litter free. They should provide a pleasant and peaceful setting for those using the sites and contain an appropriate mix of flowers, trees and shrubs to encourage a sanctuary for wildlife. Bins should be provided to reduce the occurrence of litter and dog fouling problems. Sites should be accessible to people with mobility problems, with sufficient seating and where appropriate, lighting should be provided to enhance security.

12.21 Appendix 3 outlines the link between the quality standard and site assessments. The above quality standard is a vision, or a standard to aim at. The quality vision is converted into an expected score based on the site assessment methodology. This score is used to provide a quality benchmark for evaluating the sites across the borough, to provide an aspiration standard for sites and to guide improvement programmes.

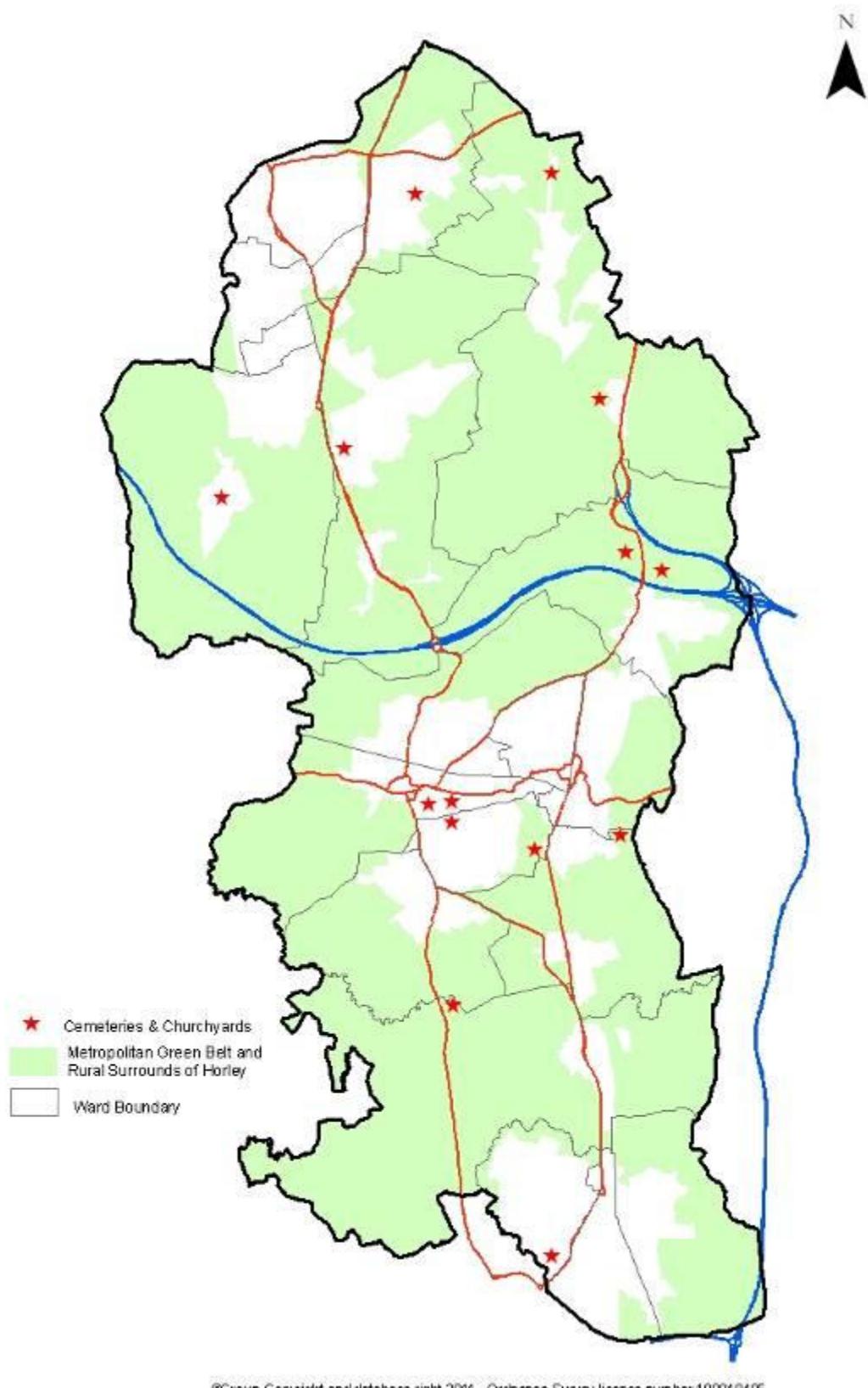
12.22 In association with the evaluation of site quality, the Council also evaluated the *value* of individual sites, which was also based on factors such as usage of the site, the site context (accessibility and uniqueness of the site) and their wider benefits, although in line with PPG17 guidance, no standard is set for value. This is assessed in conjunction with quality in section 12.34 below. Together the evaluation of site quality and value will assist in determining the improvement programme for the sites.

Applying Provision Standards

12.23 The map Figure 12.1 shows the distribution of churchyards and cemeteries across the borough. As described in Section 12.10 and 12.15, no quantity or accessibility standards can be set for churchyards and cemeteries.

12.24 A quality standard has been set against which to monitor existing sites and to act as a benchmark in terms of any future provision. This benchmark score, of 62%, is an indication of the score needed to achieve the desired level of quality at these sites. 18% of these sites meet the quality benchmark. The analysis demonstrates that 18% of the cemeteries and church yards of both high quality and value.

12.25 From this analysis it is considered important to continue to improve the quality and value of the sites, and in particular, the proportion which are of both high quality and value. This may involve site specific improvements, for example improving the planting regime, footpaths or access to the sites. In addition, links could be developed to other areas of green space so that it can form part of the multi-functional network of green space across the borough.

Figure 12.1: Location of Cemeteries & Churchyards

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Overall Analysis

- 12.26 Churchyards or cemeteries provide for quiet contemplation in peaceful surroundings within often busy built-up areas. Many are also well-established havens for biodiversity in the built up area, and provide important visual amenity for residents. This study supports their retention as important elements of the open space provision within the borough.
- 12.27 Because the majority of these sites have been churchyards and cemeteries for sometimes hundreds of years, they potentially are of biodiversity value. With increased development pressure and the increasing fragmentation of habitats, there is a risk of their losing this value. However, by protecting them in the LDF and by including them as an integral part of a green infrastructure network, there is the potential to increase not only their biodiversity value and that of the network itself, but also to enhance their important urban landscape and amenity value for the benefit of the community.
- 12.28 No quantity or accessibility standards can be applied to cemeteries and churchyards as neither can be influenced by planning policy. No specific policy is proposed for the provision of new churchyards and cemeteries, but should the opportunities arise they should be considered by the Council on a site by site basis. A quality standard is provided.

Priorities and Recommendations for Policy Direction

The LDF should include a policy to protect cemeteries because of their value for quiet contemplation, because of their role as havens for biodiversity and their opportunity to contribute to the green infrastructure of the borough.

The Council will encourage the enhancement of the quality and value of these sites.

13 CIVIC SPACES

Definition

- 13.1 This type of space includes civic and market squares, and other hard surfaced areas designed for pedestrians.



Redhill Town Centre – Photograph by Mark Teasdale

Strategic and Local Context

- 13.2 Civic spaces are important in town centres, providing an attractive place for pedestrians, a focal point for markets and entertainment and a setting for civic buildings. They are a valuable resource for residents and visitors and a key component in a viable town centre. However poor areas attract vandalism, deterring people from visiting the towns.
- 13.3 The South East Plan identified Redhill as a Primary Regional Centre and as a Regional Hub as part of a strategic network. It is the prime focus within the borough for large scale leisure, office, culture and retail development. Alongside Redhill, the town centres of Reigate, Horley and Banstead are important centres, providing a range of services for the built-up area, with the wider network of local centres providing for more local needs.
- 13.4 In Reigate & Banstead, the improvement of civic and market squares has continued to be addressed via the Council's '*Village and Local Shopping Parades Project*' which is identified as a key priority within the Corporate Plan. The aim is to address poor or deteriorating physical conditions, improved access for the disabled, people with

buggies and to assist with continuing economic viability. The 2006/09 programme for improvements included for 15 schemes over the three year period. In total 16 areas were completed but progress on further areas has been put on hold due to the economic situation.

- 13.5 Reigate & Banstead's emerging Core Strategy recognises the importance of viable town and local centres (Policy 2). The Reigate & Banstead Community Plan recognises the value of civic spaces and town centres to the quality of life in the borough – aiming to '*support the on-going viability of town centres and local shopping parades that contribute to the character and vitality of neighbourhoods...*' The Community Plan also aims to improve access to public places and services and reduce car dependency.
- 13.6 The borough's Landscape and Townscape Character Assessment has demonstrated that many areas of the borough have a strong sense of place. They may share similar characteristics but are none the less unique. The emerging Core Strategy seeks to respect, maintain and protect the varied townscapes of the borough.

Consultation Findings

- 13.7 The General Survey suggest indicates that civic space are the sixth most important type of open space provision in the borough, 78% of respondents rating it as very important or important.
- 13.8 Over the 12 months preceding the survey respondents visited a civic or market square:
 - Daily (11.5 %)
 - Weekly (39%)
 - Monthly (12%)
 - Occasionally (25.8%)
 - Don't use (11.1%)
- 13.9 Usage of civic spaces was high, with almost 90% of respondents having visited this type of open space in the last 12 months making it the 4th most visited type of space. It is likely that often this space is visited as part of an associated trip to use shops and services, eat out, socialise or take part in another leisure activity.
- 13.10 Respondents from Horley and Redhill indicated that they use civic spaces more frequently, with more than 60% in both cases using such areas on a daily or weekly basis. Conversely, only 35% of residents from Banstead use civic spaces with this frequency, with almost 17% not using them at all in the preceding 12 months, reflecting the variation in quantity of provision across the borough.

Quantity

- 13.11 Four sites in the borough were classified as civic spaces. These are Redhill Town Centre, Reigate Town Centre, Horley Town Centre and Banstead Village Town Centre. The largest area is Redhill Town Centre which hosts a weekly market. Overall, 66% of residents indicated that the provision of civic spaces was 'about right', however a further 24% felt that there was 'too little' within the borough. There was little spatial variance with regards to opinion on the amount of civic spaces, however, 75% of the respondents from Redhill felt that provision was 'about right' whilst for the remaining

areas it was around 60%. It is not considered that the borough has a surplus of civic spaces. From the consultations it is apparent that where opportunities exist for improvement, these would be welcomed by residents.

13.12 Redhill Town Centre has a large central area servicing shops that is restricted to pedestrian access only. Part of it was improved recently, providing new seating, trees, lighting, and new surfacing. Redhill has been identified as a Regional Hub and growth area in the South East Plan and the town centre is one of four Regeneration Areas across the borough. The regeneration of Redhill will deliver a programme of improvements to enhance the regional role of Redhill as a centre for significant employment, retail and leisure facilities, new housing and transport services. The improvements are outlined in Appendix 7: Regeneration and New Neighbourhoods and summarised in Section 13.30 below.

13.13 Reigate Town Centre has limited civic space. It has two small areas one of which contains a piece of public art whilst the other has seating overlooking a main transport route.

13.14 Horley Town Centre has several areas deemed as civic space. The civic spaces will be improved as part of a wider Horley Master Plan for building 2,600 homes, encompassing regeneration activities and new build in two new neighbourhoods. These are detailed in Appendix 7 and summarised in Section 13.32.

13.15 In addition, there is the smaller Banstead Village Centre which provides a focal point for the village. Other village centres, which may for example have a civic focus, have not been included because of their small size. There are no national standards on the provision of Civic spaces.

13.16 Civic spaces can only be provided on an opportunistic basis, for example as part of regeneration, as described above. Therefore no local quantity standard can realistically be set.

Accessibility

13.17 50.3% of respondents cited the car as the usual mode of travel to civic space. The second most favoured was walking (40.5%). 4.4% of respondents reported using the bus or train. This was a higher response than for other types of open space reflecting their mainly town centre location where public transport access is relatively high.

13.18 A much higher percentage of Banstead based respondents used the car to access civic spaces, with 78% indicating this as their favoured mode of transport compared with around 40% in the other areas of the borough. As a result, only 9% of respondents from Banstead walk to this type of open space compared to 53% in Reigate, 41% in Redhill and 57% in Horley.

13.19 Although the majority of respondents expect to travel less than 14 minutes to reach this type of space (67.5%), the proportion of respondents expecting to travel 15 minutes or more is relatively high when compared to expected travel times for other types of open space. The 75th centile travel time to reach civic spaces was calculated to be 16.4 minutes; car users indicated a 75th centile time of 16.3 minutes whilst those who walk indicated 15 minutes.

13.20 Satisfaction levels with accessibility factors for civic spaces from the general survey were good. 88% respondents reported that they experienced a pleasant route to the civic spaces and 85.1% felt the route to and from the centre they used most frequently was safe.

13.21 Within the regeneration and new neighbourhood schemes, opportunities are being sought for providing civic space where it is needed, so improving accessibility. However outside of these schemes there is less opportunity. No accessibility standard is therefore set. Whilst the civic spaces have generally good accessibility, the car usage is high. The priority needs to be on increasing accessibility to these centres by sustainable transport including increased cycle lanes and facilities.

Quality

13.22 The site audits evaluated the quality of sites in relation to 17 characteristics, using the approach detailed in Appendix 3. The quality of the individual sites is provided in the Site Database, Appendix 5 CS.

13.23 The quality of civic and market squares is considered to be reasonable or good. This assessment provides a general indication of the quality of the sites, against pre-determined criteria guided by the requirements of PPG17. The sites should be reassessed regularly to take account of the regeneration programme.

13.24 The key issues arising from the analysis of consultation are as follows:

- Residents indicated the lowest satisfaction of all open space types with regards to the borough's civic spaces. Only 33% of respondents felt they were of good or very good quality, with a further 49% rating them as average.
- Dissatisfaction with the quality of civic spaces was highest amongst residents from Horley and Redhill with 26.4% and 19.6% respectively rating them as poor or very poor.
- The provision of adequate lighting, safe routes to the open space and reputation of the space were the main factors that would make respondents feel safer at the civic space they visited most frequently.

13.25 The site audits demonstrated the variation in the quality and value of the civic spaces. Horley was rated less well than the other centres overall, for both quality and value. The local quality standard (Table 13.1 below), has been set taking account of the current quality of the spaces, derived from site assessments, together with the views and aspirations of residents.

Table 13.1: Local Quality Standard

Recommended Quality Standard
Civic spaces must be clean, attractive, well lit and well maintained places that feel safe to those wishing to use them. The spaces should contain seating and bins, and where appropriate they should feature planting to improve the attractiveness and encourage wildlife. Footpaths and cycle routes should be maintained and access to toilets should be provided where appropriate.

13.26 Justification for the standard is provided in Appendix 4c.

Applying Provision Standards

13.27 For reasons given above, it is not appropriate to set local quantity or accessibility standards.

13.28 In terms of accessibility, the sites are all in very accessible locations and will be used by large numbers of people. However it will be important to improve their accessibility by sustainable transport, and to improve their quality when opportunities arise.

13.29 The Council is taking opportunities to include new civic spaces and enhance existing civic spaces as part of the major regeneration and new neighbourhood scheme as follows:

Redhill

13.30 The Redhill Town Centre Action Plan will set out an overall strategy for the area and details concerning proposed improvements to specific sites. Improvements to the civic spaces are likely to include improvements to the public realm at the north end of Station Road - making it a more attractive environment for pedestrians and improving the perceptions of passing motorists. Other open space improvements which will be explored through the Redhill Town Centre Area Action Plan could include improvements to the area in front of the station, and the enhancement of part of the railway embankment to provide a green buffer.

13.31 In addition to the improvement to the civic spaces in Redhill will be a comprehensive regeneration scheme involving major improvements to Memorial Park and other open spaces (See Section 4).

Horley New Neighbourhoods

13.32 The Horley Master Plan sets out plans for building 2,600 homes in two neighbourhoods and for improvements to the wider area. Integrated into the plan are comprehensive proposals for the provision of, and enhancement to, open spaces including civic spaces. With regard civic spaces, the Master Plan proposes two multi-purpose community halls, together with local shops and services.

Preston

13.33 Regeneration in Preston aims for social and physical renewal by developing a new community focus, new homes and improvements to existing homes and to the local environment. The aims of these plans are to create positive public spaces and play areas, providing high quality affordable community facilities, achieving high quality, sustainable design and improving access and linkages.

Merstham

13.34 The Merstham Regeneration is a comprehensive plan focused on supporting children, young people and young families. New community facilities will be an integral part of wider proposals for open space in the area, which also include improvements to the Brook Road open space, landscaping and footpaths.

13.35 Details of the above Regeneration and New Neighbourhood schemes are provided in Appendix 7.

Overall Analysis

13.36 In response to the Residents survey, respondents indicated that they were least satisfied with civic spaces than any of the open space typologies. Only 33% of respondents felt they were of good or very good quality, with a further 49% rating them as average.

13.37 Civic spaces can only be provided on an opportunistic basis, for example as part of regeneration, as described above. Therefore no local quantity standard can realistically be set.

13.38 Improvements are being made to quality and accessibility of the civic centres as part of the regeneration schemes.

Priorities and Recommendations for Policy Direction

13.39 Major regeneration and New Neighbourhood projects aim to bring social, economic and environmental improvements to Redhill Town Centre, Horley, Preston and Merstham with the delivery of new housing. Improvements to the civic areas of these towns is a key focus, with proposals for new shopping and cultural provision, improved public places and links to the green spaces.

The quantity, quality and value of the civic areas of the towns should be improved as an integral part of regeneration and opportunities for creation of new spaces incorporated into new neighbourhood schemes.

13.40 The consultations carried out suggest that new and improved civic spaces would be welcome. As opportunities arise these should be considered on an individual basis.

13.41 The results of the general survey show that more people access this space by car than foot or public transport. It is considered that civic spaces should be made accessible by foot and public transport to encourage users to use alternative methods of transport to the car.

Consider opportunities to improve the accessibility of the civic spaces by sustainable transport.

14 ANALYSIS OF PROVISION BY WARD

Introduction

14.1 Sections 4 to 13 examined the provision of open space and indoor sport facilities across the borough by typology in terms of quantity, quality and accessibility, and appendix 5 provides a detailed analysis for each typology. This section assesses the provision of all typologies per ward and appendix 6 provides details by ward.

Ward profiles

- 14.2 Table 14.1 shows for each ward, where there are deficiencies/surpluses for each of the typologies according to the local quantity standards, for the population of 2010 and for the projected population of 2027. It provides an at-a-glance view of the quantity of provision of open space per ward. Each of the entries is shaded in terms of ha/1,000 people.
- 14.3 The accessibility analyses identified that for some typologies, such as play areas, people expect the open space to be close to home, whereas for other typologies, for example parks, residents would expect to travel further to access the open space. It follows that the standard for play areas should be applied at approximately the ward level, whereas that for Parks would be applied at a wider (area) level. Ward level details are however provided for each typology so as to demonstrate the location of the open space.
- 14.4 Standards are applied at an area level for parks and allotments, a borough level for indoor sports and at ward level for the remaining typologies. The local quantity, quality and accessibility standards for each of the typologies are provided in Sections 5 to 13 of this report.

Table 14.1: Ward Profiles

	Outdoor Sports		Parks and Gardens		Natural and semi-natural		Amenity Green		Allotments		Play Areas	
	2010	2027	2010	2027	2010	2027	2010	2027	2010	2027	2010	2027
Ward												
Banstead Village	●	○	○	○	●	●	○	○	●	●	○	○
Chipstead, Hooley And Woodmansterne	●	●	○	○	○	○	●	●	○	●	●	●
Kingswood With Burgh Heath	○	○	○	○	●	○	●	●	○	○	○	○
Nork	○	○	○	○	○	○	○	○	○	○	○	○
Preston	○	○	○	○	○	○	●	●	○	○	●	○
Tadworth And Walton	●	○	○	○	●	●	○	○	○	○	○	○
Tattenhams	●	○	○	○	○	○	○	○	●	●	○	○
Earlswood And Whitebushes	●	○	○	○	●	●	○	○	●	●	●	●
Meadvale And St Johns	●	○	○	○	○	○	●	●	○	○	○	○
Merstham	●	○	○	○	○	○	●	●	●	●	●	○
Redhill East	○	○	●	○	●	●	○	○	●	●	●	●
Redhill West	○	○	○	○	○	○	○	○	●	●	●	●
Reigate Central	●	●	●	●	●	●	○	○	●	●	●	●
Reigate Hill	●	●	○	○	●	●	○	●	○	○	○	○
South Park And Woodhatch	○	○	○	○	○	○	○	○	●	●	●	●
Horley Central	○	○	○	○	○	○	○	○	○	○	○	○
Horley East	●	●	○	○	○	○	○	○	○	○	○	○
Horley West	●	○	○	○	○	○	●	●	●	●	●	○
Salfords And Sidlow	○	○	○	○	○	○	○	○	○	●	●	●
Applying standard at Area level												
1 North	●	○	○	○	●	●	●	●	●	●	●	●
2 Central	●	○	●	●	●	●	●	●	●	●	●	●
3 South	●	○	●	●	●	●	●	●	●	●	●	●
Applying standard at Borough level												
Borough	●	●	●	●	●	●	●	●	●	●	●	●
Key												
Above standard	●											
75-100% of standard	●	●										
50-75% of standard	●	●										
25-50% of standard	●	●										
0-25% of standard	○	○										

14.5 From the table above, the detailed analysis in Appendix 6, and the analysis of quality and accessibility, Table 14.2 recommends a focus for each ward for open space provision. Within an individual ward, there will be variations in provision. Therefore in some wards, there may be a need for further investigations in order to determine the open space focus for the future.

14.6 Developers would be requested to provide or contribute, through CIL or other arrangements, to the provision of new or improved open space for the population growth associated with development in line with the local quantity, quality and accessibility standards. To meet shortfalls in current provision against standards, the Council will also encourage providers, community groups and other partners to work towards an increase or enhancement of provision in areas of deficiency, through Neighbourhood Planning, as discussed in earlier Sections of this report.

Table 14.2 Ward Focus

Ward	Focus or Priority
Banstead Village	Focus on increasing provision of play areas; on increasing the value of the existing park through improving access and quality.
Chipstead, Hooley And Woodmansterne	Consider opportunity for enhancing biodiversity in the area as an integral part of the Green Infrastructure Network.
Kingswood With Burgh Heath	Consider opportunity for enhancing the biodiversity value of existing sites in the area as an integral part of the Green Infrastructure Network, and on provision of play areas.
Nork	Focus on enhancing current open spaces, in particular Nork Park and looking for opportunities to link spaces in the built up area. Look for opportunities to provide more sport and to increase provision of amenity green space and natural/semi-natural green space close to homes.
Preston	Opportunities for improving green links in the built up area, multi-functional natural and semi-natural spaces near homes, play equipment and allotments. Outdoor sport provision will be enhanced by regeneration.
Tadworth And Walton	The lack of open space provision is balanced by the easy access to the open space and wider countryside. Evaluate need for additional play provision.
Tattenhams	Low quantity of natural/semi-natural space although there is easy access to Burgh Heath. Consider need for additional play and amenity green space in the built-up area and for natural and semi-natural space close to homes.
North in general	Improving quality, access and value of existing parks and extending park functions to other sites. Increasing allotment provision.
Earlswood And Whitebushes	Focus on maintaining quality of natural/semi-natural spaces, increasing accessibility of open spaces and links between areas as integral part of the Green Infrastructure Network.

Meadvale And St Johns	Consider the need for additional play areas.
Merstham	Improving links to the countryside, accessible natural and semi-natural space close to homes, play areas.
Redhill East	Focus on improving quality and value of Memorial Park and outdoor sport; considering opportunities for local multi-functional amenity green space/informal play near to homes and improving access to the countryside.
Redhill West	Focus on increasing outdoor sports provision, natural/semi-natural and amenity green space close to home, access to countryside and play provision.
Reigate Central	Focus on maintaining the quality and accessibility of existing Park and associated play provision.
Reigate Hill	Focus on amenity green space and formal/informal play.
South Park And Woodhatch	Focus on maintaining quality of existing open spaces and amenity green space.
Central area in general	The central area is has a good coverage of parks and a relatively good coverage of allotments.
Horley Central	This ward shows low provision in all typologies. The focus should be on increasing provision in line with the Local Plan.
Horley East	The focus should be on increasing provision in all typologies in line with the Local Plan.
Horley West	The focus should be on increasing provision in all typologies in line with the Local Plan.
Salfords And Sidlow	The focus should be on increasing provision in all typologies.
South in general	Lower provision in most typologies than north and central areas. There is a need for a park in the south of the borough.

14.7 PPG17 indicates that each typology provides a unique function. Given the constraints to finding new space, the challenge must be to obtain the best value out of the open spaces within the borough, and to consider any complementary multi-functional usage of spaces where appropriate. For example, amenity green spaces could also provide informal or formal sports provision, and natural and semi-natural green spaces could also incorporate natural play spaces. Natural and semi-natural green spaces integrated within an urban area can enable rainwater infiltration in an otherwise impervious area, providing drainage and therefore contributing to flood alleviation. Parks and amenity green spaces can be connected with footpaths or cycle ways to assist in connecting the built up areas to urban amenities and therefore contribute to sustainable transport, and natural/semi-natural areas can be connected via hedgerows which help to preserve habitat connectivity. As a complement to the provision of new spaces, new footpaths to existing spaces can increase the accessibility of open spaces to a wider built-up area, and negotiations with providers of existing private

sport facilities can potentially increase accessibility to the public. These recommendations for enhancing the multi-functional use of open spaces sites within a green infrastructure network would be taken forward to the development of the Green Infrastructure Strategy for the borough.