



# Appendix 7

## Planned Open Space Provision And Improvements

## APPENDIX 7: PLANNED OPEN SPACE PROVISION & IMPROVEMENTS

### Background

The sections on different typologies examine existing open space provision in the borough, however, in order to make informed decisions about standards it is also necessary to consider planned provision for new or improved open space. For the purposes of this study, this refers to new or improved provision identified for delivery through adopted policies, such as the Horley Master Plan, and other schemes the Council is currently considering.

The Council has designated four Regeneration Areas across the Borough; Preston, Redhill Town Centre, Merstham and Horley Town Centre where growth and development is needed to bring about social, economic and environmental improvements.

Redhill has been identified as a centre for growth and as a transport hub. However, further work is required to make Redhill a thriving town centre serving as a prominent commercial location, a competitive retail centre and a good place to live. Both Preston and Merstham experience relatively high levels of deprivation compared with the rest of the Borough, which justifies their designation as Regeneration Areas. Horley Town Centre is designated as a Regeneration Area in order to deliver the necessary development and infrastructure that will enable it to serve the increase in population associated with the new developments in the North East and North West Sectors.

The development of the new neighbourhoods in Horley is governed by the policies of the Horley Master Plan which forms part of the Borough Local Plan 2005. (The Horley Master Plan policies constitute saved policies in the Borough Local Plan). These policies envisage the provision of a complete range of infrastructure to support the development of the new residential areas, including the provision of open space and recreation facilities.

This appendix examines the planned provision for open space and recreation in these areas in more detail.

### ***Redhill Town Centre Regeneration Area***

The Redhill Town Centre Area Action Plan will set out an overall strategy for the area alongside detail about specific sites. Reigate/ Redhill is identified as a Regional Hub and a Primary Regional Centre in the South East Plan. 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 most significant scheme with regard to open space in Redhill is the planned improvement scheme for Redhill Memorial Park. Consultation with people who live, work and visit Redhill on options for improving the park began in Spring 2010. This is the beginning of a longer process which involves agreeing a design before funding can be sought to undertake the physical improvements. The redevelopment of the park may take place in phases over a number of years because it is linked to other parts of the regeneration plans for Redhill, in particular flood remediation works and improvements to traffic management.

The concept design for the park focuses on improving facilities for children and young people and improving its connection with the town centre. Proposals to date include:-

- a new entrance and public square with a café facility and replacement of disused toilets
- a toddlers play area, new play facilities for children aged 7-12 years and additional naturalistic play area to replace existing children’s play area
- a new area for young people with seating for socialising and possibly a skate park
- the restoration of a natural watercourse through the park with meadow and wetland planting to enhance biodiversity
- refurbished sensory garden
- refurbished tennis courts and sports facilities
- improved and rationalised planting

The plan below, Figure 1, shows the current proposals for the park, however the sizes of the facilities have not yet been agreed and the detail of the scheme may be subject to further changes. The delivery of this project will be dependent upon securing the necessary funding.

**Figure 1: Memorial Park Proposals**



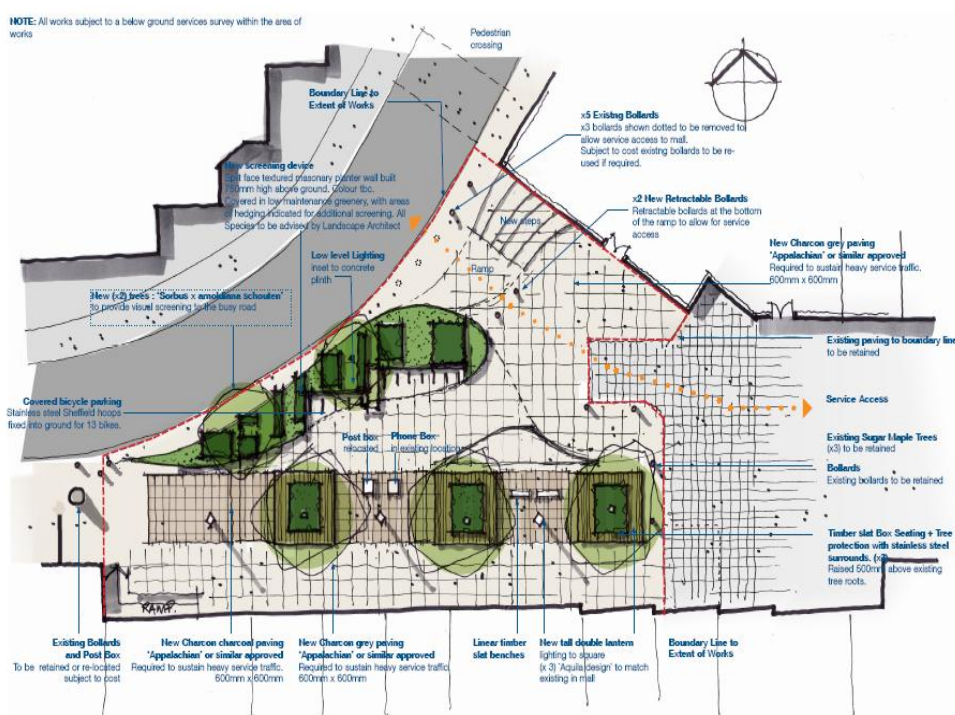
Work carried out so far on the Redhill Town Centre Area Action Plan has identified opportunities for new and improved civic spaces within Redhill Town Centre. Improvements to the public realm are proposed for the north end of Station Road, adjacent to Queensway. These improvements are to be funded by S106 contribution (£250k index linked) from Hollybrook Homes related to their development of Nobel House, overlooking the site. An outline design has been agreed by local members; however this requires further refinement to bring it within the budget. Subject to funding the scheme should be delivered by the end of 2011.

The aim of the scheme is to capitalise on the site's position as a key gateway to Redhill town centre by creating a more attractive environment for pedestrians and improving the perceptions of passing motorists.

Key features include:

- Upgrading of paving throughout the area, (to complement improvements further down Station Road).
- Removal of "clutter" e.g. redundant service boxes and street furniture
- Installation of new seating and cycle storage
- Retention of 3 of the 4 mature sugar maple trees and improvements to planting scheme screening Queensway

**Figure 2: Station Road Public Realm Works**



Other open space improvement will be explored through the Redhill Town Centre Area Action Plan. These could include improvements to the area in front of the station to provide a new public square and the enhancement of part of the railway embankment to provide a green buffer. In addition, opportunities for improving the amount and quality of open space in the town centre will be considered as sites come forward for development. The Copyhold site to the east of Redhill Town Centre may also provide opportunities for open space / recreation which could be pursued through the Green Infrastructure Strategy.

The Council is committed to completing the refurbishing the Donyngs Leisure Centre in Redhill by the end of 2011 and this is one of the key outcomes identified in the Consultation Draft Corporate Plan 2011 -15. The total project cost is £3.4 million with Reigate & Banstead Borough Council providing £2 million and Nuffield Health contributing £1.4 million. The refurbished centre will include the following facilities:

- an enlarged 100-station air conditioned gym with free weights

- a 'Kids Gym' for 11 to 16 year olds
- a purpose built children's play facility
- an enlarged dance/fitness studio
- a range of new treatment rooms
- improvements to the pool area and changing rooms

### ***Preston Regeneration Area***

Regeneration in Preston aims to bring about social and physical renewal in the neighbourhood including development of a new community focus, new homes and improvements to existing homes and the local environment. The Draft Preston Regeneration Supplementary Planning Document (SPD) (March 2006) sought to provide guidance for developments in the area and set out objectives and themes for the area such as creating positive public space and play areas, providing high quality, affordable community facilities, creating a centralised community facilities, achieving high quality, sustainable design and improving access and linkages.

A Planning Framework is now being developed as an interim policy mechanism to fast track corporate regeneration ambitions for Preston. In the longer term the intention is that policies and site allocations for the Preston Regeneration Area will eventually be incorporated into the DMP DPD.

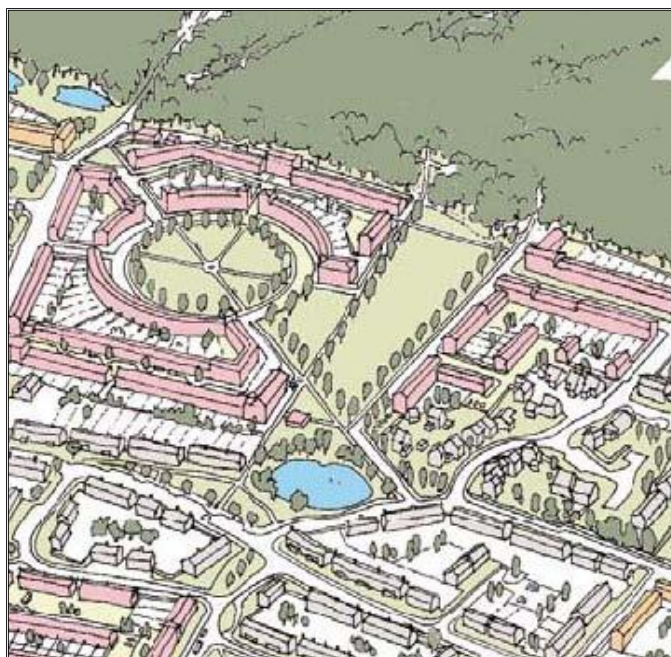
Many of the proposals set out in the Draft Preston Regeneration SPD are likely to be taken forward in the Planning Framework and subsequent DMP DPD policies. These would largely reply upon funding generated by the sale of the De Burgh former school site. Proposals being considered include:

- The redevelopment of the De Burgh site for housing, including the retention of an element of open space
- Improved community facilities grouped together on Merland Rise, adjacent to the leisure centre and the privately run Banstead Athletics Football Club
- Improvements to Merland Rise recreation ground including enhancements and landscaping, improved children's play, as well as redevelopment of part of this site for housing
- Improvements to Marbles Pond linking it with the De Burgh development and possible the development into a small park
- Creation of tree lined route from Marbles Pond to Burgh Heath – this could also form a green corridor to allow wildlife to move between habitats

The redevelopment of the De Burgh site will also result in a net reduction in the amount of open space in the area, due to development of some of the existing playing field. However, this loss of open space needs to be balanced against the wider regeneration benefits to the area that the development of this site will bring. In light of this, the remaining open space (that not proposed for development) will be enhanced to meet the needs of the development, thereby improving the quality of open space available to the public.

Whilst not adding to the total amount of available open space in the area, proposals to create improved links with open spaces in the wider area such as Burgh Heath and Epsom Downs would provide an improved level of access to open space for local residents.



**Figure 8.3: Artist's impression – De Burgh Site Development**

In addition to the proposals outlined in the Regeneration SPD and Masterplan, as part of the Regeneration theme of the Council's Corporate Plan 2011-15, the Council is also planning to replace the existing facilities at Banstead Leisure Centre on the Merland Rise site. These works are to be funded by the Council using capital reserves. Current proposals envisage the provision of a dry and wet leisure centre and could include the following facilities:

- 25m x 6 lane pool (1m to 2m depth);
- 13m x 7m teaching pool (0.7m to 0.9m depth);
- 50 station fitness gym;
- 30 person exercise/dance studio;
- Crèche;
- Cafeteria;
- Separate wet and dry change facilities
- Youth and community facilities;
- Sports hall

Banstead Athletic Football Club has recently submitted a planning application to complement the plans proposed for the 'community hub' on Merland Rise. The planning application is still to be determined, but the facilities to be provided could include facilities such as:

- 1 x full size football pitch
- 8 x 5-a-side synthetic football pitches (football only)
- Club house/function/changing rooms (to be built and operated by Banstead Athletic Football Club)

In addition, funding has already been secured from the Surrey Playbuilder Project and New Growth Points for the refurbishment and expansion of the existing playground at Merland Rise. The improvements will provide play equipment for use by pre-school children up to age 13. Work on this project will start in March 2011. S106 funding is also being used to refurbish the skate park and work on this will start in February 2011.

As part of the delivery of improvements to Preston, it may be necessary to allocate some of the land within the Merland Rise recreation ground for housing in order to generate income to fund improvements in the wider area. However, it is hoped that the net reduction in open space would be offset, by the overall improvement in the quality of facilities provided.

### ***Merstham Regeneration Area***

The Merstham estate is one of the most disadvantaged communities in Surrey. It has been identified as one of four Priority Places in Surrey, and this has prompted the development of a Regeneration Plan. A number of objectives and outcomes have been identified, with particular emphasis on supporting children, young people and young families in order to break the long-term cycle of deprivation.

A Planning Framework is being developed to provide policy guidance for emerging regeneration proposals. Policies and site allocations for the Merstham Regeneration Area will eventually be incorporated into the DMP DPD.

The Planning Framework will provide spatial planning guidance on the development of new community facilities and the redevelopment of Iron Horse pub site and other sites. At present there are no specific proposals to improve existing open space sites on the estate, and the development of the Triangle Site in Portland Drive, may result in a net loss of open space in this area.

The estate benefits from the Merstham recreation ground and the Brook Road Open Space, which are two substantial open areas with play equipment and other facilities. Bletchingley Road, which runs through the centre of the estate, benefits from wide grassed verges creating a feeling of openness. There are also a number of small green spaces on the estate.

Improvements to the Brook Road open space were completed in June 2010, using Playbuilder and New Growth Point funding. The improvements include the provision of new play equipment for children up to 13 years of age, new seating, landscaping and footpaths. This scheme has replaced the old playground at the northern end of the open space in Malmestone Avenue.

## Horley New Neighbourhoods

### Overview

The Horley Masterplan (comprising the relevant saved policies of the Borough Local Plan 2005) sets out plans for building 2,600 homes in two neighbourhoods to be delivered as part of a co-ordinated and comprehensive strategy. To assist in delivering this development the Horley Master Plan identifies the necessary infrastructure and facilities necessary to ameliorate the impacts caused by the new development and to ensure that the development integrates well with the existing urban area. The plan includes new provision for recreation and leisure, community facilities and the creation of a riverside green chain. Policies are included to secure appropriate contributions towards infrastructure and facilities through developer contributions.

### Allocations for Parks, Amenity, Sport and Play

The Horley Master Plan includes a commitment to meet the NPFA standards for open space. Based on the NPFA standard, the Horley Master Plan identified a requirement for 15ha of outdoor playing space to meet the needs of the increased population from the new neighbourhoods. This includes 7.25ha to be provided in the form of playing pitches.

The Horley Master Plan also seeks to address an existing shortfall in open space provision in the Horley area, separate from that required to meet the needs of the new neighbourhoods. A previous Borough Local Plan allocation of 21 ha at Fishers Farm / Bayhorne Farm, Balcombe Road, Horley was therefore incorporated into the Horley Master Plan (policy Hr33).

Policy Hr33 of the Horley Master Plan sets out the allocated sites for public open space required to meet the needs of the new neighbourhoods and to address the existing shortfall of open space in Horley. These are shown in the table below:

**Table 1: Horley Master Plan Open Space Allocations**

Site	Location	Area	Category
1	Land south side of Smallfield Road Horley	10.2ha	Combined park and outdoor playing space
2	Land north of Langshott Kennels, Horley	0.64ha	Kickabout area
3	Land to west of Great Lake Farm, Horley	1.78ha	Kickabout area and formal play provision
4	Land to north of Landens Farm, Meath Green Lane, Horley	0.76ha	Kickabout area and formal play provision
5	Part Fishers Farm / Bayhorne Farm, Balcombe Road, Horley (previously policy Re3.7)	21.0ha	Amenity open space/outdoor playing space

The Horley Master Plan envisaged the creation of a Town Park which would provide a range of facilities including three football pitches, a cricket pitch, pavilion, adventure playground, an enhanced LEAP (including children's play area), a MUGA and a skate park / ramp. The Horley Master Plan allocated a site at Smallfield Road for the provision of the Town Park (indicated as Site 1 in the above table). This remains the Council's preferred location for the Town Park, however this will be subject to negotiation with the landowner. In the event that



this site does not come forward for the development of the Town Park the Council will look at alternative locations for outdoor sport provision, for example, land forming part of the Riverside Green Chain allocation for the North West Sector. The potential sports, play and parks / gardens provision that could be made as part of the Town Park, either on the allocated site in Smallfield Road or in an alternative location, is detailed in the table below.

**Table 2: Potential provision within the Town Park**

Type of Provision	Size of Play Area / Pitch (m <sup>2</sup> )	Area (ha)	Delivery
<b>Play</b>			
Play zone comprising: Adventure playground 1 enhanced LEAP (inc children's play area) Informal play area Total play zone:	891 m <sup>2</sup> 459 m <sup>2</sup> 1,741 m <sup>2</sup>	0.09 0.05 0.17	Allocated in Borough Local Plan. Delivery dependent upon agreement of landowner.
1 MUGA	3,091 m <sup>2</sup>		
Skate park/ramp	682 m <sup>2</sup>	0.07	
Sports pavilion	1942 m <sup>2</sup>	0.19	
-	-		
<b>Total Play</b>		<b>0.57</b>	
<b>Outdoor Sport</b>			
Town Park 3 football pitches 1 cricket pitch Note: Town Park play area sizes based on indicative scheme	3 x 6,534 m <sup>2</sup> 10,213 m <sup>2</sup>	1.96 1.02	As above.
<b>Total Outdoor Sport</b>		<b>2.98</b>	
<b>Parks and Gardens</b>			
Landscaped areas not laid out as formal pitches / play areas	Remaining area of park excluding outdoor sports and play areas	6.65	As above.
<b>Total Parks and Gardens</b>		<b>6.65</b>	
<b>Town Park Total</b>		<b>10.20</b>	

*Notes to Table 2*

*All pitch / play area sizes are estimated, based on conceptual plan by Atkins Ltd commissioned by Reigate and Banstead Borough Council 2008.*

*The estimated amount of Parks and Gardens in the Town Park is the maximum amount of land remaining having deducted the amounts of land taken up by Outdoor Sports and Play. It should be noted that the area of useable land for Parks and Gardens is likely to be less than 6.65 ha on account of the fact that parts of the site are liable to flooding.*

It should also be noted that the land allocated for the Town Park in the Horley Master Plan is also designated as Riverside Green Chain and for this reason the Town Park also appears in Table 3 which shows a breakdown of provision within the Riverside Green Chain. The dual designation of this space should be taken into account when calculating the total amount of planned open space provision in order to avoid double counting.

Land is allocated for the creation of a Riverside Green Chain to provide a range of environments for recreation together with an orbital cycle and footpath, and where possible bridleway route, with full public access. Space for informal play, with planting to improve biodiversity and create wildlife habitats will be included. Contributions to future maintenance will also be secured. The total amount of land allocated for the Riverside Green Chain is 131.25 ha (including the Town Park). Some areas of land allocated as part of the Riverside Green Chain are already in use as public open space and have been accounted for in the analysis of individual typologies. There remains 80.52 ha of allocated open space which will be provided in future as work progresses on the development of the new neighbourhoods. The breakdown of this remaining space is shown in the table below:

**Table 3: Riverside Green Chain Allocated Future Provision (not yet completed)**

Site	Area (ha)	Typology	
Riverside Green Chain NE Sector	36.21	Amenity Green Space	17.7
		Natural & Semi Natural	18.41
		Play (as detailed in Table 8.6)	0.1
Riverside Green Chain NW Sector	20.83	Amenity Green Space	19.44
		Play (as detailed in Table 8.6)	1.39
Bolters Wood PLNR	6.94	Natural & Semi Natural	
Lee Street PLNR (inc part former sewage works)	4.11	Natural & Semi Natural	
Site South of Lee Street	2.41	Natural & Semi Natural	
Town Park*	10.2	Play	0.57
		Outdoor Sport	2.98
		Parks and Gardens	6.65
Total Area (ha)	80.52		

\*See note to table 2.

If the Town Park proposal at Smallfield Lane goes ahead some of the the Riverside Green Chain will be taken up by sports facilities. If the Town Park is located elsewhere in RGC, this will reduce the amount of land available for public access through the Riverside Green Chain. If the Council is unable to secure the Smallfield Lane site for the Town Park this is likely to mean that this site will not be available for the Riverside Green Chain either.

In addition to the allocations set out above an area of land is shown on the Borough Local Plan Proposals Map as allocated for open space ( amenity green space). This comprises 1 ha of land located between the River Mole and the Borough boundary, to the north east of Horley. A further 4.79 ha of land is allocated as a Local Nature Reserve at Lake Lane in the North East Sector.

### Allocations for New Leisure Centre

The Horley Master Plan seeks to secure a new leisure centre in order to replace the Horley Anderson Leisure Centre (which was at the time of adoption, nearing the end of its useful life) and to meet the needs of the growing population. Land was therefore allocated on the site of the former Court Lodge County Secondary School in Court Lodge Road. Work has now commenced on the construction of the new leisure centre and it is anticipated that the centre will open in January 2012. The new leisure centre will provide the following facilities:

- 25 metre six-lane swimming pool with ramped access for disabled users
- teaching pool
- four-court multi-use sports hall
- fitness suite with 50 stations and free weights
- exercise and dance studio
- separate male, female, family and disabled changing areas
- reception with seating and vending facilities and
- cycle parking and parking for 150 cars, to be shared with Horley Town Football Club.

Upon completion of the new leisure centre the Horley Anderson Leisure Centre is to be demolished and the site that it currently occupies is to be incorporated into Riverside Green Chain. However, this will not result in a net increase in open space as the site where the new leisure centre is being constructed was previously categorised as open space.

### Allocations for Community facilities

The Horley Master Plan (policy Hr41) envisages the provision of two new, multi purpose community halls, together with local shops and services. Land has been allocated for this purpose in each of the two new sectors and is shown in the table below. The exact amount of new community floorspace to be provided has not been determined at this stage.

**Table 4: Allocations for Community Facilities**

Site	Area
Land at Meath Green Lane Horley ( NW Sector	1.71 ha
Land at Lanshott / Lake Lane, Horley (NE Sector)	0.34ha
Total Community Facility Land Allocations	2.05ha

### Allocations for Allotments

The Horley Master Plan seeks to address existing under provision of allotments and meet the needs of the residents of the new developments. Three sites are allocated for allotment use as shown in the table below. Theses allotments will be provided by the developers as part of the Section 106 agreements for the relevant phases of the developments.

**Table 5: Allocated Allotment Space**

Site	Area (ha)	Delivery
Ladbroke Road NE Sector	0.95	To be provided by developer. S106 agreed. To be delivered on site October 2011.
Land W of Meath Green House NW Sector	1.35	To be provided by developer. Draft S106.
Land W of Cheswick Cottage NW Sector	0.40	To be provided by developer. Draft S106.
Total Allotments	2.70	

### Implementation of Sports / Play Provision in Horley New Neighbourhoods

Play areas are to be provided by developers as part of the development of the new neighbourhoods and these are to be secured through Section 106 agreements. Play provision for the North East Sector phases 1 and 2 has already been agreed and plans showing the layout of the play areas have been approved. The Section 106 agreement for phase 3 of the North East Sector has been agreed but detailed layout plans have not yet been approved. Provision for the North West Sector is still in the process of being negotiated. The table below shows the potential amount of play space to be provided for the new neighbourhoods based on the approved schemes and draft Section 106 agreements to date.

Table 6: Potential Play Provision for New Neighbourhoods

Type of Provision	Size of play area (m <sup>2</sup> )	Area (ha)	Delivery	Notes
<b>NE Sector - Phase 1 &amp; 2</b>				
1 LAP	1,54m <sup>2</sup>	0.02	Developer contributions. S106 agreed.	Sizes approximate based on approved plans.
3 Super LAPs	460m <sup>2</sup> + 330m <sup>2</sup> + 547m <sup>2</sup>	0.13		
1 LEAP	534 m <sup>2</sup>	0.05		
1 Kickabout	200m <sup>2</sup>	0.02		
1NEAP (including MUGA)	1,300 m <sup>2</sup>	0.13		
<b>NE Sector - Phase 3</b>				
1 LAP	100m <sup>2</sup>	0.01	Developer contributions. S106 agreed.	Sizes based on maximum sizes specified in S106 agreement
1 LEAP (within RCG)	400m <sup>2</sup>	0.04		
1 Kickabout (within RGC)	200m <sup>2</sup>	0.02		
1 MUGA (within RGC)	375m <sup>2</sup>	0.04		
<b>NW Sector</b>				
12 LAPs	12 x 200 m <sup>2</sup>	0.24	Developer contributions. Draft S106.	Sizes based on details set out in draft S106 agreement and may be subject to further negotiation.
5 LEAPS	5 x 400 m <sup>2</sup>	0.20		
3 Kickabouts (within RGC)	4,000m <sup>2</sup> + 8,300m <sup>2</sup> + 1,580 m <sup>2</sup>	1.39		
1 NEAP (including MUGA)	1,000 m <sup>2</sup>	0.10		
<b>Total</b>		2.39		

### Horley Town Centre

The development of the new neighbourhoods has also provided the opportunity to improve the vitality and viability of the town centre through improvements to retail, social and leisure facilities, the environment, and transport. New facilities and improvements to the town centre will be required to meet the needs of the new communities.



Horley Town Centre Regeneration Supplementary Planning Document, adopted November 2006 sets out a vision for the regeneration of Horley Town Centre. Proposals included in this document include the creation and enhancement of public spaces / squares which could be put to different uses such a market in the town square and outdoor eating or seating in areas where appropriate.

Works are currently in progress as part of a scheme to provide a new public space outside the Jack Fairman public house, in Victoria Road, Horley. This will include the removal of parking, the laying of new surfacing and the installation of street furniture. The new space will seek to provide an identifiable gateway to the Town Centre and an area to meet, sit and relax as well as improved access to key facilities, businesses and shops.

**Figure 4: Site of proposed new civic space Horley Town Centre**



## Summary

The table below provides a summary of all planned provision for open space across the Borough.

**Table 7: Summary of Planned Open Space Provision**

Location	Description	Additional open space	Improvement to quality / facilities / access
Redhill Town Centre Regeneration Area			
Memorial Park	Improvements to facilities and connectivity with town centre	No	Yes
Station Forecourt	New civic space	Yes	Yes
Preston Regeneration Area			
New Leisure Centre	Swimming Pools, fitness gym, exercise/dance studio, crèche, cafeteria, sports hall, youth and community facilities	No	Yes
Merland Rise Recreation Ground	Enhancements to the recreation ground, redevelopment of part of the site for housing	No	Yes
Banstead Athletic FC	Pitches including synthetic football pitches, club house/function/changing rooms	No	Yes
Horley New Neighbourhoods			
Horley Master Plan	Play provision within new neighbourhoods	Yes	Yes
	2 x new community buildings for new neighbourhoods	Yes	
	Town Park	Yes	
	Riverside Green Chain (not yet completed)	Yes	
	Allotments for new neighbourhoods	Yes	
	Replacement Leisure Centre	No	
Horley Town Centre			
Jack Fairman Public Place	New civic square	Yes	Yes
Other			
Donyngs Leisure Centre Redhill	Refurbishment of existing leisure centre	No	Yes