



Development Management Plan (Regulation 19)

Reigate & Banstead Open Space, Sport & Recreation Assessment

2017 Update

September 2017

1. Introduction

- 1.1 Open space, sport and recreation provision make important 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 for 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
- 1.2 This paper has been prepared to support the Regulation 19 Development Management Plan consultation. It updates the 2011 Reigate & Banstead Open Space, Sport and Recreation Assessment¹.
- 1.3 The 2011 Reigate & Banstead Open Space, Sport & Recreation Assessment was undertaken in line with the PPG17 Planning for Open Space, Sport & Recreation Assessment² and the PPG17 Companion Guide³. The aims of the report 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); and
 - Inform the Green Infrastructure Strategy which aims to develop a network of multi-functional green spaces across the borough

¹ http://www.reigate-banstead.gov.uk/downloads/download/106/ppg17_open_space_sport_and_recreation_assessment

² <http://webarchive.nationalarchives.gov.uk/20120920011634/http://www.communities.gov.uk/archived/publications/planningandbuilding/planningpolicyguidance17>

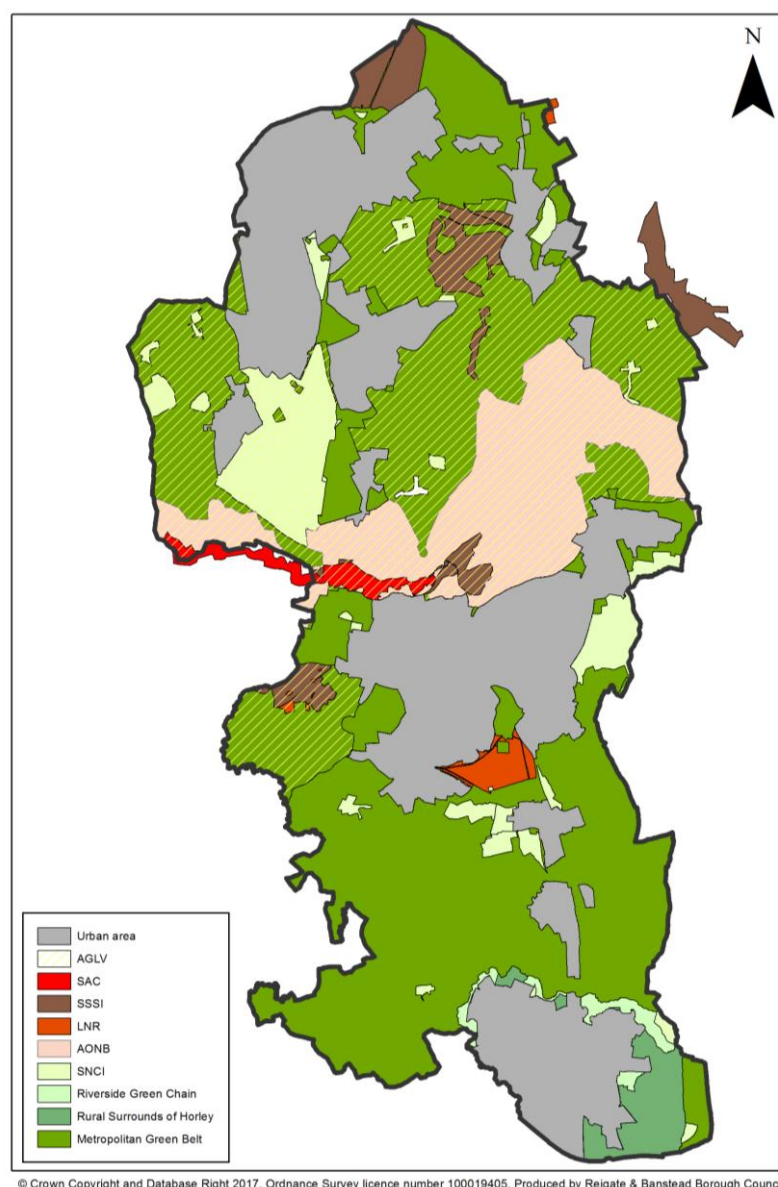
³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7660/156780.pdf

Future priorities, policy recommendations and local quality, quantity and accessibility standards were made for each of the typologies of open space, sport and recreation provision identified in the PPG17 Report. These are detailed in Appendix 1.

Reigate & Banstead

- 1.4 Within the borough of Reigate & Banstead there are numerous opportunities for both informal and formal recreation. The borough's built up areas lie within an extensive green fabric which includes areas of ancient woodland, commons, parks, floodplains, Local Nature Reserves (LNRs), Sites of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).
- 1.5 Much of the borough's green fabric is protected by policy designations. Approximately 69% of the borough is covered by the Green Belt policy designation which aims to prevent urban sprawl by keeping land permanently open and areas within the urban area are typically covered by an Urban Open Space designation which seeks to protect areas within the urban area which have an identifiable and distinctive character and contribute to the visual amenity of the area.

Figure 1 Green Fabric



- 1.6 Much of the green fabric is either publicly accessible, areas of access land⁴ or publicly accessible via the public rights of way system.
- 1.7 In addition to areas of open space, there are a large number of both formal and informal sporting and recreational facilities within the borough. These include village halls and community centres offering space for dance and fitness classes, leisure centres, informal kickabout areas and formal pitches for sports.

⁴ Access land is land over which people can walk freely without needing to remain on paths. It is designated under the Countryside and Rights of Way Act 2000

- 1.8 Given the elongated nature of the borough, residents are also able to enjoy easy access to open space, sport and recreation facilities in neighbouring boroughs.

Policy Context

National Context

- 1.9 The National Planning Policy Framework (NPPF)⁵ recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Paragraph 73 requires local planning authorities to set out policies to help enable communities to access high quality open spaces and opportunities for recreation. It says that these policies should be based on robust assessments which identify the specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area.
- 1.10 Since the adoption of the NPPF there have been major changes to national planning policy. Planning Policy Guidance Note 17 (PPG17) and the PPG17 Assessing Needs & Opportunities Companion Guide⁶ were cancelled with the introduction in March 2017 of the national Planning Practice Guidance. The government has not published anything to replace this guidance; the National Planning Practice Guidance (NPPG)⁷ does not set out a methodology for assessing open space, sport and recreational need. Rather it points to Sport England's Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities: How to undertake and apply needs assessments for sports facilities⁸ guidance (2014).
- 1.11 Sport England's 2014 guidance focuses only on the provision and needs of sports facilities. The report outlines a three stage approach to undertaking an assessment which is in line with that set out in PPG17 and PPG17 Companion Guide. Fields in Trust (the operating name of the National Playing Fields Association (NPFA)) published "Guidance for Outdoor Sport and Play : Beyond the Six Acre Standard" for England, 2015, which recognises that although PPG17 and its guidance is not current, its content is still of practical use.

Local Context

- 1.12 The Borough Local Plan (BLP) (2005) includes a number of policies which seek to preserve, protect and provide sufficient open space, sport and recreation

⁵ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7660/156780.pdf

⁷ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

⁸ <https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/assessing-needs-and-opportunities-guidance/>

provision. These policies will be replaced by policies in the Development Management Plan. The BLP also incorporates the Horley Masterplan (HMP) which is a comprehensive long term development strategy to deliver high quality new development within Horley (Horley North East and North West sectors) and wider benefits to Horley.

- 1.13 The HMP includes a number of allocations for public open space, sport and recreation provision; these were based upon population projections in 2005 and old standards for open space, sport and recreation provision. To inform the Regulation 18 Development Management Plan an update of the open space, sport and recreational provision was undertaken⁹ which took into account the latest population projections and the open space, sport and recreation standards detailed in Reigate & Banstead's 2011 Open Space, Sport and Recreation Assessment.
- 1.14 The Reigate & Banstead Borough Council Horley Open Space Assessment (2016) recommended that:
- Horley Recreation Ground should be upgraded to create a park in the south of the borough
 - The outdoor sports planned to be delivered as part of the North East and North West Sectors S106s should be delivered
 - At least 5ha of public open space should be allocated at Fishers Farm
 - Open space and play areas should be secured on new housing sites
- 1.15 The Reigate & Banstead 2011 Open Space, Sport & Recreation Assessment was undertaken in line with the methodology set out in the PPG17 and PPG17 Companion Guide and was prepared to inform the Core Strategy. It outlines future priorities, policy recommendations and local quality, quantity and accessibility standards for each of the open space, sport and recreation typologies in the PPG17 report (these are detailed in Appendix 1).
- 1.16 The Reigate & Banstead Core Strategy¹⁰ was adopted in 2014 and forms the strategic part of the development plan for the borough covering a wide range of planning issues. Underpinning the Core Strategy is a commitment to sustainable future development. Policy CS12 recognises the importance of providing sufficient open space to serve the residents of the borough – it seeks to resist the loss of open space unless surplus requirements can be demonstrated or better provision provided and seeks to secure new, additional open space from new developments.
- 1.17 Policy CS8 outlines key infrastructure priorities for the borough:
- A new leisure centre and community hub in Preston;

⁹ http://www.reigate-banstead.gov.uk/downloads/file/2749/horley_open_space

¹⁰ http://www.reigate-banstead.gov.uk/info/20380/current_planning_policy/24/core_strategy

- Play space and play facilities within the Horley North East and North West sectors;
- A comprehensive playing space to provide sports and playing facilities for the residents of the Horley North East and North West Sectors (noting that this may be in an alternative location to the 2005 Borough Local Plan allocated town park);
- A new leisure centre within Horley; and
- The development of the Riverside Green Chain in Horley

1.18 The Core Strategy also outlines the importance of the green infrastructure within the borough. Policy CS2 commits the Council to prepare a Green Infrastructure Strategy that will define the strategic direction for developing and managing a multifunctional network of green spaces across the borough; set priorities for addressing deficiencies in green infrastructure; and outline how the Council will work with partners to plan, protect, promote, enhance and extend the green infrastructure network. To inform the Regulation 19 Development Management Plan a Green Infrastructure Strategy has been prepared which sets out five strategic priorities and an action plan to deliver these strategic priorities. The strategic priorities include:

- Protecting and enhancing the Mole Gap to Reigate Escarpment Special Area of Conservation;
- Enhancing our priority biodiversity habitats and unique landscapes;
- Getting best value from our strategic open spaces;
- Integrating green infrastructure into new developments; and
- Enhancing and linking communities and neighbourhoods through green infrastructure

Structure of the Report

1.19 The following section outlines the methodology undertaken.

1.20 Sections 3-11 provide an analysis of each of the types of open space, sport and recreation provision in the borough. They:

- Define each typology of open space, sport and recreation
- Describe the current provision
- Outline the specific strategic (national and local) context
- Outline findings of the public consultation
- Recommend standards in terms of quality, quantity and accessibility
- Analyse provision against each of these standards and forecasts provision in 2027 based on projected population growth and planned open space provision
- Make recommendations for addressing any shortfalls in quantity, quality and accessibility

- 1.21 Appendices support the report; they will provide a more detailed policy context and overview of the public consultation and provide further supplementary information.

2. Methodology

- 2.1 As stated in the introduction, in the absence of current national guidance, this report has been prepared in line with PPG17; PPG17 Companion Report and Sport's England's Guidance. It takes into account other local authorities post-NPPF open space, sport and recreation assessment methodologies.
- 2.2 This section outlines the approaches recommended in the PPG17 guidance, Assessing Needs & Opportunities Guide for Indoor and Outdoor Sports Facilities: How to undertake and apply needs assessments for sports facilities and other authorities' approaches.
- 2.3 The section will then outline the approach undertaken for this assessment.

Recommended Approaches

PPG17 Companion Guide

- 2.4 The PPG17 Companion Guide identifies the following open space typologies.

Table 1 PPG17 Open Space, Sport & Recreation Typologies and Primary Purposes

Typology	Primary Purpose
Parks and gardens	Accessible, high quality opportunities for informal recreation and community events
Natural and semi-natural greenspaces	Wildlife conservation, biodiversity and environmental education and awareness
Green corridors ¹¹	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration
Outdoor sports facilities	Participation in outdoor sports, such as pitch sports, tennis, bowls, athletics or countryside and water sports
Indoor sports facilities ¹²	Participation in indoor sports such as badminton or dance classes. This includes swimming pools, indoor sports halls and leisure centres, indoor bowls, indoor tennis, ice rinks, community centres and village halls.
Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas

¹¹ Note: Accessible Countryside in the Urban Fringe areas is listed as a typology in PPG17 but not in the guidance.

¹² Note: whilst indoor sports is not listed as a typology in the PPG17, the guidance recommends inclusion.

Provision for children and young people	Areas designated primarily for play and social intervention involving children and young people, such as equipped play areas, ball courts, skateboard areas and teenage shelters
Allotments, community gardens and city (urban) farms	Opportunities for people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion
Cemeteries, disused churchyards and other burial grounds	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity
Civic and market squares and other hard surfaced areas designed for pedestrians	Providing a setting for civic buildings, public demonstrations and community events

2.5 The guidance states that in classifying open space, sport and recreation, the audit should encompass all existing open spaces, sport and recreation facilities within the local authority area irrespective of ownership and the extent of public access. Whilst private land may not always be physically accessible, the guidance notes that it none-the-less provides views of open space which people value, and provides a haven for wildlife and therefore makes a valuable contribution to the natural and semi-natural green spaces.

2.6 The Companion Guide establishes a methodology for undertaking assessments:

- Step 1: Identifying local needs
 - Taking into account local, regional and national policies and strategies
 - Reviewing existing planning policies and provision standards
 - Undertaking community consultation in order to understand people's attitudes to existing provision and their expectations and needs which aren't currently met
- Step 2: Auditing local provision
 - Audit sites in order to determine quality, quantity and accessibility
 - Take into account the 'effective catchment area'¹³ of the different types of open space, sport and recreation facilities
- Step 3: Setting provision standards
 - Quantitative component: how much new provision may be needed
 - Qualitative component: against which to measure the need for enhancement of existing facilities
 - Accessibility component: including distance thresholds and consideration of the cost of using the facilities
- Step 4: Applying provision standards

¹³ Given that the catchment area of the facilities will vary for different people, day-to-day and due to public transport accessibility hour-to-hour, the guidance recommends using an 'effective catchment area' which is defined as the distance travelled by around 75-80% of users.

- Recognising the future socio-demographic characteristics of the population
- Taking into account factors which prevent usage such as opening hours; cost of using the facility; public transport accessibility; and barriers such as rivers/ railways/ motorways which limit accessibility by foot
- Taking into account trends such as increased promotion of walking and cycling and artificial pitch provision
- Step 5: Drafting policies

2.7 It recommends undertaking audits in spring and early summer to understand the degree of wear of pitches after the winter season and the condition of plants and other vegetation.

Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities: How to undertake and apply needs assessments for sports facilities

2.8 Sport England's Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities: How to undertake and apply needs assessments for sports facilities report presents a three stage approach to undertaking an assessment:

- Stage A: Prepare and tailor the approach
 - Establish a clear understanding of the purpose, scope and scale of assessment
 - Take into account the strategic context; purpose of undertaking the assessment; and the geographical scope
- Stage B: Gather information on supply and demand
 - Supply: understanding the quantity, quality, accessibility and availability of current supply
 - Demand: taking into account the local population profile; national and local sports participation; and unmet, latent, depressed and future demand.
- Stage C: Assessment
 - Bringing the information together to build a picture in terms of quality, quantity, accessibility and availability.

Other Authorities

2.9 This section gives a summary of nearby authority's approaches to open space, sport and recreation provision since the introduction of the NPPF. It is worth noting that a large number of authorities have not updated their reports/ produced reports since the introduction of the NPPF.

Guildford Borough Council

- 2.10 Guildford Borough Council has recently completed (June 2017) an Open Space, Sport and Recreation Assessment¹⁴. This report was undertaken by Ethos Environmental Planning. In the absence new policy guidance, this report is largely based on the PPG17 and PPG17 Companion Report.
- 2.11 This report has a five step methodology:
- Step 1: Identify local needs
 - Step 2: Audit local provision
 - Step 3: Set provision standards
 - Step 4: Apply the provision standards
 - Step 5: Draft policies/ recommendations

Tandridge District Council

- 2.12 Tandridge Borough Council are in the process of completing six reports as part of the Open Space, Sport and Recreation Assessment:
- Tandridge Community and Stakeholder Consultation Report (August 2017)¹⁵;
 - Tandridge Open Space Study;
 - Tandridge Playing Pitch Strategy and Action Plan;
 - Tandridge Indoor, Built and Outdoor (non-pitch) Sports Needs Assessment;
 - Tandridge Proposed Open Space, Sport and Recreation Typologies and Standards (August 2017)¹⁶; and
 - Likely Requirements for Open Space, Sport and Recreation Provision for a Garden Village (August 2017)¹⁷
- 2.13 These reports have also been prepared by Ethos Environmental Planning.
- 2.14 Whilst Tandridge's Open Space, Sport and Recreation Typologies and Standards Report doesn't detail a methodology in the same way as Guildford, it appears to have followed a very similar process. Through the Community

¹⁴ <http://www.guildford.gov.uk/newlocalplan/CHttpHandler.ashx?id=24648&p=0>

¹⁵ <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Technical%20Assessment%20documents%20published%20in%202017/Community-and-stakeholder-consultation.pdf>

¹⁶ <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Technical%20Assessment%20documents%20published%20in%202017/Open-space-sport-and-recreation-typologies-and-standards.pdf>

¹⁷ <https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Local%20plan%202033/Technical%20Assessment%20documents%20published%20in%202017/Likely-requirements-for-open-space-sport-and-recreation-provision.pdf>

and Stakeholder Consultation Report, the Council has identified local need; and then audited the existing provision; set provision standards; and applied the provision standards.

Crawley Borough Council

- 2.15 Crawley Borough Council updated their Open Space, Sport and Recreation Assessment in 2013¹⁸ in order to meet the requirements of the NPPF. It used the methodology outlined in the PPG17 Report and PPG17 Companion Guide.
- Step 1: Identifying local needs
 - Step 2: Audit local provision
 - Step 3: Setting provision standards
 - Step 4: Application of provision standards
 - Step 5: Drafting policies and implementation plan
- 2.16 The assessment only considered an assessment of open spaces and did not consider built facilities such as swimming pools or leisure centres.

London Borough of Sutton

- 2.17 The London Borough of Sutton produced an Open Space Study Update in 2016¹⁹. This report has focused only on open space. The report has:
- Looked at the planning applications which have affected open space provision since the previous report was undertaken in 2005
 - Audited the existing provision
 - Estimates provision standards for each ward at the end of the plan period taking into account planned open space provision
 - Compares these standards to other London boroughs
 - Outlines progress on the tasks/ targets from the previous Open Space Strategy
 - Identified key open space issues to be addressed over the plan period

2017 Open Space, Sport & Recreation Assessment Methodology

- 2.18 This report has used the following steps:
- Step 1: Outline the purpose, aims, scale and scope of assessment
 - Step 2: Identify local needs
 - Step 3: Audit local provision
 - Step 4: Setting provision standards
 - Step 5: Applying provision standards

¹⁸ <http://www.crawley.gov.uk/pw/web/pub194607>

¹⁹ <https://drive.google.com/drive/folders/0Bww0pBhg-RKJZEJiZ0ZgSkliS28>

- Step 6: Policy & Recommendations

Step 1: Outline the Purpose, Aims & Objectives, Scale and Scope of the Assessment

Purpose

- 2.19 The report updates the 2011 Reigate & Banstead Borough Council Open Space, Sport & Recreation Assessment to reflect changes to provision since 2011 and to reflect the most recent population projections.

Aims & Objectives

- 2.20 This report has aimed to provide a robust assessment of the needs and deficiencies in open space, sport and recreation in order to establish local provision standards and create an up-to-date evidence base which can be maintained to aid implementation of the policies and the provision of open spaces, sport and recreation.
- 2.21 The assessment has:
- Updated the existing Reigate & Banstead 2011 Open Space, Sport & Recreation Assessment Database of sites to reflect planning permissions granted since 2010, consultation with Reigate & Banstead Borough Council Officers and consultation with external bodies
 - Assessed the provision of open space, sport and recreation in terms of quantity, quality, and accessibility
 - Consulted members of the public, parish and town councils, resident associations, sport and recreation organisers and sport and recreation providers in order to understand their opinions on the quality, quantity and accessibility of existing provision; capture information on latent/ unmet needs in the borough; and in order to understand providers future plans
 - Reviewed the existing Reigate & Banstead 2011 Open Space, Sport and Recreation Assessment standards and determined appropriate standards for open space, sport and recreation provision
 - Determined current and likely future deficiencies across the borough in relation to these standards
 - Identified priorities and recommendations for each of the topologies of open space, sport and recreation

Size

- 2.22 In line with the previous 2011 Open Space, Sport & Recreation Assessment no size threshold has been used.
- 2.23 The PPG17 Guidance notes that some local planning authorities have used a 0.2ha threshold but this was felt to not be appropriate within Reigate &

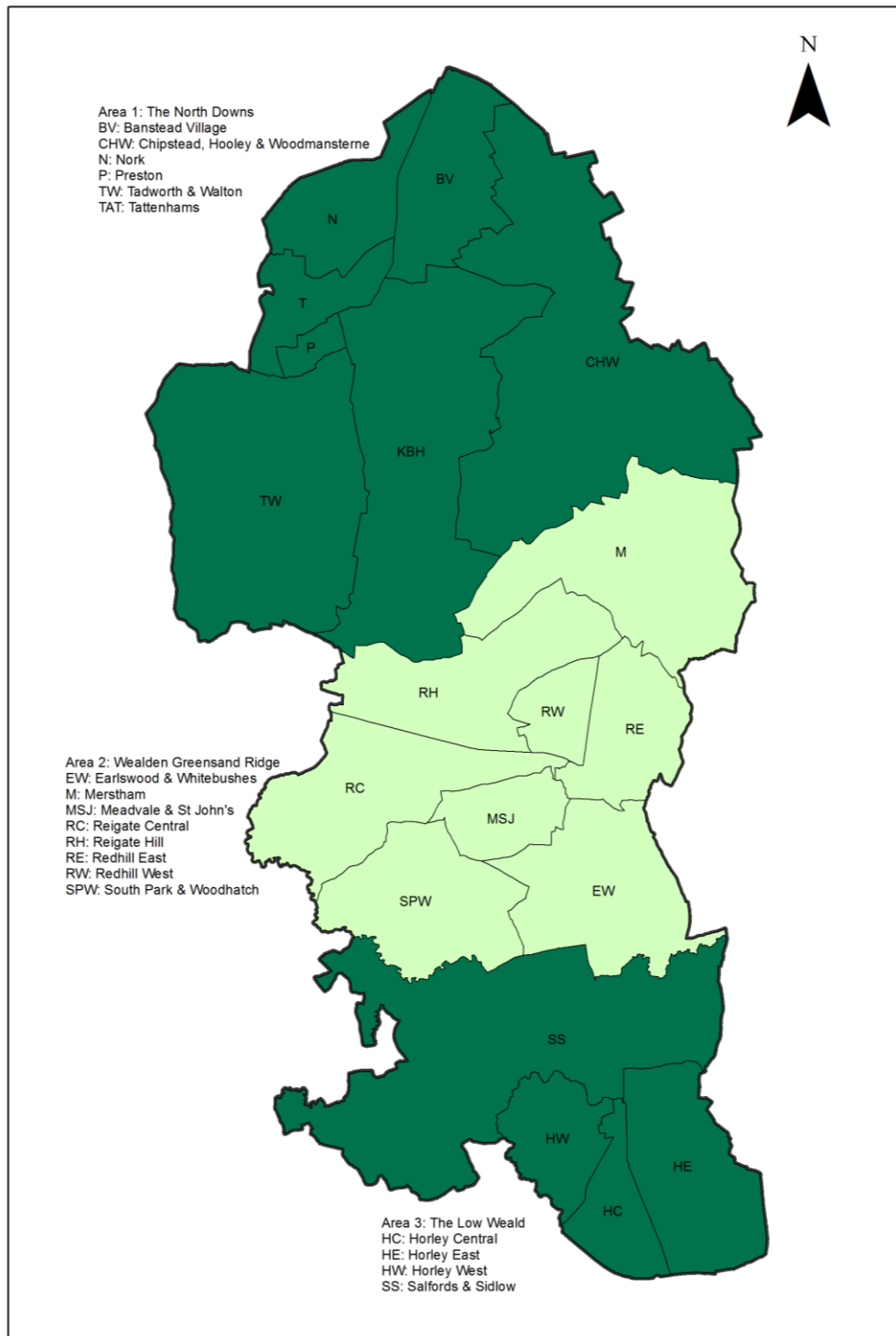
Banstead as it would lead to certain play areas and amenity areas being omitted. Instead, officer judgement has been used to exclude SLOAP (space left over after planning – areas of land around buildings with no specific purpose).

Scope

2.24 In line with the previous 2011 Open Space, Sport & Recreation Assessment, the analysis has been based upon wards. Where appropriate, these wards have been grouped into the three areas referenced in the Core Strategy:

- Area 1: The North Downs
- Area 2: Wealden Greensand Ridge
- Area 3: The Low Weald

Figure 2 Core Strategy Areas



© Crown Copyright and database right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council.

Step 2: Identify Local Needs

2.25 Two components have been used to identify local needs:

- Review of existing national, regional and local context: in order to identify policy implications associated with open space, sport and recreation provision.

- Community consultation: in order to understand opinions on the quality, quantity and accessibility of open space, sport and recreation provision; to capture information on latent/ unmet needs in the borough; and in order to understand provider's future plans.

2.26 Community consultation included:

- Parish Council
- Town Council
- Resident Associations
- Allotment Holders
- Schools
- Sports Clubs and Organisations
- Sport and Recreation Facilities
- General Open Space, Sport & Recreation Questionnaire for those living in the borough and those visiting open space, sport and recreation premises in the borough

2.27 This information has been summarised where appropriate in the individual typologies. An overview of existing national, regional and local context is provided in appendix 2 and a summary of community consultation is provided in appendix 3.

Step 3: Audit Local Provision

Sites within the Borough

2.28 The Council's Planning Policy Team visited all areas of open spaces, outdoor sports and recreation provision in order to verify:

- Their status as open space/ sport/ recreation provision
- Site boundaries
- Typologies
- Significance
- Quality
- Accessibility

2.29 The Planning Policy Team did not visit the indoor sport and recreation provision. Instead, the Council wrote to all providers in order to ascertain information regarding:

- Size
- Availability
- Level of usage
- Whether they are used by sports/ recreation providers
- Whether there are any plans to improve the quality of the facilities

2.30 This information has been supplemented with information from the general survey and information recorded on Sport England's Active Places Power Database²⁰.

2.31 All of the sites were then categorised according to their typology, hierarchy, accessibility and quality.

Typology

2.32 In line with the previous 2011 Open Space, Sports & Recreation Assessment, sites have been classified according to their primary typology:

- Parks & Gardens
- Natural & Semi-Natural Greenspace
- Green Corridors and Accessible Countryside in the Urban Fringe
- Outdoor Sports
- Indoor Sports
- Amenity Greenspace
- Provision for Children & Young People
- Allotments
- Cemeteries, Churchyards and other Burial Grounds
- Civic Spaces

2.33 Many of the sites in the borough also contain other typologies (for example recreation grounds may contain pitches or children's play areas). Where this has been the case, the area of the sports and play areas has been subtracted from the total area of the recreation ground to avoid double counting.

Hierarchy

2.34 Sites have been assessed according to their level of significance: a hierarchy to reflect the 'draw' of a site and how far people will expect to travel to such a site (for example, people will expect to travel further to football stadiums than play parks).

- Borough significance: a site with strategic importance or with such facilities attracting visitors from outside the borough
- Local significance: draw visitors from two or more wards
- Neighbourhood significance: attracting almost all users from a single neighbourhood

2.35 The significance of the site has been used to determine whether accessibility and quantity standards are set at ward, area or borough level.

²⁰ <https://www.activeplacespower.com/>

Accessibility

- 2.36 In line with the previous 2011 Open Space, Sports & Recreation Assessment, sites have been classified according to their accessibility:
- Fully accessible to the public: sites either available for community use on an adhoc basis (e.g. pitches or tennis courts at recreation grounds) or private clubs which are available to the public but membership is required.
 - Restricted access to the public: restricted access to the public in terms of either hours or cost
 - No public access: e.g. school facilities which are not available to hire or business owned facilities for staff
- 2.37 Sites have been classified according to their main level of accessibility (for example if a site is only publicly accessible for 1 day a year then it has been recorded as not publicly accessible).
- 2.38 Catchment areas have been defined partly based on local consultation responses and partly based on local/ national policy context.
- 2.39 Where local consultation has been used to define catchment areas, in line with the previous 2011 Open Space, Sport & Recreation Assessment and PPG17 Guidance, it has been defined based on the distance travelled by the 75th centile of users and by the most popular means of transport cited in the general survey.
- 2.40 For neighbourhood level sites, given the nature of the sites (primarily to serve local populations) walking travel distances have been recommended.
- 2.41 Fields in Trust (FiT) (2015) Guidance for Outdoor Sport & Play: Beyond the Six Acre Standard Report²¹ has been used to convert recommended travel times to walking distances. The report recommends that:
- 250m: 2-3 minutes walk
 - 400m: 5 minutes walk
 - 800m: 10 minutes walk
 - 1,200m: 15 minutes walk
 - 1,600m: 20 minutes walk
- 2.42 FiT recommend that when applying these standards, local features and obstacles to pedestrian and cycle movement should be taken into account. In line with the previous 2011 Open Space, Sport & Recreation Assessment, a discount of 40% has been applied.

²¹ <http://www.fieldsintrust.org/Upload/file/Guidance/Guidance-for-Outdoor-Sport-and-Play-England.pdf>

- 2.43 Sport England's Spatial Planning for Sport and Active Recreation: Sport and Recreation in Supplementary Planning Documents (2009)²² guidance has been used to convert recommended driving times to distances.

Quality

- 2.44 In line with the previous Reigate & Banstead Borough Council 2011 Open Space, Sport & Recreation Assessment, the sites have been evaluated according to four features: site security and safety, vegetation, site facilities and cleanliness and maintenance. Within the four features there are a number of criteria. A copy of the site appraisals is defined in appendix 5.
- 2.45 For the different typologies of the open space, sport and recreation assessment different quality criteria are applicable. The sites have been assessed according to only the applicable criteria.
- 2.46 The quality of the sites has then been banded into three categories:
- Good: >60%
 - Reasonable: 40-60%
 - Poor: <40%

Quantity

- 2.47 In order to assess the quantity of open space, sport and recreation, all sites have been drawn on the Council's GIS system and the size has been recorded in the updated 2017 Open Space, Sport & Recreation Database.

Sites Outside of the Borough

- 2.48 For sites outside of the borough boundary, the Council has used information recorded on Sport England's Active Places Power Database.
- 2.49 The Active Places Power Database records information on the quantity and quality of the facilities.
- 2.50 The Council has categorised these sites according to their typology, hierarchy and accessibility.

Step 4 and 5: Setting and Applying Provision Standards

- 2.51 In order to set and apply provision standards, the report draws on the findings of the audits, local consultation, local and national policy and previous open space, sport and recreation standards.

²² <https://www.sportengland.org/media/4239/document-12-spatial-planning-for-sport-sport-ans-recreation-in-spds.pdf>

Step 6: Draft Recommendations and Strategic Priorities

2.52 The report then outlines draft recommendations and strategic priorities.

3. Parks & Gardens

Definition

- 3.1 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. They have many wider benefits, for example creating a sense of place for the local community; have ecological and educational benefits; help with social inclusion; and provide structural and landscaping benefits.

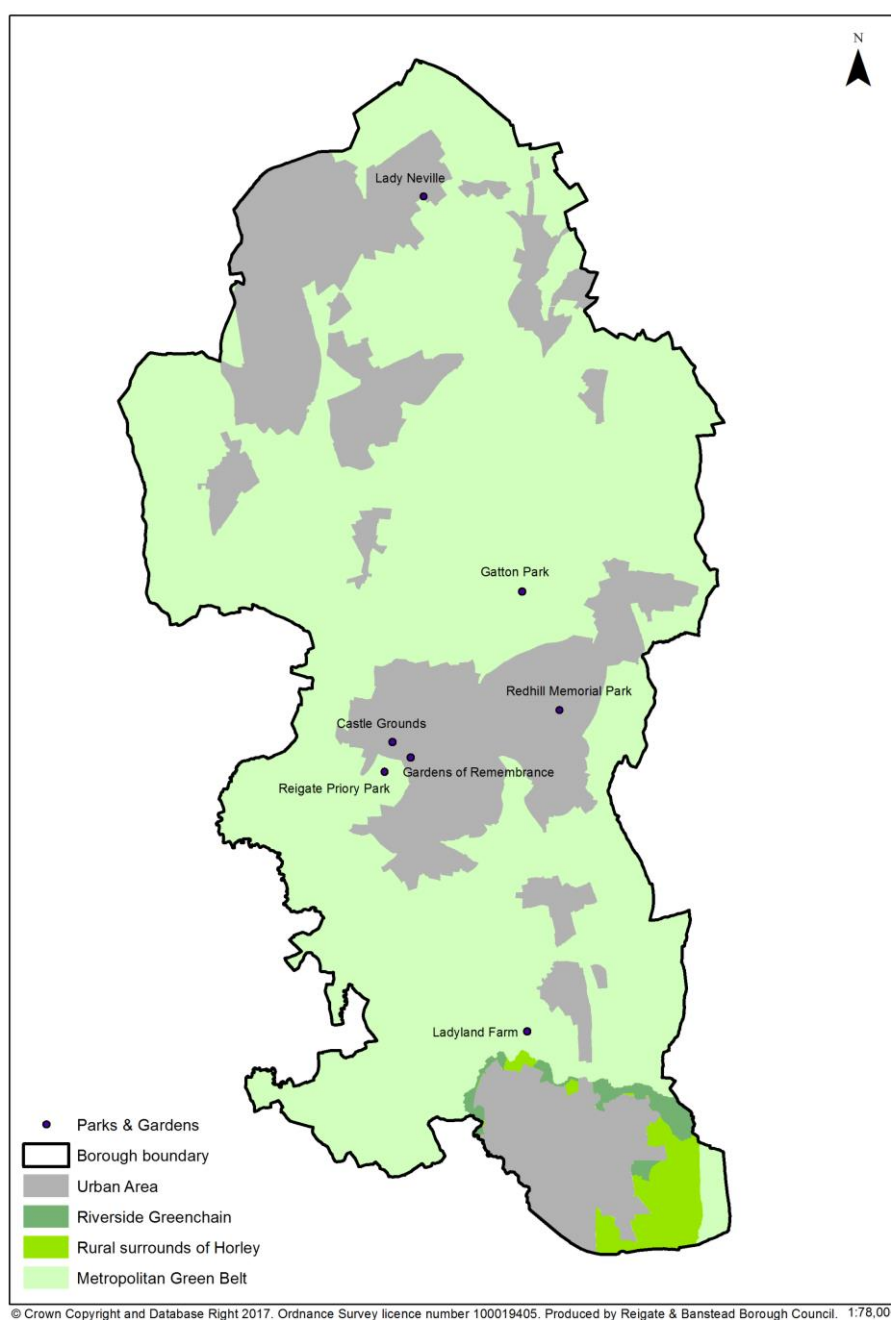
Figure 3 Redhill Memorial Park



Context

- 3.2 Within the borough, there are seven formal parks and gardens:
- Lady Neville Park, Banstead
 - Redhill Memorial Park
 - Gatton Park, Reigate
 - Castle Grounds, Reigate
 - Priory Park, Reigate
 - Gardens of Remembrance, Reigate
 - Ladyland Park, Salfords

Figure 4 Parks & Gardens



- 3.3 Both Redhill Memorial Park and Reigate Priory Park are destination parks. They offer a range of activities including play areas, sports facilities and café facilities.
- 3.4 Redhill Memorial Park was redeveloped in 2014 after improvement works saw a new play area installed, new café/ pavilion, new sports zone with free tennis courts, MUGA and trim trail. Following this refurbishment Memorial Park was awarded its first Green Flag award in 2017.

- 3.5 Reigate Priory Park was redeveloped in 2008 to celebrate the historical setting of the park. Works included uncovering and repairing the buried Ha Ha wall; improving the views towards and away from the Priory building; and appropriate historical sensitive planting within the formal garden. The Park was awarded Green Flag status in 2009 and is also listed on the English Heritage Register of Gardens of Special Historic Interest²³. The English Heritage Register of Gardens of Special Historic Interest recognises sites which are of particular historic significance and encourages appropriate protection of the parks.
- 3.6 The Green Flag Award scheme is the benchmark national standard for the quality of parks and green spaces in England 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. Its purpose is to:
- Ensure that everybody has access to quality green and other open spaces, irrespective of where they live
 - Ensure that these spaces are appropriately managed and meet the needs of the communities that they serve
 - Establish standards of good management
 - Promote and share good practice amongst the green space sector
 - Recognise and reward the hard work of managers, staff and volunteers
- 3.7 The Borough Local Plan (2005) allocates Nork Park as an area of public open space. Nork Park forms part of the grounds of the former Nork House estate, built by the Buckle family in around 1740 and bought by Reigate & Banstead Borough Council in 1947. The park features an arboretum which was established in the late 1840s and contains a number of non-native tree species which are home to thriving wildlife communities. It has great potential to be a regionally important educational and scientific facility. Nork Park has an annual music festival.
- 3.8 The Borough Local Plan (2005) also allocates an area of the land to the south side of Smallfield Road, Horley for a combined park and outdoor playing facility. As outlined in appendix 2 this park has not been delivered and the Development Management Plan: Horley Open Space Needs Assessment (2016) recommended that this designation should not be carried forward. The report instead recommends that:
- All of the open space, sport and recreation assessment in the Horley North East and North West Sectors S106s is delivered
 - Horley Recreation Ground is upgraded to make a more formal park (e.g. through the addition of a café/ pavilion)

²³ <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>

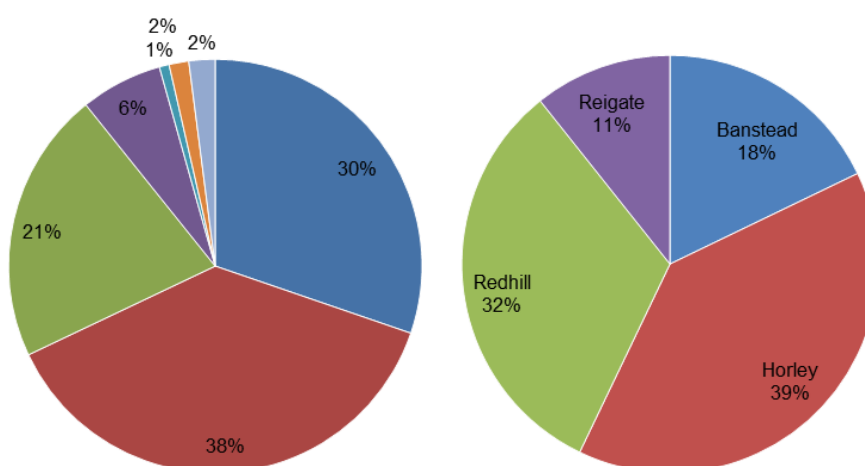
- That at least 5ha of the Borough Local Plan (2005) allocation at Fishers Farm be used for a combination of parkland and outdoor sports facilities
- An additional 8ha of open space is secured through Sustainable Urban Extensions NWH1 and NWH2 securing an extension to the Riverside Green Chain in Horley.

Setting Standards

Quantity

- 3.9 Two-thirds of the respondents to the general survey felt that the quantity of parks and gardens was good (30%) or very good (38%). Of those reporting poor/ very poor quantity, the greatest proportion of the respondents live in Horley (39%).

Figure 5 Quantity of Parks & Gardens (LH) and Poor/ Very Poor Quantity (RH)



- 3.10 There are seven parks and gardens within the borough. These parks provide 180.1ha of parkland and gardens: 66.7ha is publicly accessible and 113.4ha is restricted access.

Table 2 Parks & Gardens in the Borough

Parks & Gardens	Ward	Fully Accessible (Ha)	Restricted Access (Ha)
Castle Grounds	RC	3.8	0.0
Gatton Park	RH	0.0	114.4
Lady Neville	BV	1.4	0.0
Redhill Memorial Park	RE	2.9	0.0
Reigate Priory Park	RC	57.7	0.0
Gardens of Remembrance	RC	0.8	0.0
Ladyland Farm	SS	0.0	2.0

Total		66.7	113.4
-------	--	------	-------

- 3.11 The table below details 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. The table below shows that the overall borough-wide level of provision is currently 0.46ha per 1,000 people and that by 2027, the estimated provision for the borough as a whole would be reduced to 0.43ha per 1,000 people.

Table 3 Fully Accessible Parks & Gardens in the Borough

	Accessible Area (Ha)	Accessible Area (Ha/1,000 people)	
		16/17	26/27
BV	1.4	0.15	0.15
CHW	0.0	0.0	0.0
KBH	0.0	0.0	0.0
N	0.0	0.0	0.0
P	0.0	0.0	0.0
TW	0.0	0.0	0.0
TAT	0.0	0.0	0.0
1 North	1.4	0.03	0.03
EW	0.0	0.0	0.0
MSJ	0.0	0.0	0.0
M	0.0	0.0	0.0
RE	2.9	0.28	0.26
RW	0.0	0.0	0.0
RC	62.3	7.91	7.59
RH	0.0	0.0	0.0
SPW	0.0	0.0	0.0
2 Central	65.2	0.98	0.92
HC	0.0	0.0	0.0
HE	0.0	0.0	0.0
HW	0.0	0.0	0.0
SS	0.0	0.0	0.0
3 South	0.00	0.00	0.00
RBBC	66.6	0.46	0.43

- 3.12 Fields in trust recommend a standard of 0.8ha of parks and gardens per 1,000 people. The table below shows that when applying the standard, for the borough as a whole there is no need to provide additional park and gardens, however, it does display an uneven distribution of park and gardens.

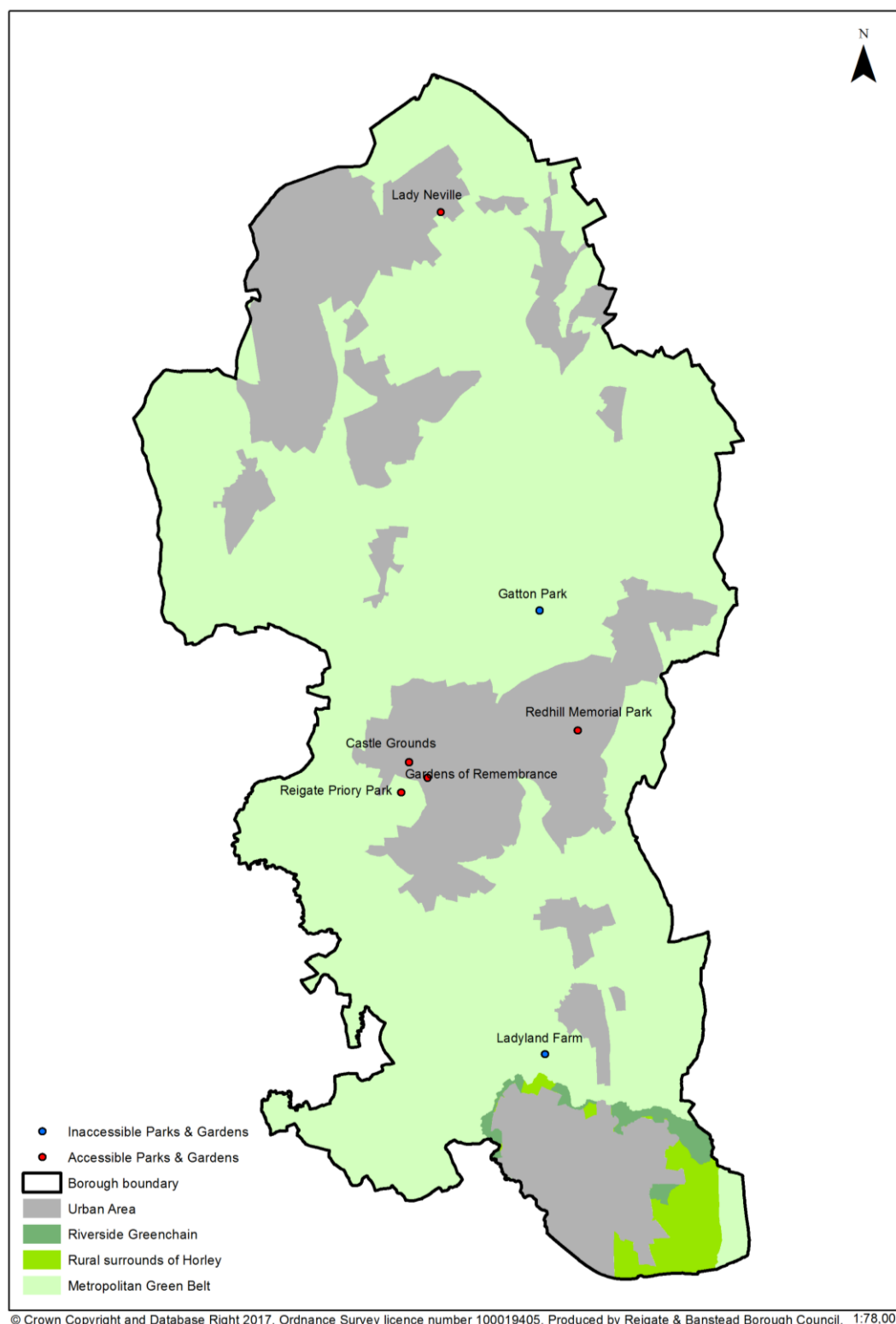
Table 4 Open Space, Sport & Recreation Provision FIT Standard

	Current Provision	16/17		26/27	
		Standard	Required provision	Standard	Required provision
BV	1.40	7.39	5.99	7.46	6.06
CHW	0.00	7.26	7.26	7.28	7.28
KBH	0.00	5.90	5.90	6.09	6.09
N	0.00	6.55	6.55	6.88	6.88
P	0.00	2.42	2.42	3.00	3.00
TW	0.00	5.84	5.84	5.93	5.93
TAT	0.00	6.08	6.08	6.08	6.08
1 North	1.40	41.44	40.04	42.72	41.32
EW	0.00	7.38	7.38	7.58	7.58
MSJ	0.00	6.49	6.49	6.98	6.98
M	0.00	6.65	6.65	6.69	6.69
RE	2.90	8.26	5.36	8.83	5.93
RW	0.00	7.18	7.18	8.62	8.62
RC	62.30	6.30	-56.00	6.57	-55.73
RH	114.40	4.85	-109.55	5.33	-109.07
SPW	0.00	5.94	5.94	5.92	5.92
2 Central	179.60	53.06	-126.54	56.52	-123.08
HC	0.00	7.20	7.20	7.71	7.71
HE	0.00	5.90	5.90	6.10	6.10
HW	0.00	6.74	6.74	9.69	9.69
SS	2.00	2.21	0.21	2.58	0.58
3 South	2.00	22.05	20.05	26.09	24.09
RBBC	183.00	116.56	-66.44	125.33	-57.67

Setting a Standard

- 3.13 As the map below shows, there is an uneven distribution of parks and gardens within the borough. In particular, there is no accessible park within the south of the borough.

Figure 6 Accessible Parks & Gardens



3.14 The Regulation 18 Development Management Plan Horley Open Space Assessment recommends that the Borough Local Plan designation for a town park is not carried forward but that:

- All of the open space, sport and recreation assessment in the Horley North East and North West Sectors S106s is delivered
- Horley Recreation Ground is upgraded to make a more formal park (e.g. through the addition of a café/ pavilion)
- That at least 5ha of the Borough Local Plan (2005) allocation at Fishers Farm be used for a combination of parkland and outdoor sports facilities
- An additional 8ha of open space is secured through Sustainable Urban Extensions NWH1 and NWH2 securing an extension to the Riverside Green Chain in Horley.

3.15 This report recommends that these recommendations are carried forward.

3.16 For the remainder of the borough, given the lack of space for the provision of new parks and gardens, it is recommended that the Council will need to make the best use of existing sites.

Recommended Quantity Standard

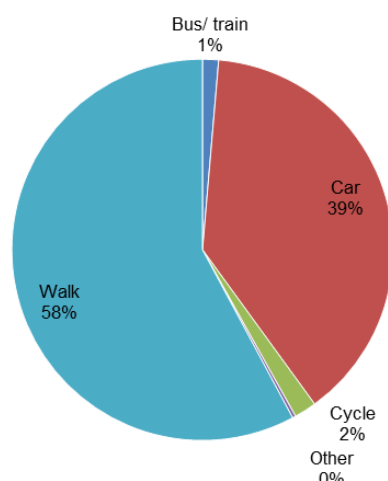
Maintain the current parks and gardens and improve the offer within the existing parks and gardens.

For Horley: upgrade Horley Recreation Ground to make it a more formal park; provide at least 5ha of the Borough Local Plan 2005 allocation at Fishers Farm for a combination of parkland and outdoor facilities; and provide an additional 8ha of open space through Sustainable Urban Extensions NWH1 and NWH2.

Accessibility

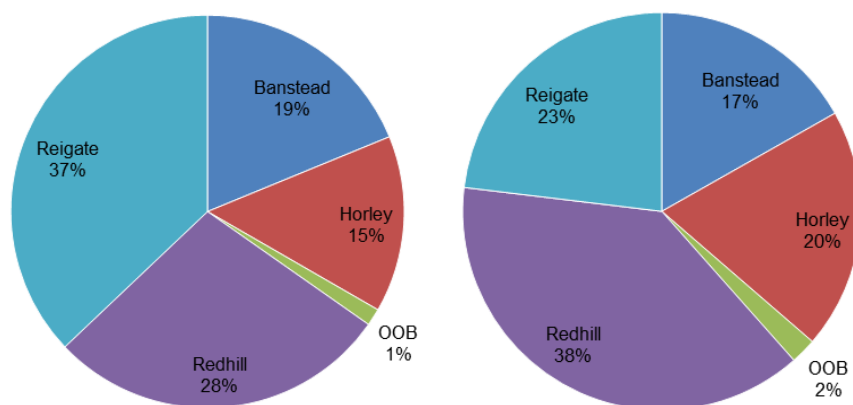
3.17 Over half of the respondents to the general survey visiting parks and gardens walk (58%) and 39% travel by car.

Figure 7 Accessibility to Parks & Gardens



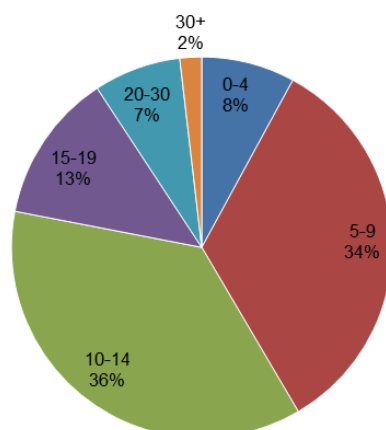
- 3.18 Over a third of those walking to parks and gardens live in/ near Reigate (37%) and over a third of those driving to parks and gardens live in/ near Redhill (38%). The fewest people walking to parks and gardens live in/ near Horley (15%) and the fewest driving live in/ near Banstead (17%).

Figure 8 Walk (LH) Drive (RH)



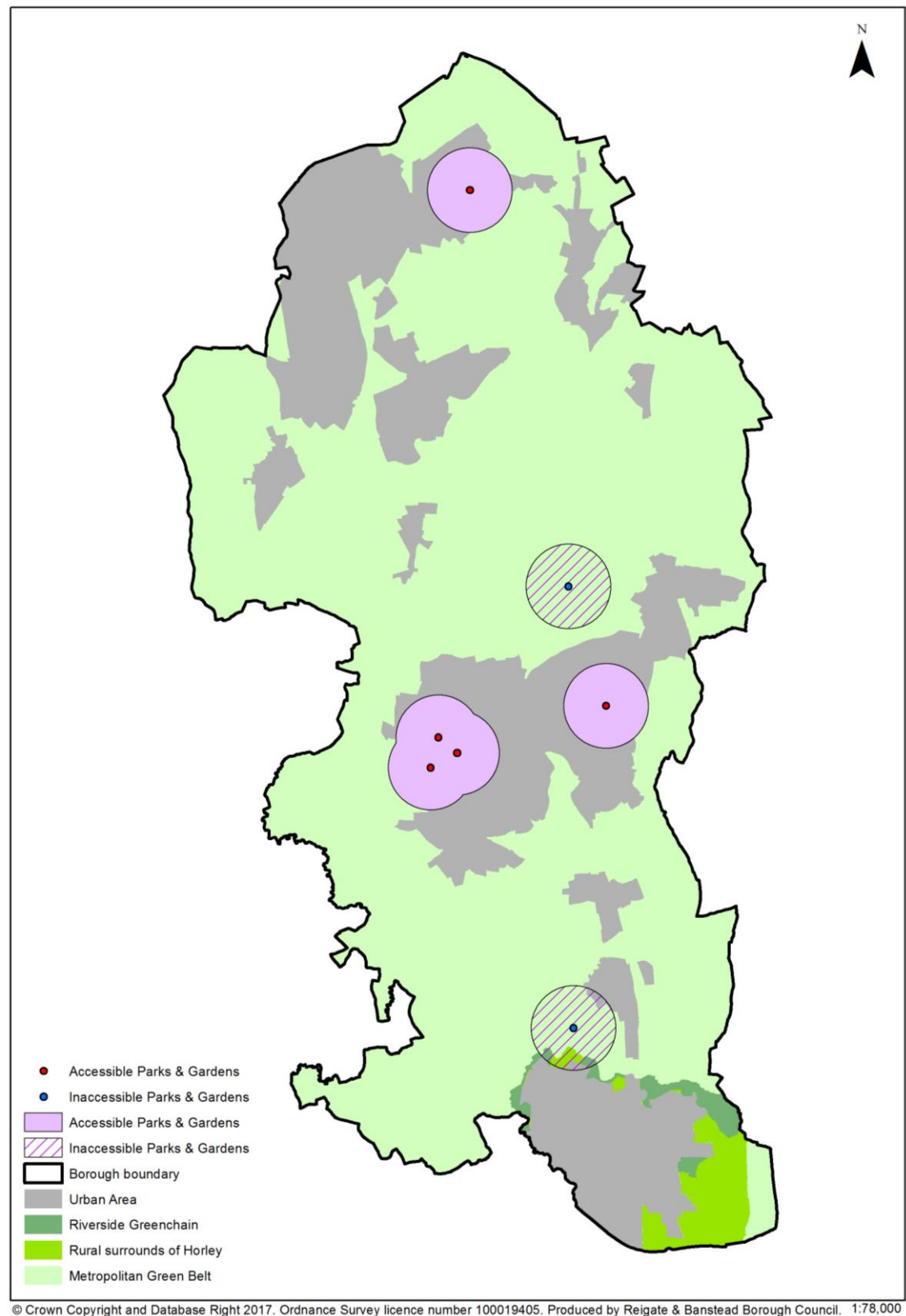
- 3.19 As part of the general survey, people were asked how far they feel that they should travel to parks and gardens using their normal method of transport. The greatest proportion of people felt that they should travel less than 15 minutes.

Figure 9 Expected Travel Distance to Parks & Gardens



- 3.20 Local consultation suggests a catchment area of 10-14 minute walk. Using the FiT guidance this equates to a recommended straight line travel distance of 720m. The map below shows that when applying this standard there is relatively poor access to parks and gardens within the borough.

Figure 10 Accessible Parks & Gardens



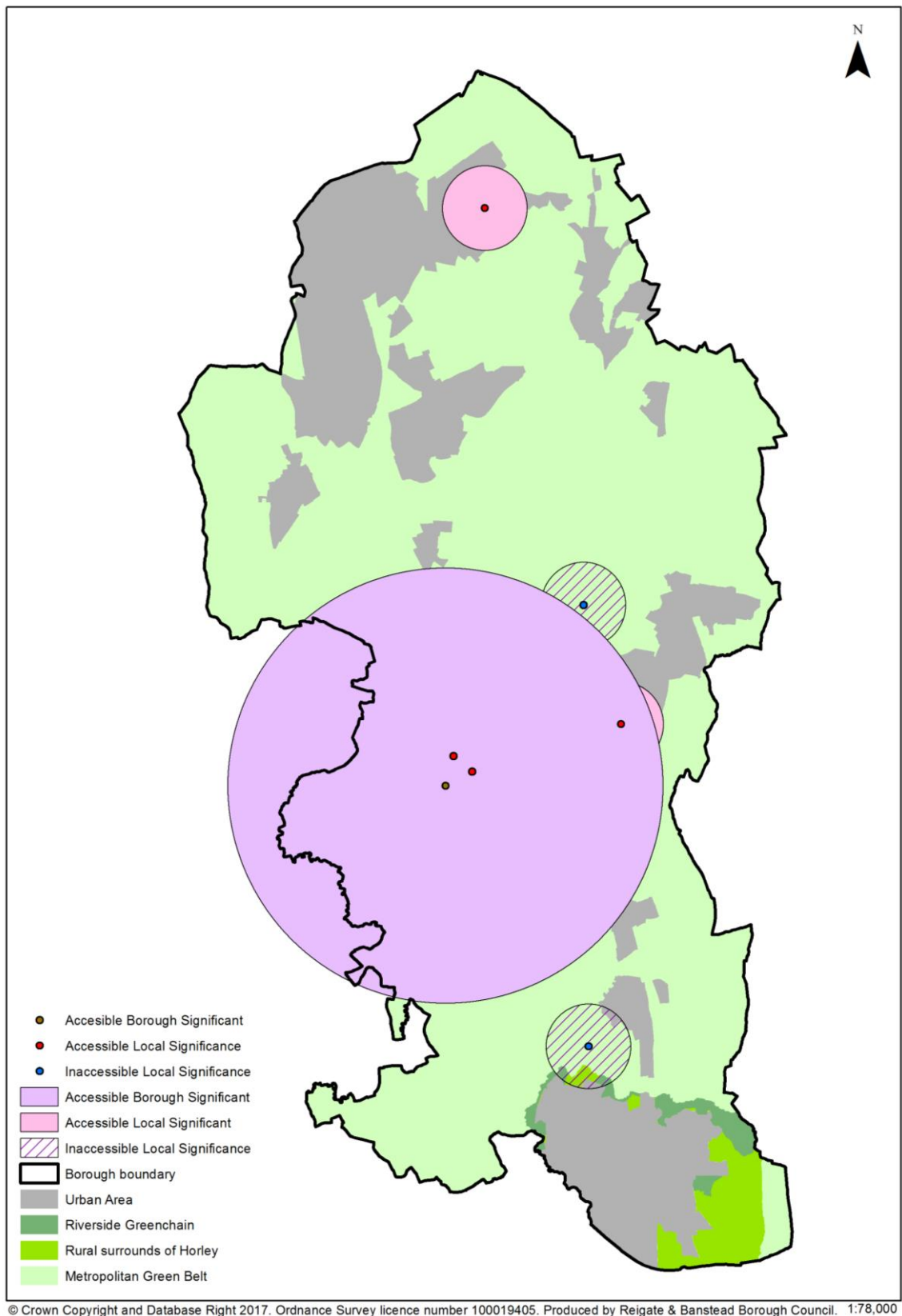
3.21 The parks and gardens have been classified according to a 'hierarchy of provision'. This recognises that some sites attract visitors from a wider area

than others. Reigate Priory Park is considered to be a park of 'borough level of 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 a more local importance – they serve the needs of the local population and people working nearby.

- 3.22 In line with the previous report, it is recommended that a driving distance should be applied for borough significant sites. Using Sport England's Spatial Planning for Sport and Active Recreation: Sport and Recreation in Supplementary Planning Documents (2009)²⁴ a 10-14 minute catchment area equates to a recommended travel distance of 3.7-5.6km. The diagram below shows that when this is applied there is still limited accessibility but accessibility does improve.

²⁴ <https://www.sportengland.org/media/4239/document-12-spatial-planning-for-sport-sport-ans-recreation-in-spds.pdf>

Figure 11 Accessible Parks & Gardens



Recommended Accessibility Standard

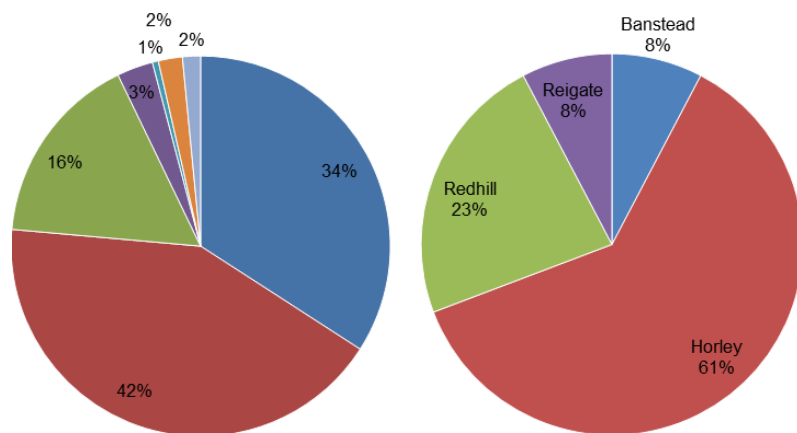
Priory Park (Borough significance): 3.7km

Other Parks (Local significance): 0.72km

Quality

- 3.23 Site audits were conducted in order to assess the quality of the parks and gardens in the borough. The detailed site assessments are detailed in appendix 6. All parks and gardens were assessed to be of good quality. This reflects the recent investment in the parks and gardens.
- 3.24 Notable characteristics included clean pleasant areas, good planting, good seating provision, good bin provision and limited litter and vandalism.
- 3.25 The results of the general survey show high satisfaction with the quality of parks and gardens. Over three-quarters of the respondents to the general survey felt that the quality of the parks was either good (42%) or very good (34%). In comparison, 4% felt that they were poor (3%) or very poor (1%). Of those identifying parks and gardens as either poor or very poor, 61% live in/ near Horley.

Figure 12 Quality of Parks and Gardens (LH) and Poor / Very Poor Quality (RH)



- 3.26 The previous 2011 Open Space, Sport & Recreation Assessment recommended that '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 provided. Parks and gardens should be provided with sufficient seating and toilet facilities, and with well-lit and surfaced footpaths. Given that the parks have been assessed to be of good quality and given that no major issues of concern (i.e. a certain park being of poor quality) the same quality standard is therefore recommended.

- 3.27 When opportunities arise, improvements (e.g. the provision of more facilities) should be provided.

Recommended Quality 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.

Applying Provision Standards

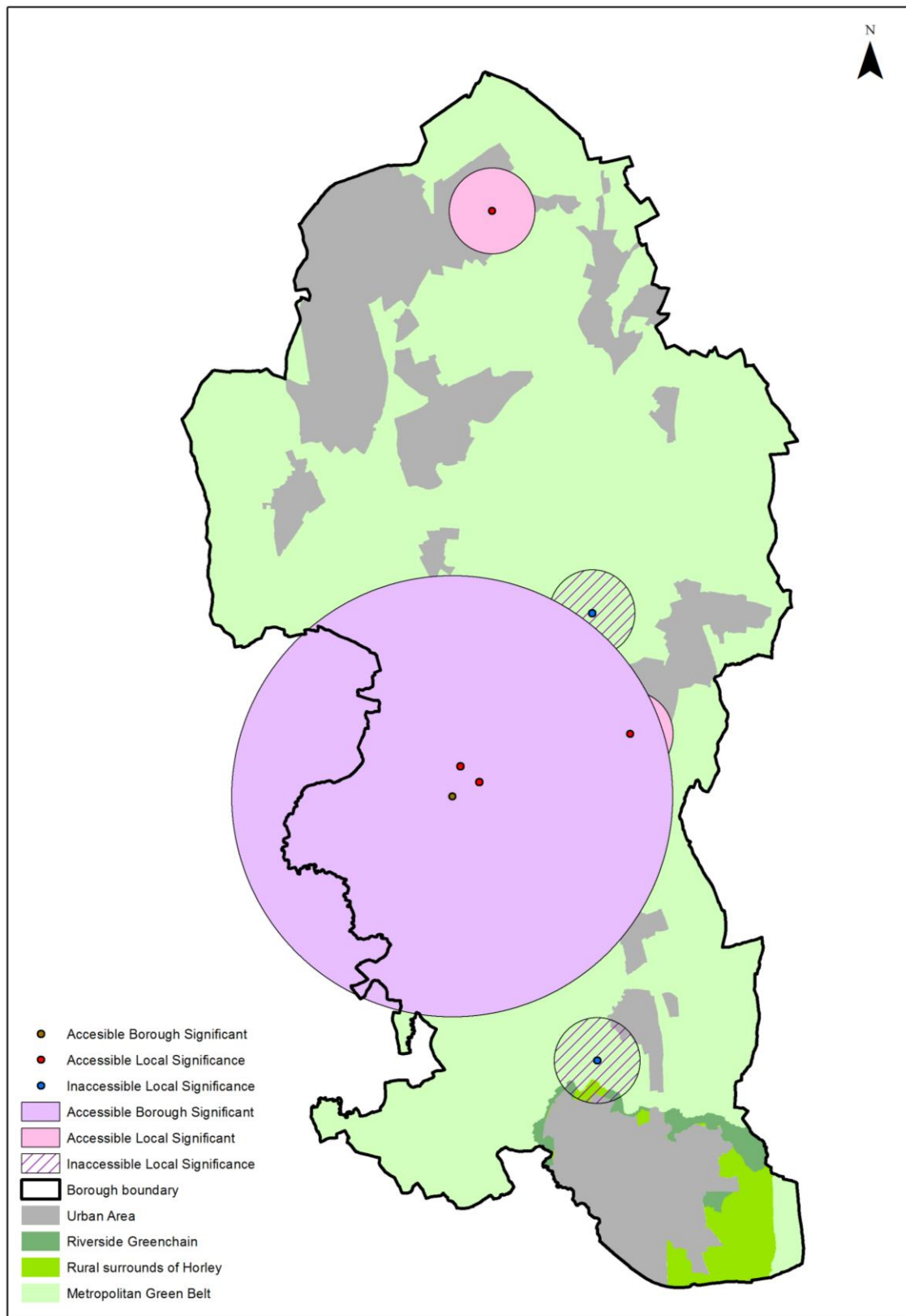
Quantity

- 3.28 No quantity standard was recommended.
- 3.29 Given the nature of the built up area within the borough, it is not possible to provide additional parkland within deficit wards. Instead, it was recommended that the current parks are retained and the offer within them is improved.
- 3.30 For Horley it is recommended that:
- All of the open space, sport and recreation facilities planned to be delivered through the Horley North East and North West S106s is delivered
 - Horley Recreation Ground is upgraded to make a more formal park
 - At least 5ha of the Borough Local Plan designation at Fishers Farm is provided for a combination of parkland and outdoor facilities
 - An additional 8ha of open space is delivered through Sustainable Urban Extensions NWH1 and NWH2.

Accessibility

- 3.31 The report recommends accessibility standards:
- Priory Park (Borough significance): 3.7km
 - Other Parks (Local significance): 0.72km
- 3.32 The diagram below shows that when applying the accessibility standards to the existing sites that there is relatively good accessibility in the centre of the borough and limited accessibility in the north and south of the borough.

Figure 13 Recommended Accessibility Standards



Quality

- 3.33 Given that all of the parks have been assessed to be of good quality, no benchmark standard has been applied. Instead, going forward it will be important to ensure that the quality remains good and when opportunities arise improvements (i.e. additional facilities) are provided.

Policies and Recommendations

- 3.34 All existing parks and gardens should be retained.
- 3.35 The good quality of the existing parks and gardens should be retained and when opportunities arise improvements (e.g. improved facilities) should be made.
- 3.36 For Horley, improvements should be made to Horley Recreation Ground to make it into a more formal park, at least 5ha of the 2005 Borough Local Plan allocation at Fishers Farm should be delivered for a combination of parkland and outdoor facilities and an additional 8ha of open space should be provided through Sustainable Urban Extensions NWH1 and NWH2.

4. Natural and Semi-Natural Green Space incl. Urban Woodland

Definition

- 3.37 Natural and semi-natural green space includes a variety of spaces including meadows, woodland, copses, river valleys and lakes all of which share a trait of having natural characteristics and biodiversity value, and are also partly or wholly accessible for informal recreation.

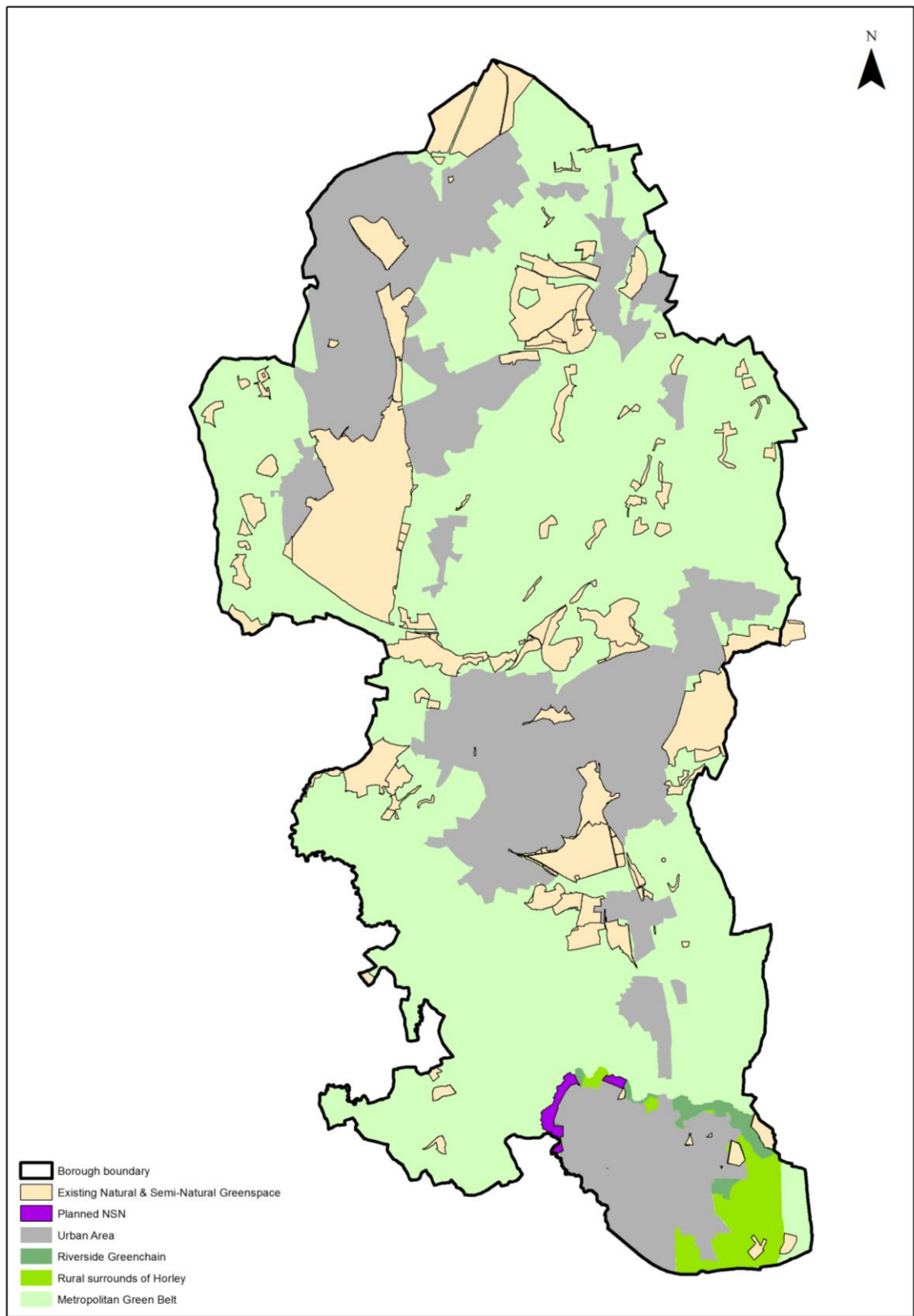
Figure 14 Elmore Pond, Chipstead



Context

- 3.38 The towns and villages of the borough sit within a 'green fabric' or natural environment setting, which defines the landscape character of the borough. The green fabric includes the Surrey Hills Area of Outstanding Natural Beauty (AONB) and the Low Weald, divided in places by outcrops of the Wealden Grasslands 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.

Figure 15 NSN



© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:78,000

3.39 As can be seen from the diagram above, many of the borough's NSN areas are located within the Green Belt. The Green Belt covers 69% of the borough

and provides protection from development. Many of the NSN areas are also protected for their environmental or landscape significance, such as SSSI or AONB and some of the urban areas are designated as Urban Open Space (UOS). The Borough Local Plan 2005 contains a range of policies (Pc2-6) which seek to protect these areas. Going forward, with increasing development pressures, the challenge will be to preserve and enhance these areas. The preservation and enhancement of these sites is a key element of the Council's Biodiversity Duty under the Natural Environment and Rural Communities Act 2006²⁵.

- 3.40 Within the borough, there is one area of European sites of exceptional importance for rare, endangered or vulnerable natural habitats and species (the Mole Gap to Reigate Escarpment Special Area of Conservation). To inform the Core Strategy a Habitats Regulation Assessment²⁶ was undertaken to ensure that the spatial strategy and Core Strategy policies would not have an adverse effect on the Mole Gap to Reigate Escarpment. To inform the Regulation 18 Development Management Plan a Habitats Regulation Assessment Screening Test²⁷ was undertaken to determine what, if any, affect the development site opportunities and proposed policies would have on the Mole Gap to Reigate Escarpment – it concluded that there would not be any significant impact either alone or in combination with other plans.
- 3.41 Within Reigate & Banstead there are large tracts of open countryside which is private land used for farming. This land may be partly accessible via public rights of way; however, it is not the intention of this audit to survey and map all of these areas, but to focus on sites where there are also definitive boundaries or where there is some form of public access.
- 3.42 The NSN green space within the borough is of strategic importance because of:
- Wildlife significance: the NSN greenspace within the borough includes 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).
 - Landscape value: many NSNS 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

²⁵ <http://www.legislation.gov.uk/ukpga/2006/16/contents>

²⁶ http://www.reigate-banstead.gov.uk/info/20088/planning_policy/22/evidence_and_research_for_planning_policies/10

²⁷ http://www.reigate-banstead.gov.uk/downloads/file/2618/draft_habitats_regulations_assessment

respectively. The Surrey Hills AONB Management Plan²⁸ reinforces the importance of the landscape to local people by promoting policies to enable local visitors and tourists to visit and enjoy the area without having a significant effect on the local communities and the quality of the environment. The borough's NSN greenspace also contributes 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 contributions 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 NSN 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 features. 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 Rights of Way (CRoW) Act 2000²⁹.
- Backbone to the developing Green Infrastructure: the borough's NSN 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 across the borough.

3.43 Access to areas of natural and semi-natural green space is varied: access may be provided via statutory Rights of Access or permissive codes allowing the public to wander freely or defined Rights of Way. The areas of natural and semi-natural greenspace can also provide access in different ways, for example rivers or lakes may be used for canoeing or fishing whilst woodland may be used for paintballing and fields may be used for walking. Some areas of natural and semi-natural green space may have no access at all, and whilst they cannot be formally used by the general community, they can be appreciated from a distance and contribute to visual amenity, green infrastructure and biodiversity.

²⁸ <http://surreyhill.akikodesign.com/wp-content/uploads/2014/12/Surrey-Hills-Management-Plan-17b-SP.pdf>

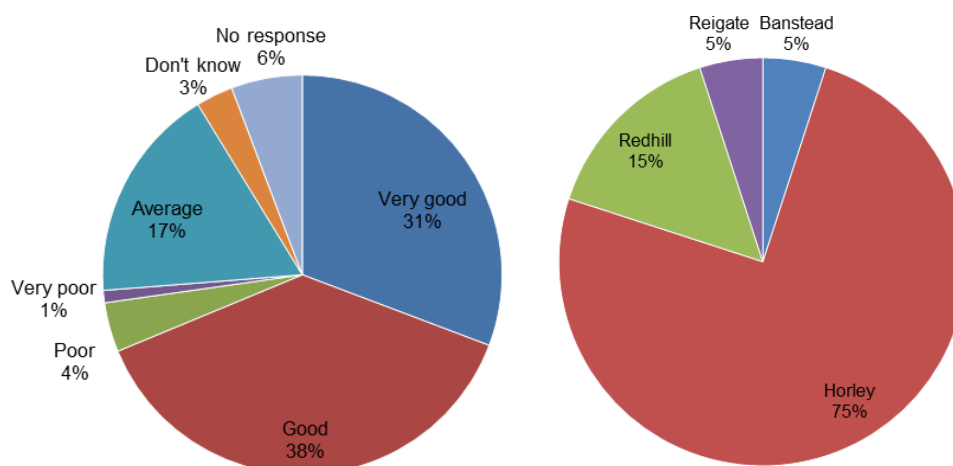
²⁹ <http://www.legislation.gov.uk/ukpga/2000/37/contents>

Standards

Quantity

- 3.44 71% of the respondents to the general survey felt that there was good/ very good provision of NSN. 5% felt that the provision was poor/ very poor. Of those reporting poor/ very poor quality, three quarters live in/ near Horley.

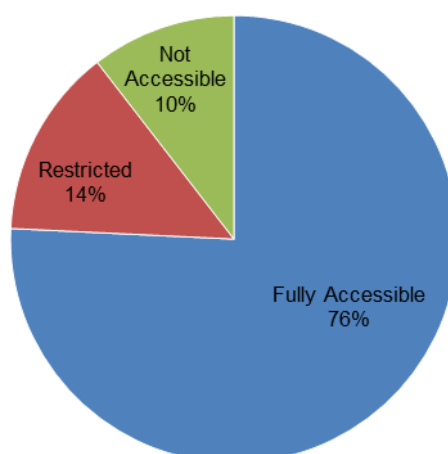
Figure 16 Quantity of NSN (LH) and Poor/ Very Poor Quantity (RH)



- 3.45 Within the borough, there is 1,876ha of NSN land³⁰: three quarters of the land is fully accessible and a further 14% has restricted access.

³⁰ Whilst every effort has been made to identify all relevant spaces, it is recognised that the audit does not include all public or privately owned NSN sites. The audit also only includes sites which are NSN as a primary function. Throughout the borough's countryside there are large areas managed as farmland. These areas are excluded from the audit because their primary purpose is not open space. Nonetheless, they do perform an important NSN 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 NSN spaces within the borough would be reduced considerably.

Figure 17 Public Accessibility



- 3.46 The table below details the provision of NSN by ward. It shows that there is currently a provision of 9.8ha/1,000 people of fully accessible NSN and that by 2026/27 this will fall to 9.1ha/ 1,000 people.

Table 5 NSN

	Fully Accessible (Ha)	Restricted (Ha)	Not Accessible (Ha)	Fully Accessible (Ha/1,000 people)	
				16/17	26/27
BV	169.3	0.0	0.0	18.3	18.2
CHW	43.0	30.1	35.9	4.7	4.7
KBH	80.3	18.8	32.9	10.9	10.6
N	43.1	0.0	0.0	5.3	5.0
P	2.1	0.0	0.0	0.7	0.6
TAT	0.0	0.0	0.0	0.0	0.0
TW	497.2	61.4	36.4	65.4	65.4
1 North	834.9	110.2	105.3	16.1	15.6
EW	189.9	48.0	13.8	20.6	20.0
M	20.3	10.1	7.1	2.5	2.3
MSJ	0.8	0.0	0.0	0.1	0.1
RC	71.9	1.1	0.0	7.0	6.5
RE	143.8	8.9	0.8	16.0	13.3
RH	59.6	17.9	27.6	7.6	7.3
RW	2.1	0.0	0.0	0.3	0.3
SPW	17.3	3.4	12.7	2.3	2.3
2 Central	505.7	89.4	62.0	7.6	7.2
SS	15.0	41.9	23.4	1.7	1.6
HC	1.1	0.0	0.0	0.1	0.1
HE	59.2	9.0	6.0	7.0	4.9
HW	5.3	7.7	0.0	1.9	1.7
3 South	80.6	58.6	29.4	2.9	2.5
Total	1421.2	258.2	196.6	9.8	9.1

3.47 The planned provision for Horley will provide an additional 26.8ha of publicly accessible NSN in Horley West.

3.48 The table below shows that with this additional publicly accessible NSN the quantity per 1,000 people for Horley West in 2026/27 will increase to 10ha/ 1,000 people; for area 3 will increase to 3.3ha/ 1,000 people and for the total borough population will increase to 9.2ha/ 1,000 people.

Table 6 Planned NSN

	Fully Accessible (Ha)	Planned Provision (Ha)	Total Provision 2026/27 (Ha)	Fully Accessible (Ha/1,000 people)
SS	15.0	0.0	15.0	1.6
HC	1.1	0.0	1.1	0.1
HE	59.2	0.0	59.2	4.9
HW	5.3	26.8	32.1	10.0
3 South	80.6	26.8	107.4	3.3
Total	1421.2	26.8	1448.0	9.2

3.49 There are three key sets of national standards which need to be taken into account in setting standards for the provision of NSN greenspace. These standards relate to both the quantity and accessibility of NSN greenspace.

3.50 Fields in Trust have recommended standard of 1.8ha per 1,000 people. The table below details that if this standard is applied to the fully accessible countryside that there is no need to provide additional NSN greenspace. It however notes that there is an uneven distribution in NSN provision.

Table 7 Fields In Trust Standard

	Existing Fully Accessible (Ha)	Standard Requirement (Ha)		Required Provision (Ha)	
		16/17	26/27	16/17	26/27
BV	169.3	16.6	16.8	-152.7	-152.5
CHW	43.0	16.3	16.4	-26.7	-26.6
KBH	80.3	13.3	13.7	-67.0	-66.6
N	43.1	14.7	15.5	-28.4	-27.6
P	2.1	5.4	6.8	3.4	4.7
TAT	0.0	13.1	13.4	13.1	13.4
TW	497.2	13.7	13.7	-483.5	-483.5
1 North	834.9	93.2	96.1	-741.7	-738.8
EW	189.9	16.6	17.1	-173.3	-172.9
M	20.3	14.6	15.7	-5.7	-4.6
MSJ	0.8	15.0	15.1	14.2	14.3
RC	71.9	18.6	19.9	-53.3	-52.1
RE	143.8	16.2	19.4	-127.6	-124.3
RH	59.6	14.2	14.8	-45.5	-44.9
RW	2.1	10.9	12.0	8.8	9.9
SPW	17.3	13.4	13.3	-3.9	-4.0
2 Central	505.7	119.4	127.2	-386.3	-378.5
SS	15.0	16.2	17.3	1.2	2.4
HC	1.1	13.3	13.7	12.2	12.6
HE	59.2	15.2	21.8	-44.1	-37.4
HW	5.3	5.0	5.8	-0.4	0.5
3 South	80.6	49.6	58.7	-31.0	-21.9
Total	1421.2	262.3	282.0	-1159.0	-1139.2

3.51 With the planned provision for Horley, the table below shows that it will lead to a surplus of NSN within Horley West and increase the surplus of provision within the south of the borough and within the borough as a whole.

Table 8 Fields in Trust Standard Planned Provision

	Existing Fully Accessible (Ha)	Planned Provision (Ha)	Total Provision 2026/27 (Ha)	Standard Requirement	Required Provision (Ha)
SS	15.0	0.0	15.0	17.3	2.4
HC	1.1	0.0	1.1	13.7	12.6
HE	59.2	0.0	59.2	21.8	-37.4
HW	5.3	26.8	32.1	5.8	-26.3
3 South	80.6	26.8	107.4	58.7	-48.7
Total	1421.2	26.8	1448.0	282.0	-1166.0

3.52 The Woodland Trust recommends standards for the provision of woodland areas with different catchments for different site sites³¹:

- 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 4km of people's homes

3.53 Natural England has developed standards for the quantity and accessibility of natural greenspace. Whilst these standards have been archived, no replacement standards have been produced. The ANGSt standards recommend that people should have an accessible natural greenspace:

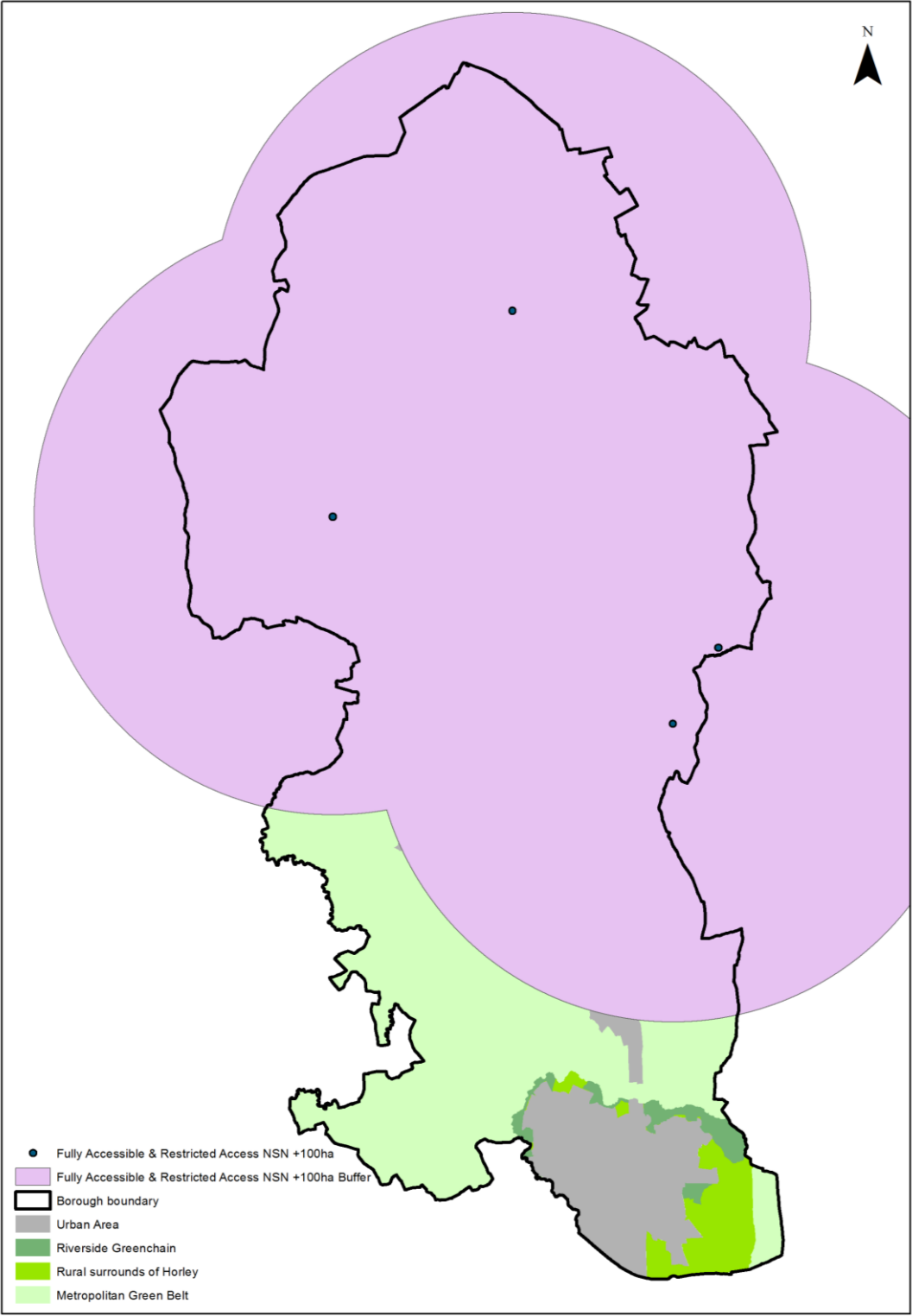
- Of at least 2ha in size, no more than 300m (5 minutes walk) from home
- At least one accessible 20ha site within 2km of home
- One accessible 100ha site within 5km from home
- One accessible 500ha site within 10km of home³²
- A minimum of 1ha of statutory Local Nature Reserves per thousand population

3.54 The following maps show the distribution of NSN greenspace in the borough in comparison with Natural England's standards. The figures include NSN land which is fully accessible and that which has restricted access. In addition, the maps show the distribution of sites which have no public access and planned developments.

³¹ Note: in line with the 2011 Open Space, Sports & Recreation Assessment, this assessment has not differentiated between woodland and other forms of NSN greenspace.

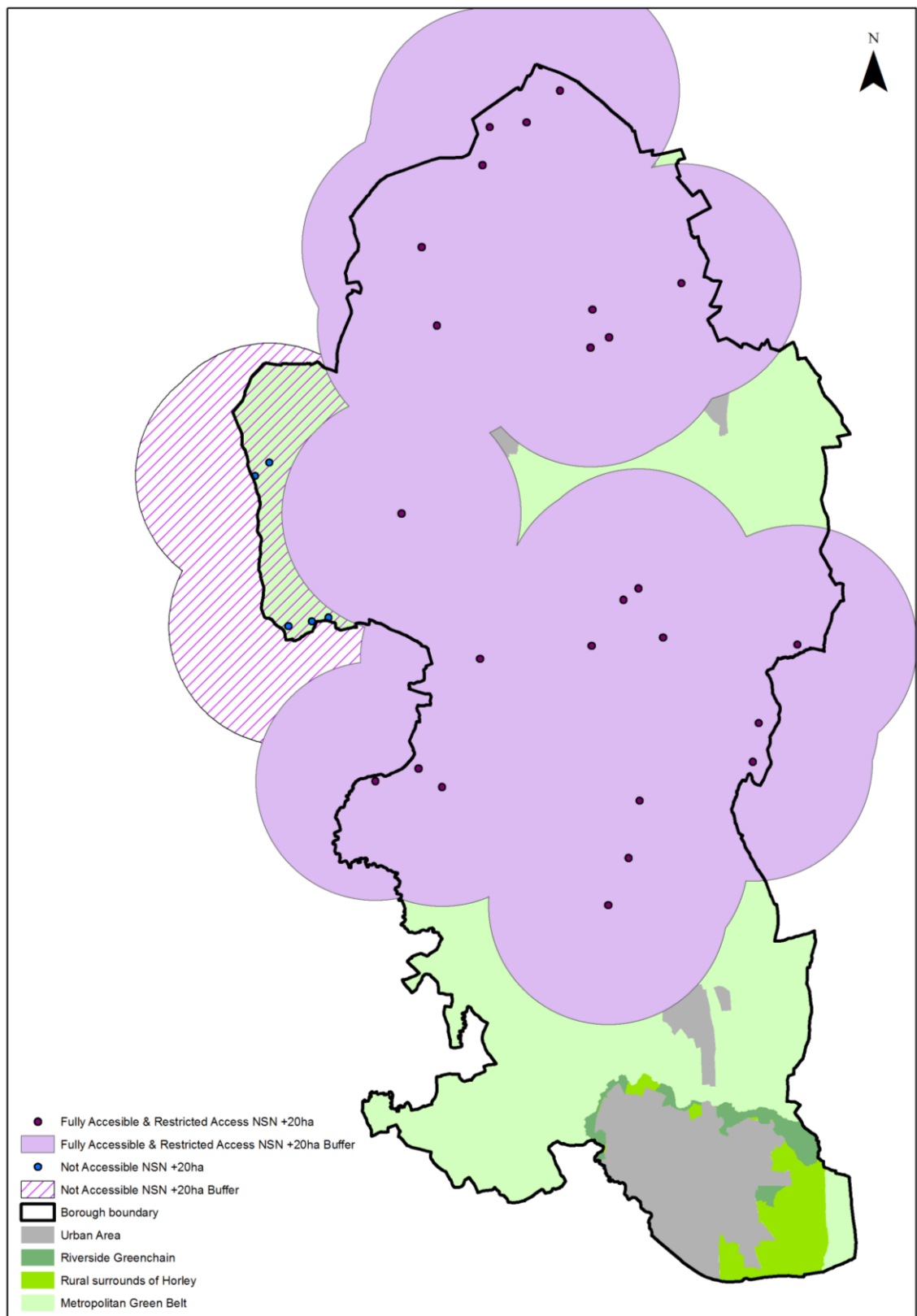
³² Note: there are no sites over 500ha in the borough

Figure 18 Accessibility of NSN +100ha



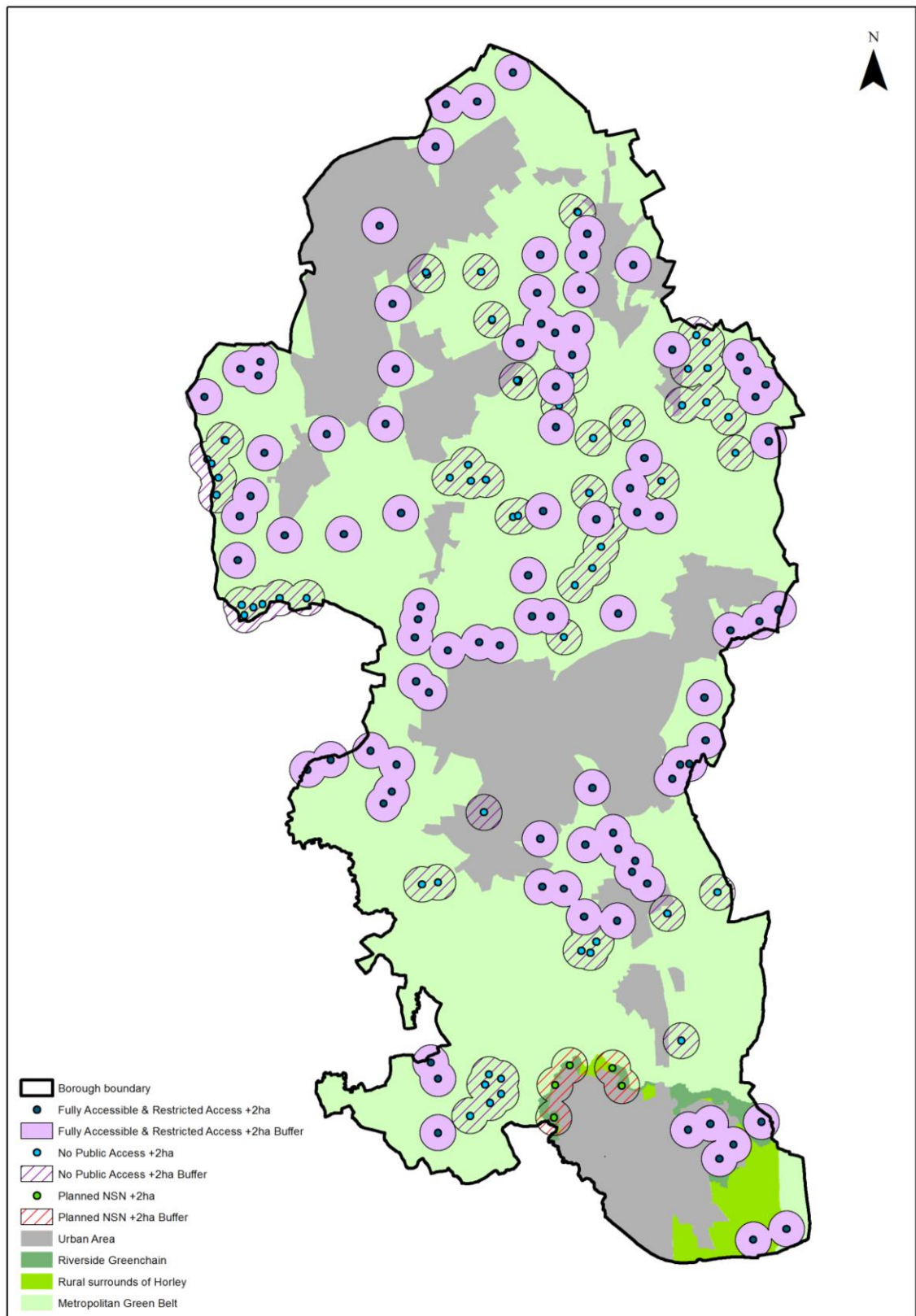
© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:78,000

Figure 19 Accessibility of NSN +20ha



© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:78,000

Figure 20 Accessibility of NSN +2ha



© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:78,000

- 3.55 The maps show that whilst accessible (fully accessible and restricted access) NSN greenspaces make up a significant area of the borough, there is a relatively low quantity in the south of the borough. This is a point that was also raised by respondents to the general survey – three quarters of those reporting poor/ very poor provision of NSN greenspaces live in/ near Horley.
- 3.56 Comparison with the ANGST standards indicates that whilst there are larger accessible sites at a distance from homes, there are an insufficient number of small accessible NSN sites to enjoy close to where people live.
- 3.57 This suggests that whilst there is an over-supply of NSN against the FiT standards, there are wards which have a deficiency of NSN provision. Therefore, it is recommended that the existing provision is retained and opportunities explored to increase the quantum of NSN in deficient areas.
- 3.58 Priority 3 of the Council's Green Infrastructure Strategy recommends that the Council should explore the opportunity to provide more local nature reserves. Given that the analysis above shows an uneven distribution of NSN within the borough, it would be recommended that the search focuses on areas of deficiency (areas below the recommended FiT standard), particularly areas in the south of the borough. In addition, it would be recommended that the Council look to provide other areas of NSN greenspace in deficient areas.
- 3.59 For new developments, NSN should be provided in line with FiT standards (1.8ha per 1,000 people).

Recommended Quantity Standard

For new developments:

- 1.8ha per 1,000 people

For the rest of the borough:

The current areas of NSN greenspace should be maintained.

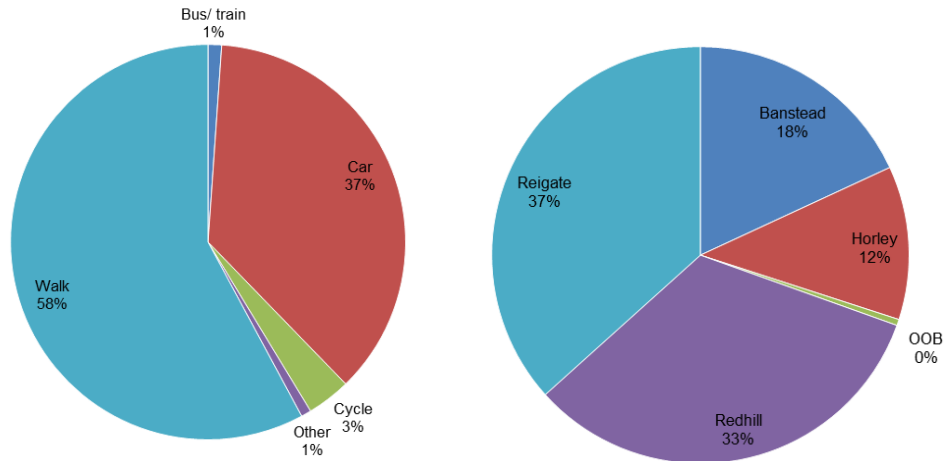
The Council should endeavour to increase the quantity of NSN greenspace in areas where provision is significantly below the FiT recommended standard.

The Council should endeavour to increase the number of local nature reserves in the borough. Emphasis should be placed on areas where the provision of NSN greenspace is below the FiT recommended standard.

Accessibility

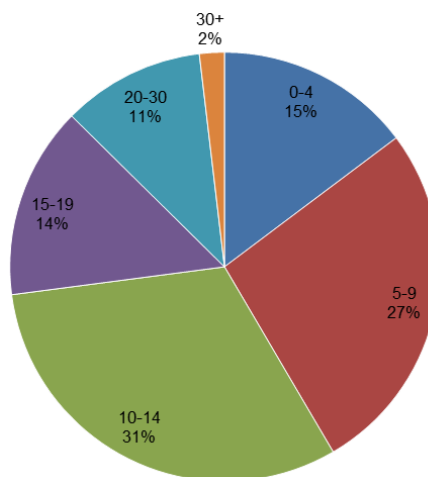
- 3.60 Over half of those responding to the general survey walk to areas of NSN (58%). 37% travel by car. Of those walking, the fewest people live in/ near Horley (12%).

Figure 21 Transport to NSN (LH) and Proportion Walking (RH)



- 3.61 The majority of the respondents said that they would expect to travel between 5-14 minutes (58% - 27% 5-9 minutes and 31% 10-14 minutes).

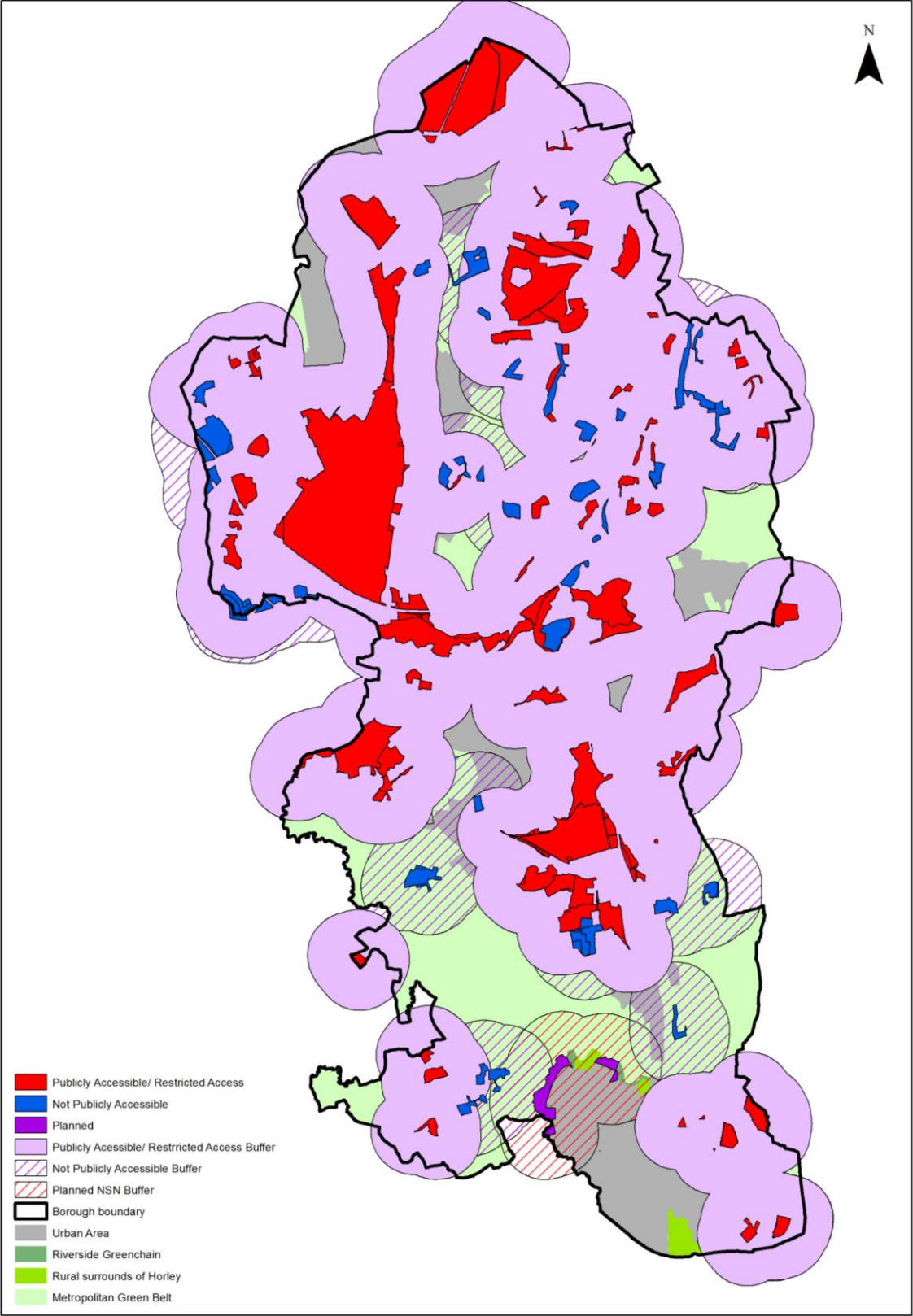
Figure 22 Expected Travel Distance



- 3.62 Using the general consultation responses, a recommended travel distance of 15-19 walk is recommended. Applying the FiT standards this equates to a walking distance of 720-960m.
- 3.63 The diagram below shows that when applying this standard there is relatively good accessibility to publicly accessible/ restricted access NSN in the north and centre of the borough and more limited accessibility in the south of the

borough. The diagram shows that with the planned NSN in the south of the borough, accessibility will improve.

Figure 23 Accessibility NSN



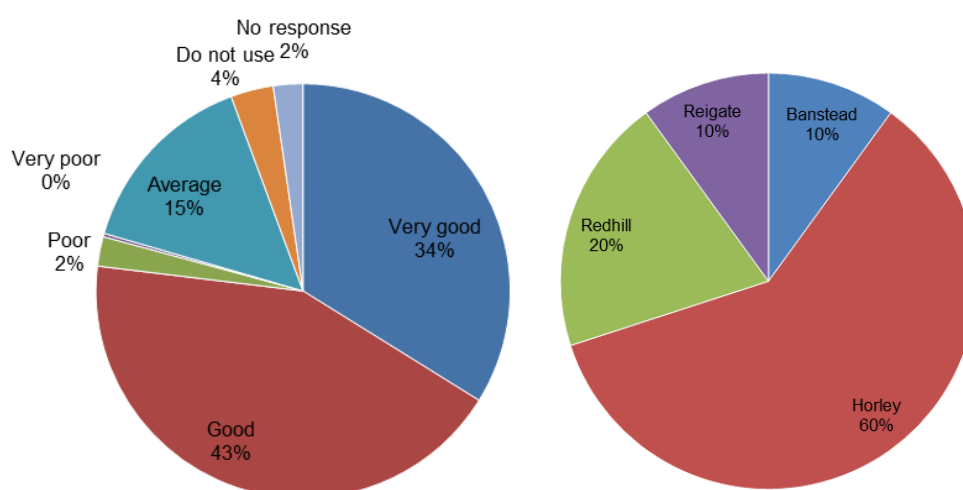
© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:78,000

- 3.64 Given the different opportunities and need for provision of NSN within the borough, in line with the previous assessment, it is not felt appropriate to introduce a standard applicable to the borough as a whole. Instead, it is recommended that ANGSt standards are applied to new developments when appropriate and no standard is set for other areas. Instead, the Council should endeavour to improve the accessibility of in areas of deficiency through exploring opportunities for the provision of more NSN/ enhancements of existing NSN areas (enhancements could include improving the accessibility of areas of NSN greenspace).
- 3.65 For new developments, NSN should be provided in line with FiT Standards (720m walking distance).

Quality

- 3.66 There are no national standards for the quality of NSN greenspace. The Countryside Agency, however, says that land should be managed to conserve or enhance its rich landscape, biodiversity, heritage and local customs.
- 3.67 As part of the general survey, respondents were asked for their opinions on the quality of areas of NSN. Over three quarters of the respondents felt that the provision was good/ very good (76%) and 3% felt that it was poor/ very poor. Of those reporting poor/ very poor quality, 60% live in/ near Horley.

Figure 24 Quality of NSN (LH) and Poor/ Very Poor Quality of NSN (RH)



- 3.68 To inform this assessment, all existing areas of NSN were audited and their assessments are included in appendix 7. All of the areas were deemed to be of good quality.
- 3.69 Whilst all of the areas were deemed to be of good quality, variation was noted in terms of the quality of entrances, seating, litter, boundaries, vegetation management/ conservation, information, seating provision and footpaths.

- 3.70 The previous recommended standard highlighted the importance of sufficient seating, signage and bins and clear footpaths and information boards. It also recognised the importance of clean and litter free sites; high quality natural features that encourage wildlife conservation, biodiversity and environmental education; and opportunities for exercise and links with the wider Green Infrastructure Network.
- 3.71 Strategic Priority 5 of the Council's Green Infrastructure Strategy (2017) recognises the importance of providing links between/ to open spaces through the Green Infrastructure Network.
- 3.72 It is therefore recommended that sites should be clean and litter free, 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 have sufficient seating, signage and bins and have clear footpaths.

Recommended 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, have sufficient seating, signage and bins and clear footpaths.

Recommendations and Strategic Priorities

- 3.73 All existing areas of NSN greenspace should be retained.
- 3.74 Efforts should be made to address the deficiency of NSN greenspace in wards with below FiT standard.
- 3.75 For new developments, NSN should be provided in line with FiT standards (both quantity and accessibility).
- 3.76 The existing good quality of the areas of NSN greenspace should be retained. When opportunities arise, improvements (such as including the accessibility of the area of NSN greenspace) should be made.

4. Green Corridors and Accessible Countryside in the Urban Fringe

Definition

- 4.1 Green corridors include river and canal banks, cycle ways, PROW and disused railway lines. They provide opportunities for walking, cycling or horse riding, for leisure or travel purposes, and offer routes for wildlife migration. These spaces form an important part of the Green Infrastructure of an area, and can be important in delivering ecosystem services and attracting visitors across administrative boundaries.

Figure 25 Shared Footpath & Cycleway Whitebushes



Context

- 4.2 Green corridors play an important role in the borough's green infrastructure: they reduce the fragmentation of natural and semi-natural areas and provide an important recreational resource in their own right (for example through providing space to walk).
- 4.3 To inform the Development Management Plan, a Green Infrastructure Strategy³³ has been produced which aims to:

³³ http://www.reigate-banstead.gov.uk/info/20088/planning_policy/22/evidence_and_research_for_planning_policies/7

- Increase access to the countryside through improving the provision of long distance footpaths, bridleways and cycleways
- Contribute to sustainable transport by establishing green routes connecting the built-up area with amenities such as shops, railways and other facilities

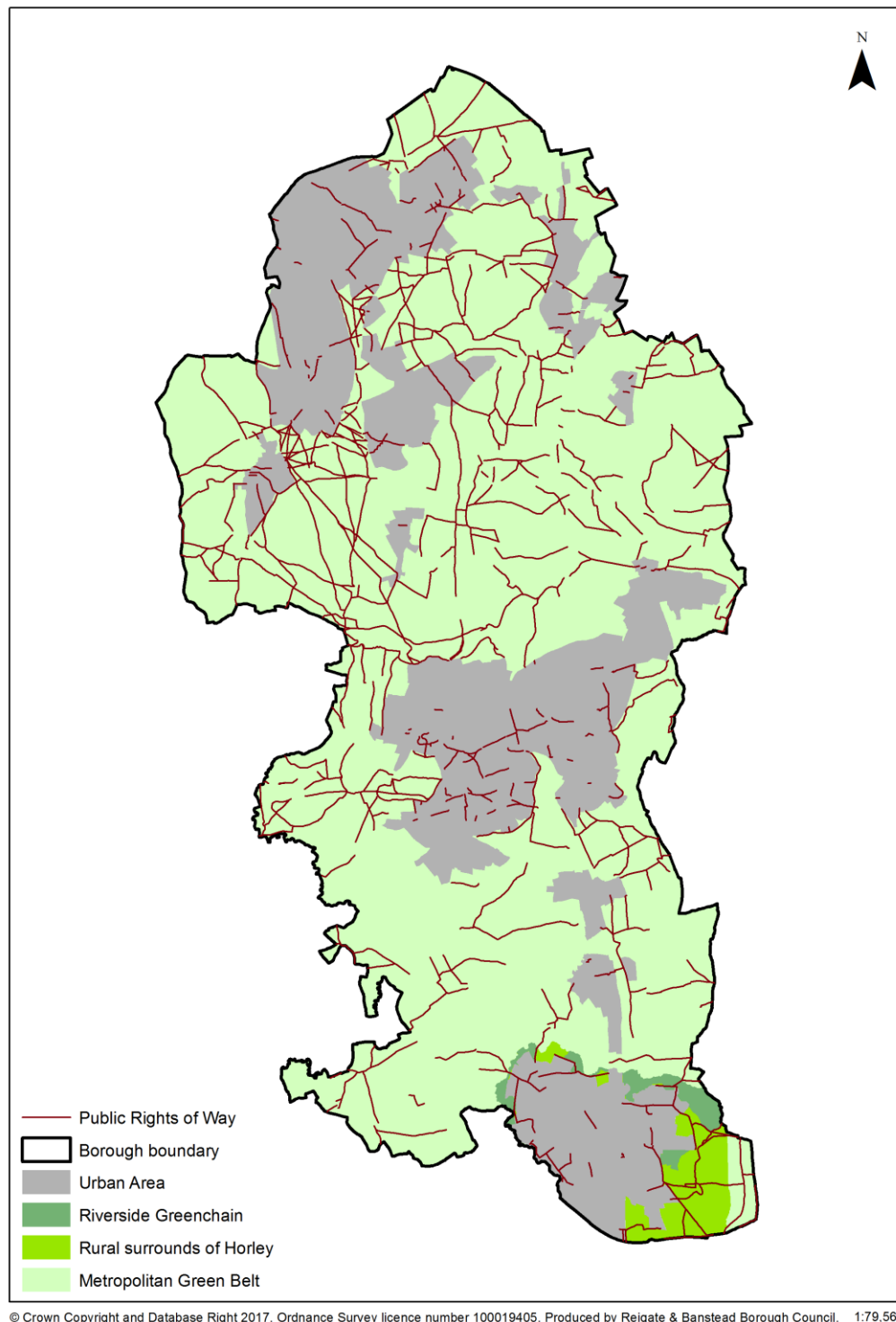
Standards

Quantity

- 4.4 The borough has some of the highest density of Public Rights of Way in the County. An extensive network extends across publicly and privately owned land within the borough, providing highly accessible land for residents and visitors. These areas are maintained by Surrey County Council and are regularly monitored.
- 4.5 The Surrey County Council Rights of Way Improvement Plan for Surrey (2014)³⁴ outlines five main objectives for improving public rights of way:
- To improve accessibility to services, facilities and the wider countryside along rights of way
 - To improve connectivity of rights of way and to reduce severance
 - To improve the quality of the rights of way network
 - To increase recreational enjoyment
 - To secure coordinated implementation of the Rights of Way Improvement Plan within resources available.

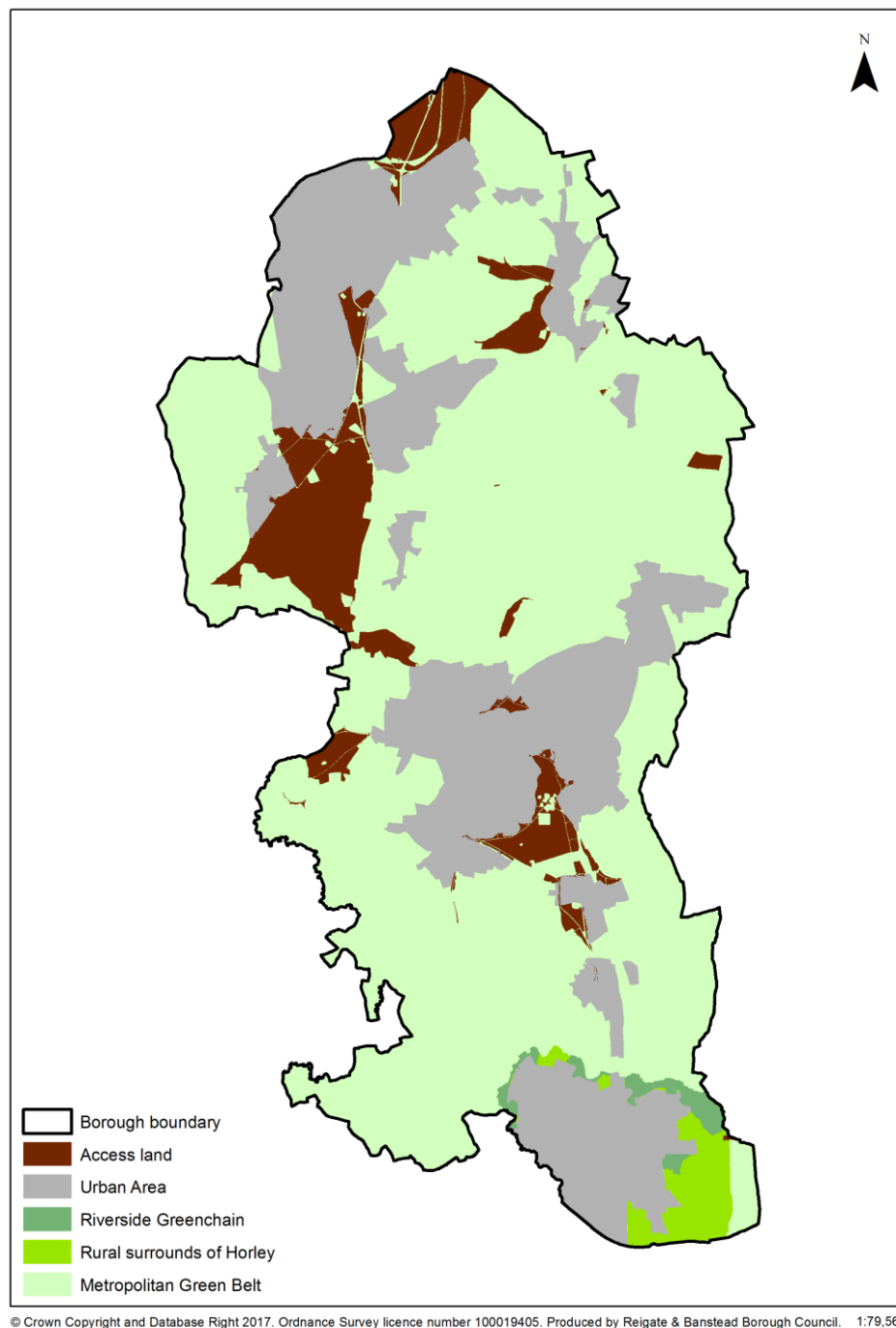
³⁴ https://www.surreycc.gov.uk/_data/assets/pdf_file/0003/72849/ROWIP-Main-Text.pdf

Figure 26 Public Rights of Way



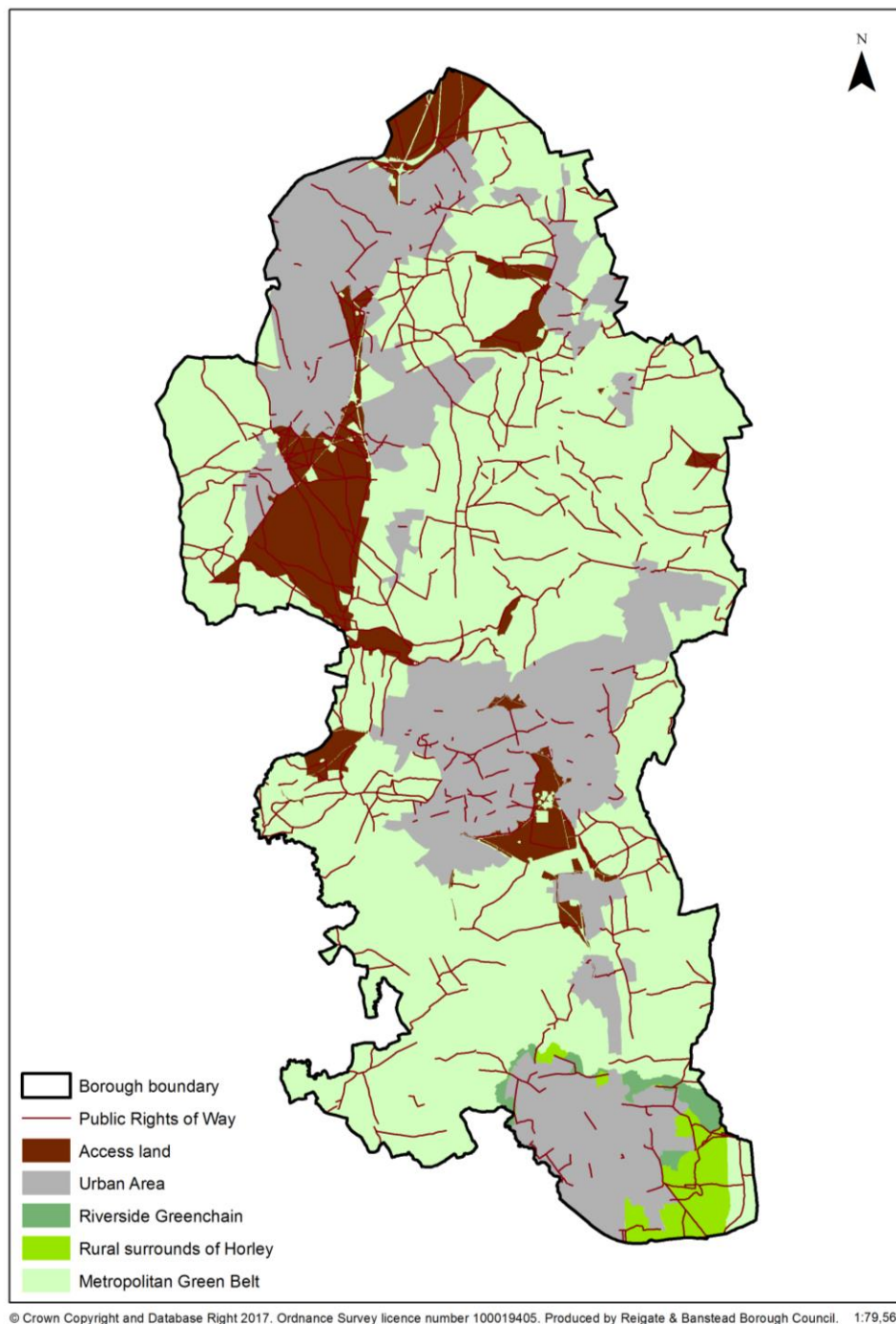
- 4.6 The borough also has a high proportion of 'Access Land'. This is land which is protected under the Countryside and Rights of Way Act 2000 and includes areas of heathland, downland and registered common land across which people can walk freely without needing to remain on paths.

Figure 27 Access Land



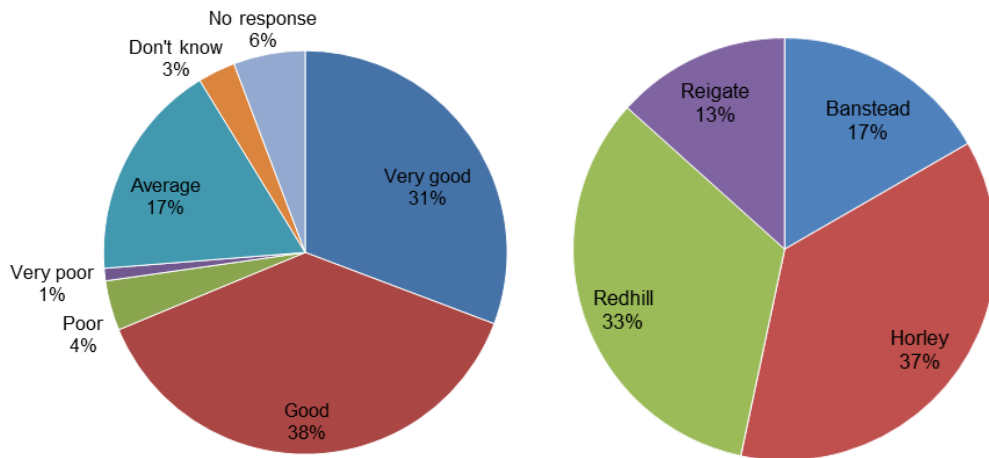
- 4.7 The large area of Access Land, together with the PRow network and the irregular shape of the borough provides accessible greenspace within the urban fringe. The map below shows that whilst there is good access to the countryside across the borough, there is less open access land in the south of the borough.

Figure 28 PRow and Access Land



- 4.8 As part of the general survey, people were asked for their opinions on the quantity of green corridors and accessible countryside in the urban fringe. Over half of the respondents felt that the quantum was good/ very good. 8% felt that it was poor/ very poor. Of those identifying poor/ very poor quantity, the greatest numbers live in/ near Horley (37%).

Figure 29 Quantity of Green Corridors and Accessible Countryside in the Urban Fringe (LH) and Poor/ Very Poor Quantity (RH)



4.9 As outlined in the Council's Green Infrastructure Strategy, the Council has a number of identified regeneration areas, where it is focusing activities to improve the quantity of accessible countryside and improve access to the wider countryside. One of these areas is Horley. For Horley, the Green Infrastructure Strategy outlines a number of objectives:

- Integrate green infrastructure into the North East and North West Sector developments
- Improve cycling and pedestrian routes within and beyond the town

4.10 The other regeneration areas within the borough include Preston, Merstham and Redhill. The objectives for these areas are:

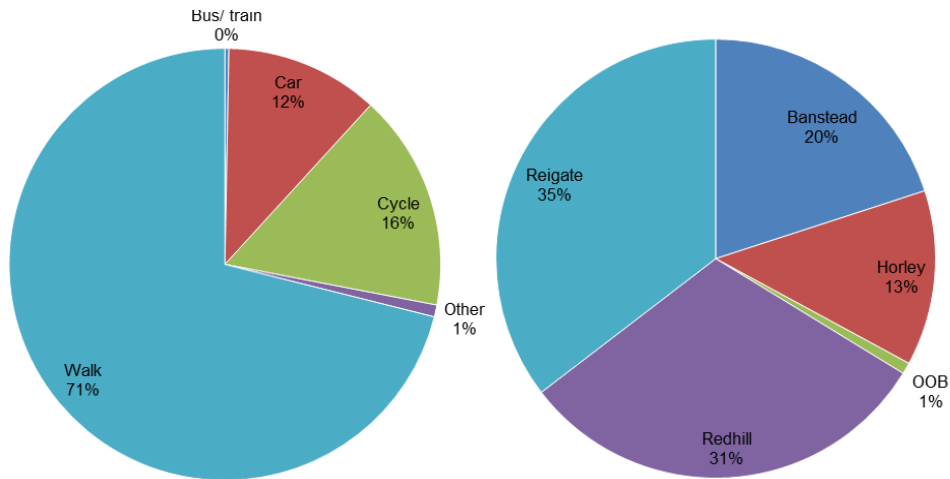
- Preston:
 - Enhancements to recreation provision including the provision of new pathways
 - Incorporation of green infrastructure within new housing developments
- Merstham:
 - Improve the quality and accessibility of open spaces
 - Improve community access to nature
 - Enhance the public realm
- Redhill:
 - Improve connectivity and walking and cycling routes

4.11 Given the opportunistic nature of green corridors and accessible countryside in the urban fringe, it is recommended that no quantity provision is set. Instead, it is recommended that the quantity (and accessibility) of green corridors and accessible countryside is improved in line with the objectives set in the Green Infrastructure Strategy.

Accessibility

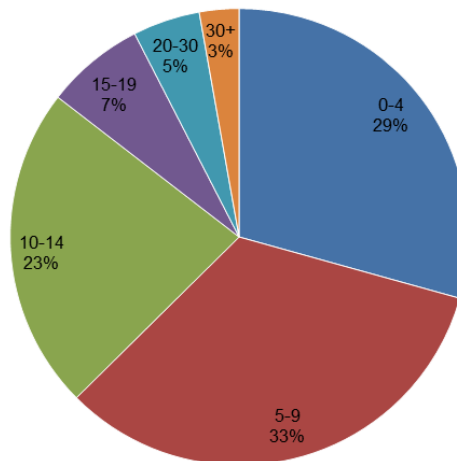
- 4.12 The greatest proportion of the respondents to the general survey walk to green corridors and accessible countryside in the urban fringe (71%). Of those walking, the least live in/ near Horley (13%).

Figure 30 Transport Methods (LH) and Walk (RH)



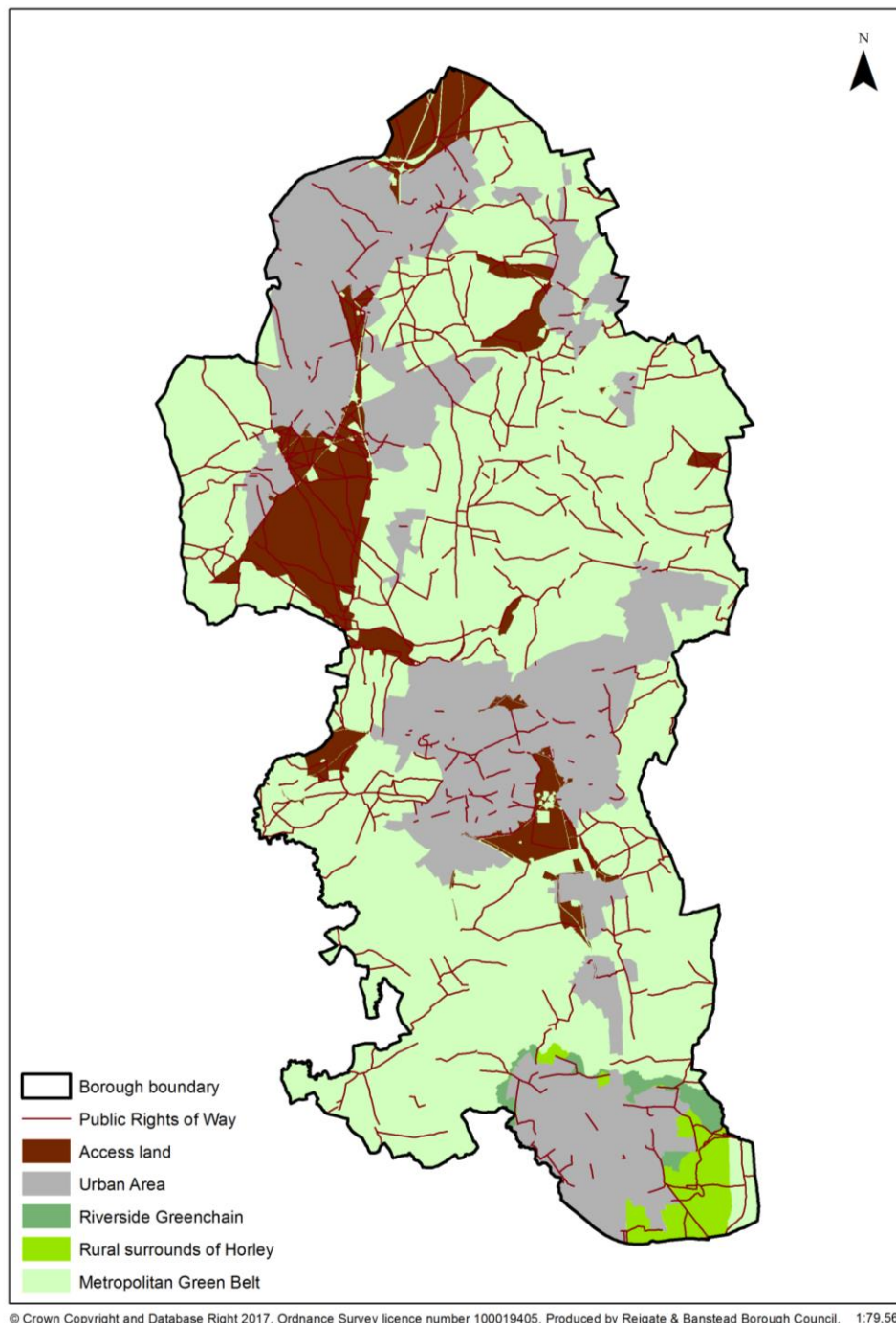
- 4.13 Over half of the respondents to the general survey said that they would expect to travel less than 10 minutes to green corridors and accessible countryside in the urban fringe (29% 0-4 minutes and 33% 5-9 minutes).

Figure 31 Expected Duration of Travel



- 4.14 As demonstrated in the diagram below there is relatively good access to the countryside as a whole but there is more limited access in the south of the borough.

Figure 32 Access to the Countryside in the Urban Fringe and Green Corridors



- 4.15 In reality, there is no realistic way of setting an accessibility standard to increase borough wide accessibility to green corridors and accessible countryside in the urban fringe as the areas are very much opportunity led. This report therefore recommends that accessibility to green corridors and the countryside in the urban fringe should be improved through delivering the objectives set in the Green Infrastructure Strategy.

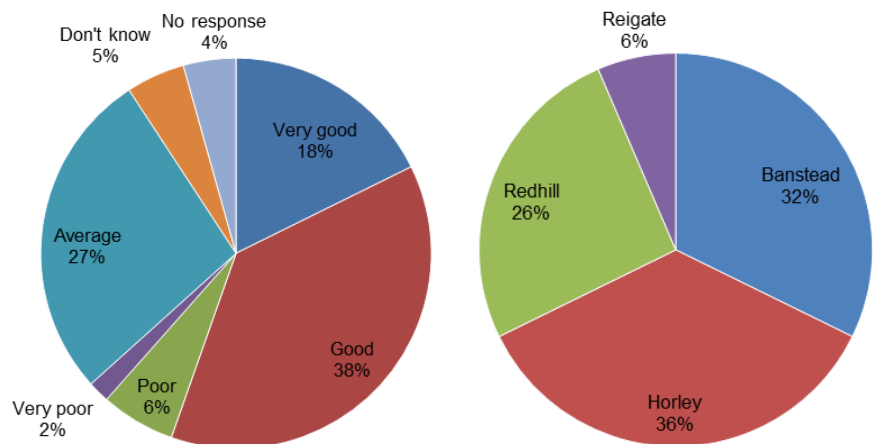
Quality

- 4.16 The Council's Planning Policy Team has not audited the green corridors as they are regularly walked and maintained by Surrey County Council. Surrey County Council's Right of Way Statement³⁵ says that the County Council has a duty to:
- Keep the surface of a path in a suitable condition for the ordinary traffic that might use it
 - Maintain a signpost at the junction of every path with the metalled road and wherever else may be required to enable people to follow it
 - Maintain bridges and tunnels that carry public paths over and under watercourses, roads other than trunk road, and other obstacles.
- 4.17 The Surrey County Council Rights of Way Improvement Plan for Surrey (2014)³⁶ recognises that the PRoW network in Surrey is variable – not only in terms of the condition of surfaces and structures (stiles, gates, bridges etc.) but also the surrounding environment – including overgrowing vegetation and views of the landscape.
- 4.18 The report says that the quality of public rights of way is a product of a number of factors including connectivity, safety, physical quality (width, surface condition and gradient), legal definition and information. It says that 'a well designed green corridor will meet the principle of least restrictive access and provide good levels of natural light and openness that will enhance the users experience and encouraging use. A well designed green gateway will provide a welcoming entrance to a route which can also encourage use and reduce any unwarranted access'.
- 4.19 As part of the general survey, people were asked for their opinions on the quality of green corridors and accessible countryside in the urban fringe. Over half of the respondents felt that the quality was good/ very good (58% - 38% good and 18% very good). 8% of the respondents felt that the quality was poor/ very poor (6% poor and 2% very poor). Of those rating the quality as poor/ very poor, the greatest proportions live in/ near Horley (36%) and Banstead (32%).

³⁵ <https://www.surreycc.gov.uk/environment-housing-and-planning/countryside/footpaths-byways-and-bridleways/find-out-about-rights-of-way/rights-of-way-statement-for-surrey-january-2010>

³⁶ https://www.surreycc.gov.uk/_data/assets/pdf_file/0003/72849/ROWIP-Main-Text.pdf

Figure 33 Poor/ Very Poor Quality of Green Corridors and Accessible Countryside in the Urban Fringe



- 4.20 The previous 2011 Open Space, Sports & Recreation Assessment’s recommended quality assessment was ‘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 and publicised, and where appropriate have litter and dog bins and adequate lighting’.
- 4.21 Given that no major issues of concern were raised through the general survey and this definition is in line with the Surrey County Council Right of Way Improvement Plan for Surrey (2014), the same quality standard is recommended.

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 and publicised, and where appropriate have litter, dog bins and adequate lighting.

Applying Provision Standards

Quantity & Accessibility

- 4.22 This report has not recommended quantity and accessibility standards. Instead, it is recommended that opportunities are sought for increasing the quantity and accessibility of green corridors and accessible countryside in the urban fringe in line with the objectives outlined in the Council's Green Infrastructure Strategy.

Quality

- 4.23 In terms of quality, it is recommended that:
- Sites should be clean, well maintained, safe, appropriately signed and publicised
 - Where appropriate, sites should have litter and dog bins and lighting
 - The aim for green corridors should be to enable species movement and maximise ecological connectivity so as to reduce the fragmentation of habitats and improve climate change resilience.
- 4.24 The recommended quality standard is in line with Surrey County Council's Right of Way Improvement Plan for Surrey (2014) and this will be achieved through Surrey County Council's programme for the maintenance and improvement.

Recommendations and Strategic Priorities

- 4.25 All Access Land, PRoW and other green corridors should be retained as open space.
- 4.26 The Council should work with its partners to enhance the quality of green corridors and accessible countryside in the urban fringe.
- 4.27 The quality of the PRoW and other green corridors should be maintained in line with Surrey County Council's Rights of Way Statement (2014).
- 4.28 The quantity and accessibility of green corridors and accessible countryside should be improved through delivering the objectives set out in the Council's Green Infrastructure Strategy.

5. Outdoor Sports Facilities

Definition

- 5.1 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 these sites also function as informal recreation areas and as amenity resources, for example kickabout areas or for dog walking, particularly where facilities such as pitches form part of parks and recreation grounds.
- 5.2 This typology includes all facilities whose primary purpose is to provide opportunities for participation in outdoor sports.

Figure 34 Horley Town Football Club



Context

- 5.3 Sports facilities within the borough include:
- Football, cricket, hockey, rugby etc.
 - Bowling greens
 - Tennis courts
 - Athletics tracks
- 5.4 Some of the outdoor sport facilities in the borough are owned/ managed by Reigate & Banstead Borough Council whilst others are owned/ managed by private organisations. Some of the facilities are publicly accessible, others have restricted access and others have no public access. In order to understand what facilities there are in the borough and whether they are available to use (either free of charge or available to hire) a questionnaire was sent to all outdoor sports facilities.

- 5.5 In addition, within the borough there are a number of outdoor sports facilities in school grounds. In order to understand what type of facilities schools have and whether they are available for the public to use (either free of charge or to hire) a questionnaire was sent to all schools.

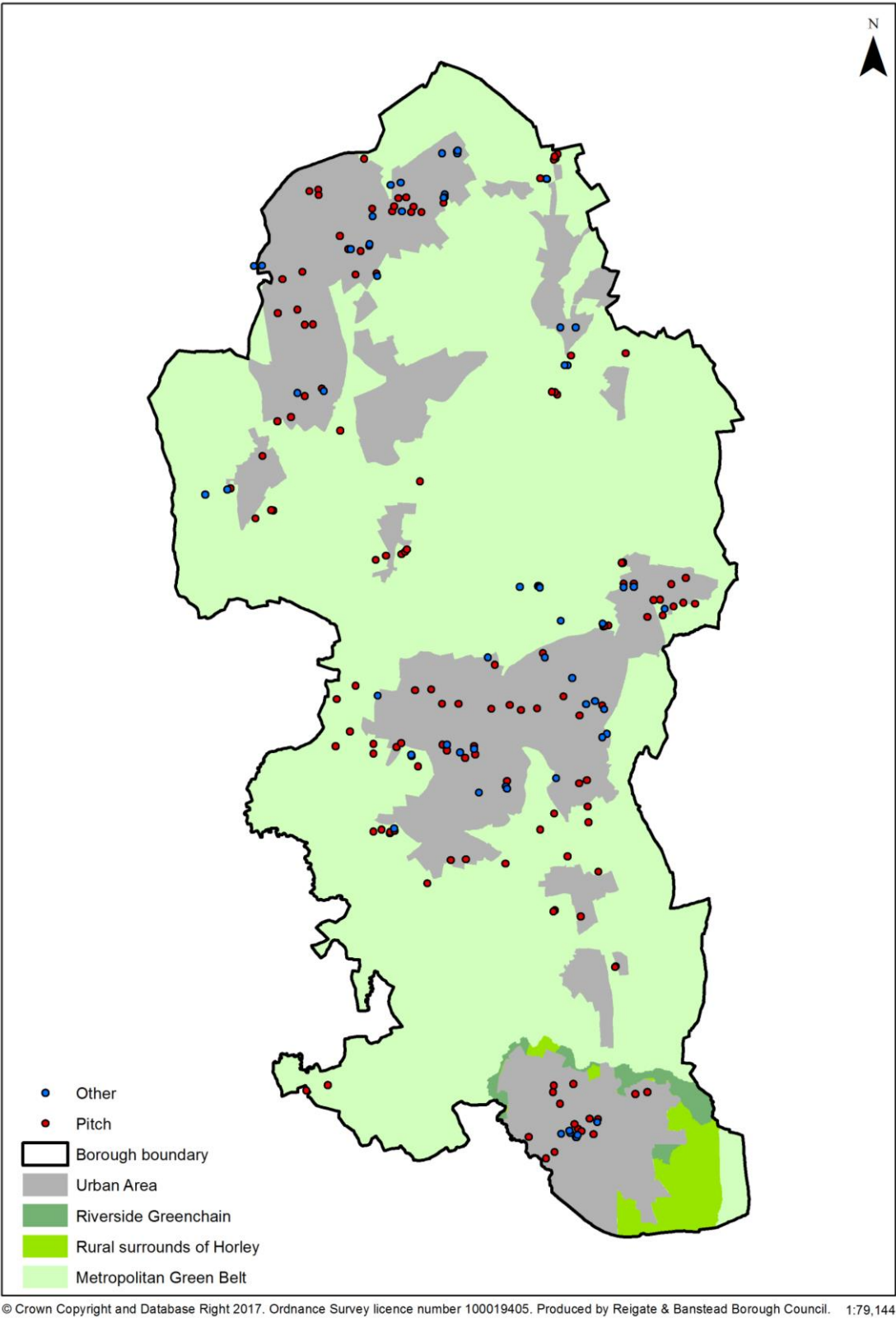
Standards

Quantity

- 5.6 Within the borough, there are a total of 227.5 outdoor sports facilities³⁷:
- Pitches: 177.5
 - Tennis courts: 26
 - Bowling greens: 11
 - Formal Athletics: 5
 - Netball: 5
 - Long jump: 1
 - Croquet: 1
 - Cycle track: 1
- 5.7 In line with the previous 2011 Open Space, Sports & Recreation Assessment, these facilities have been categorised into two typologies:
- Pitches: 177.5
 - Other outdoor sports: 50

³⁷ Note: Many of the pitches within the borough are multi-functional

Figure 35 Outdoor Sports



5.8 In line with the previous 2011 Open Space, Sports & Recreation Assessment, the facilities have been categorised according to their level of accessibility. The table below details accessibility of pitches per ward. It shows that there is an

uneven distribution of pitches within the borough; the south has significantly less pitch provision than the north and central areas.

Table 9 Outdoor Pitches

Ward	Total No. Pitches	Accessibility		
		Fully Accessible	Restricted Accessibility	No Access
BV	7.0	3.0	3.5	0.5
CHW	21.5	11.5	9.0	1.0
KBH	11.5	4.0	0.5	7.0
N	13.0	6.0	7.0	0.0
P	1.0	1.0	0.0	0.0
TAT	9.0	6.0	2.0	1.0
TW	15.5	4.5	1.0	10.0
1 North	78.5	36.0	23.0	19.5
EW	7.5	5.0	0.5	2.0
M	9.0	4.5	1.0	3.5
MSJ	2.0	0.0	2.0	0.0
RC	36	14.5	17.0	4.5
RE	6.5	1.0	5.5	0.0
RH	8.0	0.0	1.0	7.0
RW	6.0	0.0	0.0	6.0
SPW	8.5	5.0	0.5	3.0
2 Central	83.5	30.0	27.5	26.0
SS	4.0	3.0	0.0	1.0
HC	2.0	0.0	1.5	0.5
HE	4.0	0.0	0.0	4.0
HW	11.5	8.5	1.0	2.0
3 South	21.5	11.5	2.5	7.5

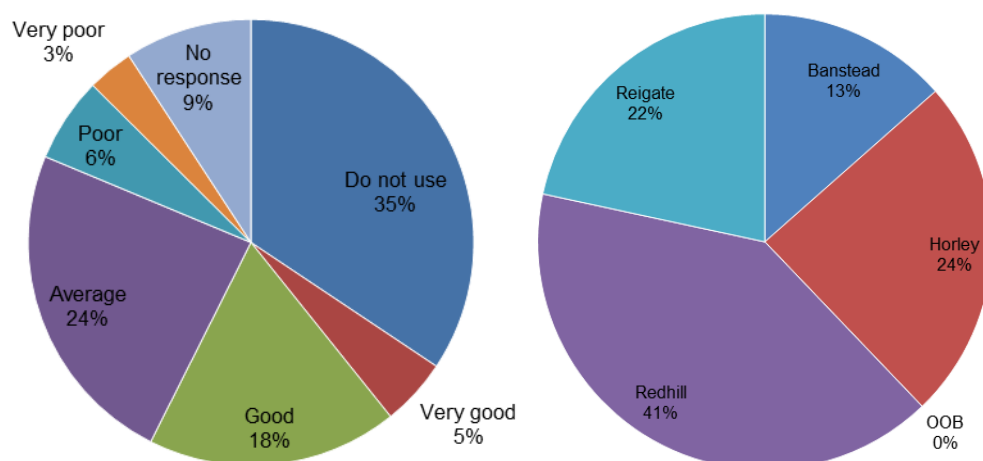
5.9 The table below details accessibility of other sports per ward. Once again it shows that there is an uneven distribution of other outdoor sports with significantly fewer in the south of the borough.

Table 10 Other Outdoor Sports

Ward	Total No. Other	Accessibility		
		Fully Accessible	Restricted Accessibility	No Access
BV	9	7	2	0
CHW	9	9	0	0
KBH	12	5	0	7
N	0	0	0	0
P	0	0	0	0
TAT	7	5	0	2
TW	2	1	0	1
1 North	39	27	2	10
EW	0	0	0	0
M	2	1	0	1
MSJ	4	0	3	1
RC	38	19	12	7
RE	10	5	4	1
RH	14	10	0	4
RW	14	8	0	6
SPW	2	1	0	1
2 Central	84	44	19	21
SS	2	2	0	0
HC	0	0	0	0
HE	0	0	0	0
HW	8	8	0	0
3 South	10	10	0	0

- 5.10 As part of the North East and North West Sectors, 0.9ha of dual use sports area is planned to be delivered in the North West Sector. This will improve the quantum of outdoor sports in the south of the borough.
- 5.11 The 2016 Horley Open Space Regulation 18 Development Management Plan evidence document recommends that the provision of outdoor sports within Horley could be improved with the provision of 6.7ha of outdoor sports in the North West Riverside Green Chain, 4.7ha of outdoor sports in the North East Riverside Greenchain and 3.0ha of outdoor sports at Fisher's Farm.
- 5.12 As part of the general survey respondents were asked for their opinions on the quantity of outdoor sports provision, 23% of the respondents felt that the quantity was either good/ very good and 9% felt that it was poor/ very poor. Of those reporting poor/ very poor quantity of outdoor sports, the greatest proportion live in/ near Redhill (41%) and the fewest live in/ near Banstead (13%).

Figure 36 Quantity of Outdoor Sports (LH) and Poor/ Very Poor Quality (RH)



- 5.13 FiT recommend the provision of 1.6ha/ 1,000 people of outdoor sports of which 1.2ha of outdoor sports should be pitches.
- 5.14 The table below shows that when applying this provision for the borough as a whole, there would be a deficit of 48.09ha of outdoor sports in 2026/27 but a surplus of 6.97ha of pitches.
- 5.15 The table also shows variation between the different areas of the borough: the central area of the borough will have a surplus of outdoor sports and pitch sport in 2026/27 whilst the north and central areas will have a deficit.
- 5.16 In line with the 2011 Open Space, Sport & Recreation Assessment, the area for each sport has been based on the FiT recommended minimum pitch standards. The area 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. The FiT recommended standards are detailed in appendix 8.

Table 11 FiT Standard

Ward	Existing Provision Fully Accessible/ Restricted Access (Ha)		Standard Requirement Accessible/ Restricted Access (Ha)				Required Provision Accessible/ Restricted Access (Ha)			
			16/17		26/27		16/17		26/27	
	All	of which pitches	All	of which pitches	All	of which pitches	All	of which pitches	All	of which pitches
BV	6.35	5.21	14.79	11.09	14.91	11.18	8.44	5.88	8.56	5.97
CHW	21.73	21.35	14.52	10.89	14.56	10.92	-7.21	-10.46	-7.16	-10.43
KBH	4.21	3.83	11.79	8.84	12.17	9.13	7.58	5.01	7.96	5.30
N	3.80	3.80	13.09	9.82	13.75	10.31	9.30	6.02	9.95	6.52
P	0.28	0.28	4.84	3.63	6.01	4.50	4.56	3.35	5.73	4.23
TAT	3.15	2.85	11.68	8.76	11.87	8.90	8.54	5.91	8.72	6.05
TW	3.94	3.88	12.17	9.13	12.17	9.13	8.22	5.25	8.22	5.25
1 North	43.46	41.19	82.88	62.16	85.44	64.08	39.42	20.97	41.99	22.89
EW	2.40	2.40	14.77	11.07	15.16	11.37	12.37	8.68	12.76	8.97
M	4.46	4.40	12.99	9.74	13.96	10.47	8.52	5.34	9.50	6.07
MSJ	1.06	0.89	13.30	9.98	13.38	10.04	12.24	9.09	12.32	9.15
RC	132.21	130.52	16.52	12.39	17.66	13.25	-115.69	-118.13	-114.55	-117.28
RE	3.20	1.63	14.37	10.78	17.25	12.94	11.17	9.14	14.05	11.30
RH	0.66	0.00	12.60	9.45	13.14	9.85	11.94	9.45	12.48	9.85
RW	0.60	0.00	9.70	7.27	10.66	7.99	9.10	7.27	10.05	7.99
SPW	5.01	5.01	11.89	8.91	11.83	8.88	6.88	3.91	6.83	3.87
2 Central	149.60	144.85	106.13	79.60	113.05	84.78	-43.48	-65.26	-36.56	-60.07
HC	0.00	0.00	14.40	10.80	15.42	11.56	14.40	10.80	15.42	11.56
HE	0.00	0.00	11.81	8.85	12.21	9.16	11.81	8.85	12.21	9.16
HW	4.26	3.83	13.47	10.11	19.39	14.54	9.21	6.28	15.12	10.71
SS	5.25	5.10	4.42	3.32	5.16	3.87	-0.83	-1.78	-0.09	-1.23
3 South	9.52	8.93	44.11	33.08	52.18	39.13	34.59	24.15	42.66	30.20
Borough	202.58	194.98	233.12	174.84	250.67	188.00	30.54	-20.14	48.09	-6.97

- 5.17 The table below shows that there is a further 20.19ha of non-publicly accessible outdoor sports of which 19.66ha are pitches.
- 5.18 When taking into account the non-publicly accessible outdoor sports and pitches, the table below shows for 2026/27 there would be a deficit of 27.90ha of outdoor sports but a surplus of 26.64ha of pitches.
- 5.19 Once again the table shows variation within the borough with the central area having a surplus of outdoor sports and pitch provision (48.92ha and 71.91ha) whilst the northern and southern areas have a deficit of outdoor sport and pitch provision (41.35 and 22.25 for the north of the borough and 35.48 and 23.03ha for the south of the borough).

Table 12 FiT Standard

Ward	Existing Provision (Ha)						Standard Requirement (Ha)				Required Provision (Ha)			
	Accessible/ Restricted Access		Not Accessible		Total Provision		16/17		26/27		16/17		26/27	
	All	of which pitches	All	of which pitches	All	of which pitches	All	of which pitches	All	of which pitches	All	of which pitches	All	of which pitches
BV	6.35	5.21	0.00	0.00	6.35	5.21	14.79	11.09	14.91	11.18	8.44	5.88	8.56	5.97
CHW	21.73	21.35	0.00	0.00	21.73	21.35	14.52	10.89	14.56	10.92	-7.21	-10.46	-7.16	-10.43
KBH	4.21	3.83	0.00	0.00	4.21	3.83	11.79	8.84	12.17	9.13	7.58	5.01	7.96	5.30
N	3.80	3.80	0.00	0.00	3.80	3.80	13.09	9.82	13.75	10.31	9.30	6.02	9.95	6.52
P	0.28	0.28	0.00	0.00	0.28	0.28	4.84	3.63	6.01	4.50	4.56	3.35	5.73	4.23
TAT	3.15	2.85	0.00	0.00	3.15	2.85	11.68	8.76	11.87	8.90	8.54	5.91	8.72	6.05
TW	3.94	3.88	0.64	0.64	4.59	4.52	12.17	9.13	12.17	9.13	7.58	4.61	7.58	4.60
1 North	43.46	41.19	0.64	0.64	44.10	41.83	82.88	62.16	85.44	64.08	38.78	20.33	41.35	22.25
EW	2.40	2.40	0.00	0.00	2.40	2.40	14.77	11.07	15.16	11.37	12.37	8.68	12.76	8.97
M	4.46	4.40	0.00	0.00	4.46	4.40	12.99	9.74	13.96	10.47	8.52	5.34	9.50	6.07
MSJ	1.06	0.89	0.07	0.00	1.13	0.89	13.30	9.98	13.38	10.04	12.17	9.09	12.25	9.15
RC	132.21	130.52	0.26	0.00	132.47	130.52	16.52	12.39	17.66	13.25	-115.95	-118.13	-114.81	-117.28
RE	3.20	1.63	0.19	0.00	3.39	1.63	14.37	10.78	17.25	12.94	10.98	9.14	13.86	11.30
RH	0.66	0.00	10.41	10.41	11.07	10.41	12.60	9.45	13.14	9.85	1.53	-0.96	2.07	-0.55
RW	0.60	0.00	1.37	1.37	1.97	1.37	9.70	7.27	10.66	7.99	7.73	5.90	8.68	6.62
SPW	5.01	5.01	0.06	0.06	5.07	5.07	11.89	8.91	11.83	8.88	6.82	3.84	6.76	3.81
2 Central	149.60	144.85	12.37	11.84	161.97	156.69	106.13	79.60	113.05	84.78	-55.84	-77.10	-48.92	-71.91
HC	0.00	0.00	0.00	0.00	0.00	0.00	14.40	10.80	15.42	11.56	14.40	10.80	15.42	11.56
HE	0.00	0.00	7.18	7.18	7.18	7.18	11.81	8.85	12.21	9.16	4.63	1.68	5.03	1.98
HW	4.26	3.83	0.00	0.00	4.26	3.83	13.47	10.11	19.39	14.54	9.21	6.28	15.12	10.71
SS	5.25	5.10	0.00	0.00	5.25	5.10	4.42	3.32	5.16	3.87	-0.83	-1.78	-0.09	-1.23
3 South	9.52	8.93	7.18	7.18	16.70	16.11	44.11	33.08	52.18	39.13	27.41	16.97	35.48	23.02
Borough	202.58	194.98	20.19	19.66	222.76	214.64	233.12	174.84	250.67	188.00	10.35	-39.80	27.90	-26.64

5.20 When taking into account the planned development as part of the North East and North West Sectors in Horley, a further 0.9ha of dual use sports provision is planned. This will reduce the deficit of outdoor sports and pitch provision in the south of the borough. Assuming that this is delivered as pitches and that it is publicly accessible, the table below shows that there would still be a deficit of 34.58ha outdoor sports and 22.12ha pitches.

Table 13 Planned Provision

Ward	Existing Provision (Ha)						Planned Provision (Ha)		Standard Requirement (Ha)				Required Provision (Ha)			
	Accessible/ Restricted Access		Not Accessible		Total Provision				16/17		26/27		16/17		26/27	
	All	of which pitches	All	of which pitches	All	of which pitches	All	of which pitches	All	of which pitches	All	of which pitches	All	of which pitches	All	of which pitches
HC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.40	10.80	15.42	11.56	14.40	10.80	15.42	11.56
HE	0.00	0.00	7.18	7.18	7.18	7.18	0.00	0.00	11.81	8.85	12.21	9.16	4.63	1.68	5.03	1.98
HW	4.26	3.83	0.00	0.00	4.26	3.83	0.90	0.90	13.47	10.11	19.39	14.54	8.31	5.38	14.22	9.81
SS	5.25	5.10	0.00	0.00	5.25	5.10	0.00	0.00	4.42	3.32	5.16	3.87	-0.83	-1.78	-0.09	-1.23
3 South	9.52	8.93	7.18	7.18	16.70	16.11	0.90	0.90	44.11	33.08	52.18	39.13	26.51	16.07	34.58	22.12
Borough	202.58	194.98	20.19	19.66	222.76	214.64	0.90	0.90	233.12	174.84	250.67	188.00	9.45	-40.70	27.00	-27.54

5.21 Whilst it is recommended that opportunities should be explored to reduce the deficit in areas below the FiT recommended standards, in reality, given the built up nature of the urban area, it is not going to be possible to meet the required standard in every ward. Therefore, it is recommended that opportunities should be explored to provide outdoor sports provision within existing open spaces such as recreation grounds; opportunities should be explored to provide outdoor sports within the wider countryside and urban fringe; and opportunities should be explored to allow public access to facilities which currently have no public access.

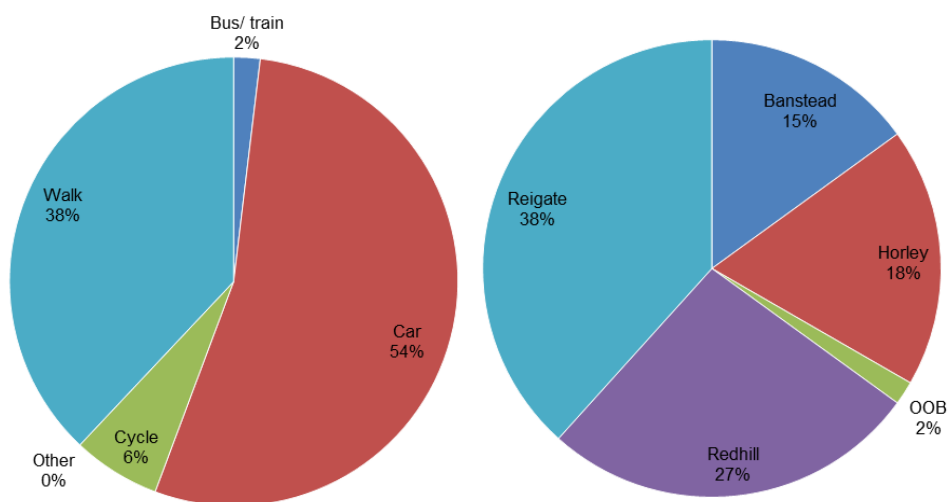
5.22 For new developments, it is recommended that outdoor sports provision is provided in line with the FiT recommendations.

<p>Recommended Quantity Standard</p> <p><u>New development</u></p> <p>FiT standards:</p> <ul style="list-style-type: none"> 1.6ha/ 1,000 people fully accessible/ restricted access outdoor sports provision of which 1.2ha/ 1,000 people is pitch sport <p><u>Remainder of the Borough</u></p> <ul style="list-style-type: none"> Opportunities are explored to provide outdoor sports including pitches in areas below the FiT recommended standards. Opportunities are explored to provide outdoor sports including pitches within existing open spaces such as recreation grounds. Opportunities explored to provide outdoor sports including pitches within the wider countryside and urban fringe. Opportunities are explored to allow public access to facilities which currently have no public access.

Accessibility

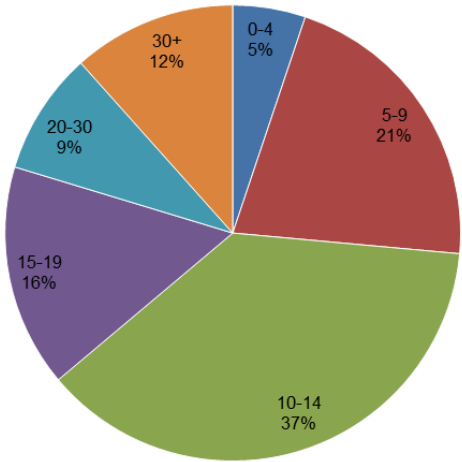
- 5.23 As part of the general survey, respondents were asked how they typically travel to outdoor sports provision and how often they expect to travel. The pie-charts below show that the greatest proportion of respondents either travel by car (54%) or walk (38%). Of those walking, the fewest live in/ near Banstead (15%) and Horley (18%).

Figure 37 Transport Method (LH) and Walk (RH)



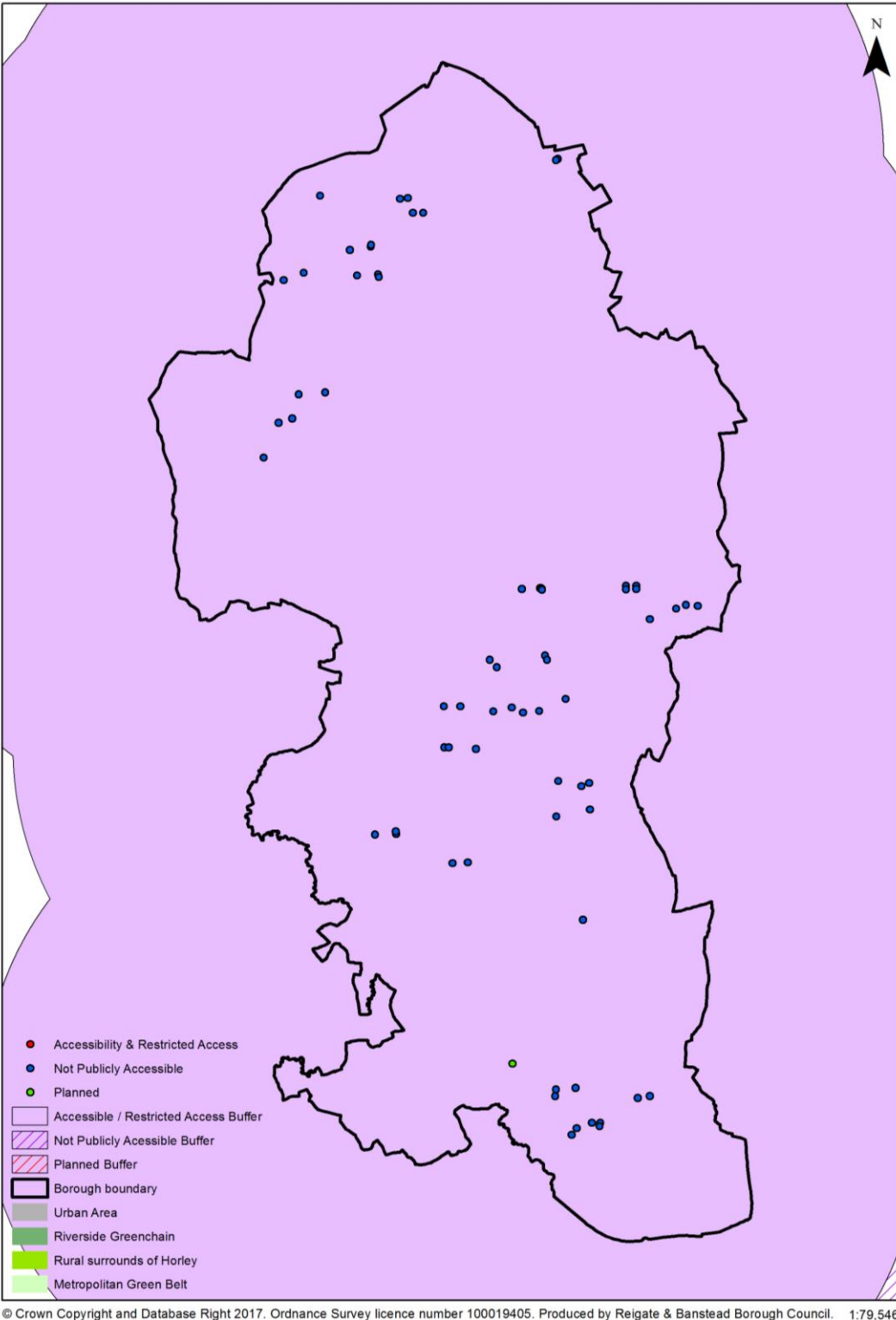
- 5.24 The greatest proportion of respondents said that they expect to travel less than 15 minutes to outdoor sports provision (63%).

Figure 38 Expected Travel Duration



- 5.25 Using the local consultation responses, a recommended travel distance of 15-19 minute drive is recommended. Using Sport England’s Spatial Planning for Sport and Active Recreation: Sport and Recreation in Supplementary Planning Documents (2009) this equates to a recommended travel distance of 5.6-7.1km is recommended.
- 5.26 The diagram below shows that when this recommended travel distance is applied, the entirety of the borough has access to publicly accessible/restricted access outdoor sports provision.

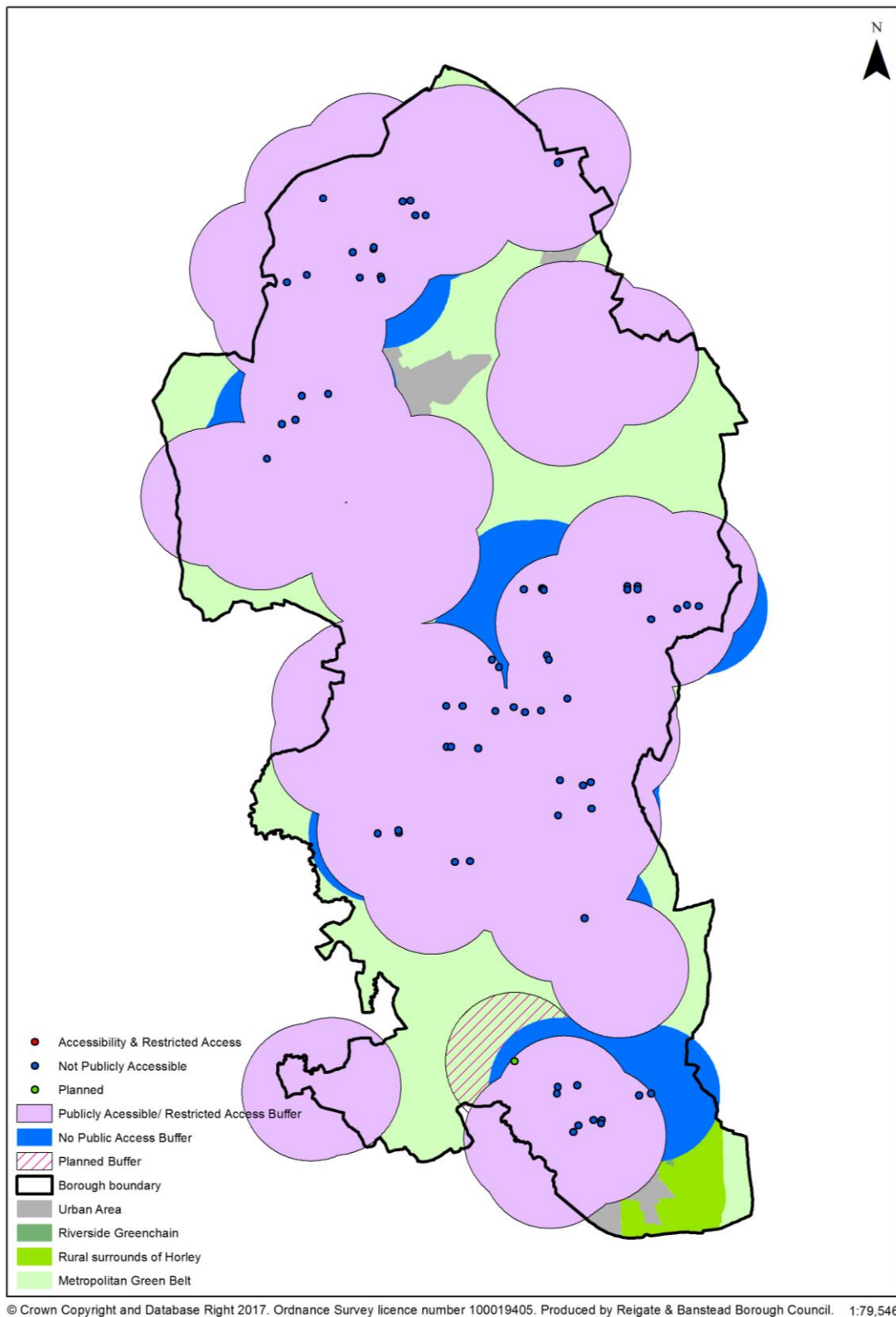
Figure 39 Accessibility Outdoor Sports



5.27 FiT recommend a walking travel distance of 1.2km to outdoor sports and pitches. Taking into account local conditions this is reduced to a straight line distance of 720m.

5.28 The diagram shows that when taking into account facilities with no public access that there is relatively good provision in the central area of the borough and more limited accessibility in the north and south of the borough. The planned provision will improve accessibility in the south of the borough.

Figure 40 Accessibility FiT Standard

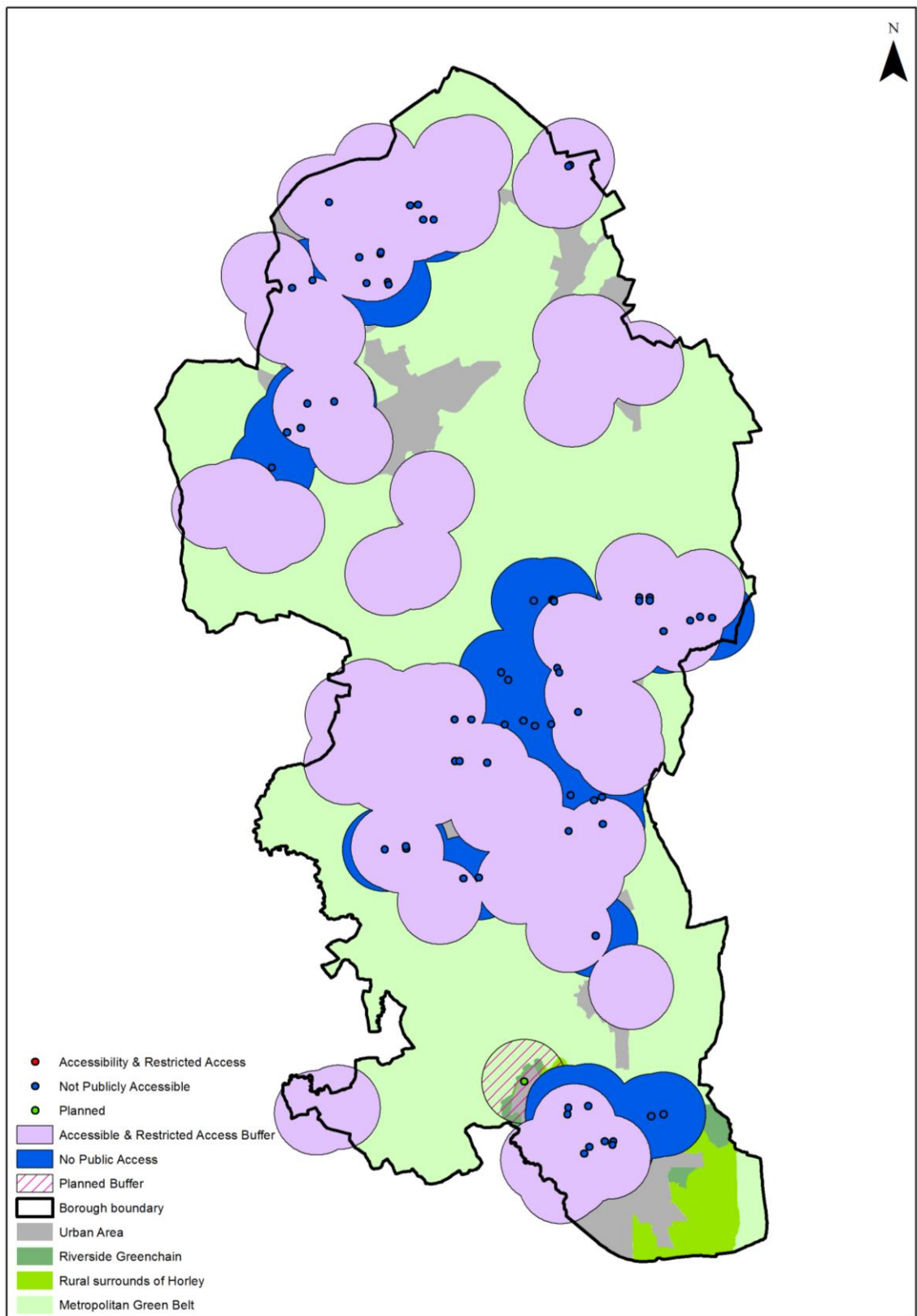


5.29 FiT recommend a walking standard as a standard based on driving will exclude non-car owners or children, whose parents are not able to drive them to facilities, from active participation. Applying the FiT recommended

standards, a walking distance of 15-19 minutes equates to a travel distance of 720-960m.

- 5.30 The diagram below shows that when taking into account facilities with no public access that there is relatively good provision in the central area of the borough and more limited accessibility in the north and south of the borough. The planned provision will improve accessibility in the south of the borough.

Figure 41 Accessibility of Outdoor Sports



© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:79,546

5.31 Given that 720m straight line distance is in line with FiT recommended distance, it is recommended that the accessibility standard should be 720m.

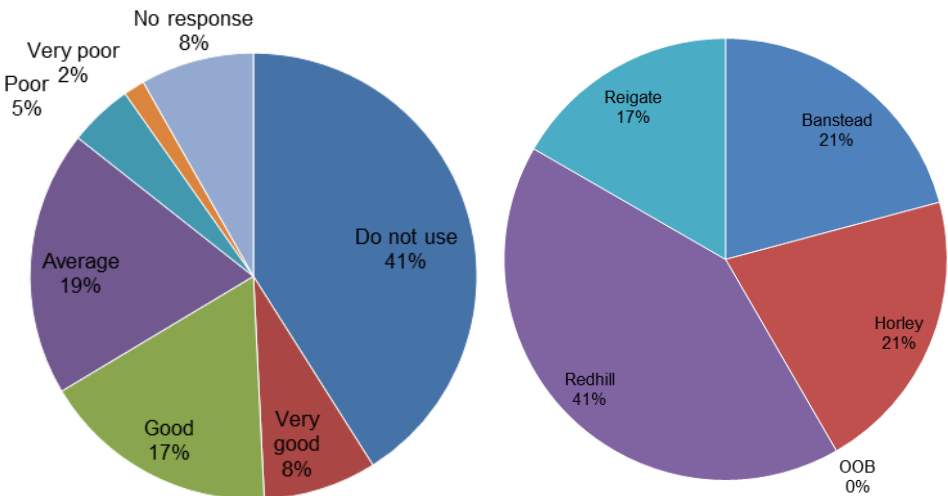
- 5.32 In reality, given the built up nature of the borough, it will be difficult to improve the accessibility of existing facilities. It is recommended that opportunities should be explored to improve links between the existing urban area and outdoor sports through for example green corridors and that opportunities are explored to allow public access to facilities which currently have no public access.
- 5.33 For new developments, outdoor sports should be provided in line with FiT recommended standards (1,200m walking distance).

Recommended Accessibility Standard
<div> <div>New development</div> <div> <div>FiT standards:</div> <ul style="list-style-type: none"> 1,200m walking distance </div> </div>
<div> <div>Remainder of the Borough</div> <div>Outdoor sports including pitches: 720m walking distance</div> </div>

Quality

- 5.34 As part of the general survey, respondents were asked for their opinions on the quality of outdoor sports. Almost half of the respondents said that they do not use outdoor sports and do not have an opinion. A quarter of those responding felt that the quality was good/ very goo and 7% felt that the quality was poor/ very poor. Of those reporting poor/ very poor quality, 42% live in/ near Horley.

Figure 42 Quality of Outdoor Sports (LH) and Poor/ Very Poor Quality (RH)



- 5.35 FiT provides quality guidelines:

- Quality appropriate to the intended level of performance, designed to appropriate technical standards
 - Appropriately landscaped
 - Maintained safely and to the highest possible condition with available finance
 - Positively managed taking account of the need for repair and replacement over time as necessary
 - Provision of appropriate ancillary facilities and equipment
 - Provision of footpaths
 - Designed so as to be free of the fear of harm or crimes
- 5.36 The FiT Guidance for Outdoor Sport & Play: Beyond the Six Acre Standard says that local authorities can set their own quality benchmark standards for playing pitches, taking into account the level of play, topography, necessary safety margins and optimal orientation and advises that consideration is given to national governing bodies, professional and trade organisations.
- 5.37 The previous 2011 Open Space, Sport & Recreation Assessment quality standard recommends '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'.
- 5.38 To inform this assessment, the majority of the sites were audited and their assessments are detailed in appendix 9. It was not possible to audit all school sites and therefore given that they are in a school setting where regular monitoring for health and safety takes place, it has been assumed that they are of good quality.
- 5.39 The site audits found all of the sites, apart from Redhill United Reformed Church Tennis Court, to be of 'good' quality. Redhill United Reformed Church Tennis Court is not publicly accessible and is not currently used for tennis.
- 5.40 Whilst the majority of the facilities were found to be of 'good' quality, site audits noted variation in terms of the quality of entrances, equipment, boundaries, grassed areas, toilet provision, parking provision, bin provision, seating, information, vandalism and litter.
- 5.41 The general survey noted concerns with parking, dog fouling, benches, bin provision and lighting.
- 5.42 It is therefore recommended that sites should be clean, litter free and fit for the purpose for which it was designed. Sites should be welcoming, appropriately landscaped, well lit, have level and well-drained good quality surfaces,

appropriate changing rooms, toilets, parking, bins, seating and where appropriate information. Sites should be well managed taking account of the need for repair and replacement over time and there should be links with the community where possible.

Recommended Quality Standard

Sites should be clean, litter free and fit for the purpose for which it was designed. Sites should be welcoming, appropriately landscaped, well lit, have level and well-drained good quality surfaces, appropriate changing rooms, toilets, parking, bins, seating and where appropriate information. Sites should be well managed taking account of the need for repair and replacement overtime and there should be links with the community where possible.

For new developments:

Sites should be provided in line with national standards.

Applying Provision Standards

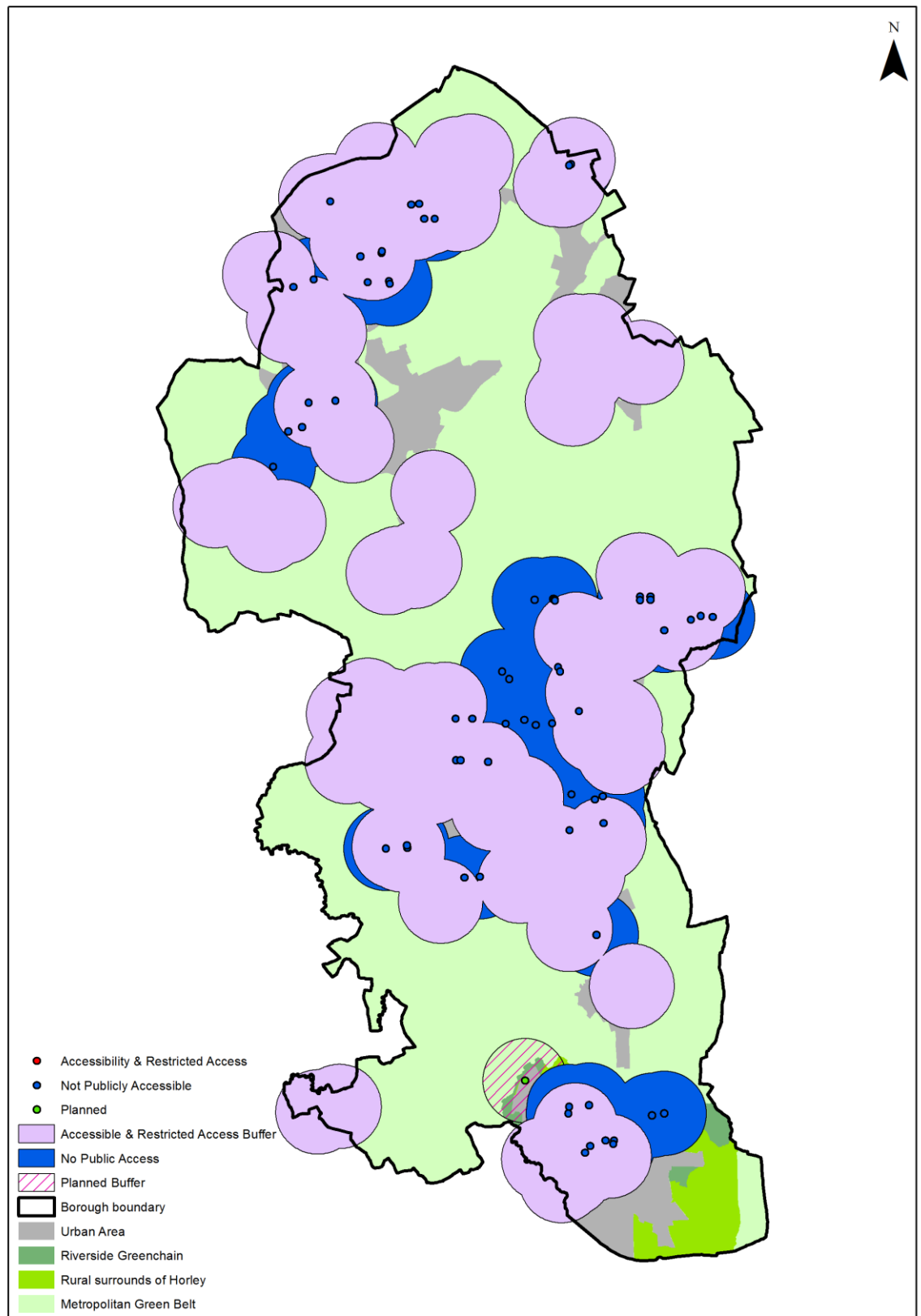
Quantity

- 5.43 This assessment found that there is a deficit of outdoor sports provision in the borough, however, recognised that given the nature of the borough, it will not be possible to provide many additional purpose built outdoor sports facilities within the urban area.
- 5.44 The existing quantity of outdoor sports provision will be improved through the planned provision in the North East and North West Sectors and the recommendations of the 2016 Horley Open Space Regulation 18 Development Management Plan Evidence Document.
- 5.45 For new developments, it is recommended that FiT standards are applied:
- Outdoor sports: 1.6ha/ 1,000 people
 - Pitches: 1.2ha/ 1,000 people
- 5.46 For the remainder of the borough, it is recommended that opportunities are explored to provide outdoor sports including pitches in areas with a deficit against the recommended FiT standards and opportunities are explored to provide outdoor sports including pitches within existing open spaces (e.g. recreation grounds) and within the wider countryside and urban fringe. It is also recommended that opportunities are explored to allow public access to facilities which currently have no public access.

Access

- 5.47 The report recommends an accessibility standard of 720m. The diagram below shows that when taking into account facilities with no public access that there is relatively good provision in the central area of the borough and more limited accessibility in the north and south of the borough. The planned provision will improve accessibility in the south of the borough.

Figure 43 Accessibility of Outdoor Sports



© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:79,546

- 5.48 In reality, given the built-up nature of the borough, it will be difficult to improve the accessibility of existing facilities. Opportunities should be explored to allow public access to facilities which currently have no public access and opportunities should be explored to improve links between the existing urban area and outdoor sports through for example green corridors.
- 5.49 For new developments, accessibility should be in line with Fields in Trust recommended standards (i.e. 1,200m walking distance).

Quality

- 5.50 The report recommends that sites should be clean, litter free and fit for the purpose for which they were designed. Sites should be welcoming, appropriately landscaped, well lit, have level and well-drained good quality surfaces, appropriate changing rooms, toilets, parking, bins, seating and where appropriate information. Sites should be well managed taking account of the need for repair and replacement over time and there should be links with the community where possible.
- 5.51 All of the sites that were audited were found to be of 'good' quality apart from Redhill United Reformed Church Tennis Courts. Redhill United Reformed Church Tennis Courts are not publicly accessible and are not currently used for tennis. It is understood that they are exploring opportunities with regards to the site.
- 5.52 Whilst the majority of the sites were found to be 'good', the site audits noted differentiation between the quality of entrances, equipment, boundaries, grassed areas, toilet provision, parking provision, bin provision, seating, information, vandalism and litter. It is therefore recommended that when opportunities arise, the quality of the outdoor facilities should be improved.

Recommendations & Strategic Priorities

- 5.53 Existing outdoor sports facilities within the borough should be retained; the planned delivery as part of the North East and North West Sectors should be provided; and the outdoor sports provision recommended in the 2016 Horley Open Space Regulation 18 Development Management Plan Evidence Document should be provided.
- 5.54 For the existing urban area, opportunities should be explored to provide outdoor sports including pitches in areas with a deficit against the recommended FiT standards. Opportunities should also be explored to provide outdoor sports including pitches within existing open spaces (e.g. recreation grounds) and within the wider countryside and urban fringe. The Council should also work with other organisations to explore the possibility of allowing public access to facilities which currently have no public access.

- 5.55 New developments should provide outdoor sport facilities in line with FiT standards for both quantum of outdoor sports and accessibility to outdoor sports.
- 5.56 For the remainder of the borough, opportunities should be explored to improve the accessibility to existing outdoor sports through allowing public access to sites which currently have no public access and improving the links between the existing urban area and outdoor sports through for example green corridors.
- 5.57 The quality of the existing sites should be retained, and when opportunities arise, improvements should be made. Sites should be clean, litter free and fit for the purpose for which they were designed. Sites should be welcoming, appropriately landscaped, well lit, have level and well-drained good quality surfaces, appropriate changing rooms, toilets, parking, bins, seating and where appropriate information. Sites should be well managed taking account of the need for repair and replacement over time and there should be links with the community where possible.

6. Indoor Sports Facilities

Definition

- 6.1 This typology includes all facilities whose primary purpose is to provide opportunities for participation in indoor sports.
- 6.2 The PPG17 guidance says that as a minimum this should include an evaluation of swimming pools, indoor sports halls, leisure centres, indoor bowls, tennis centres, ice rinks, community centres and village halls.
- 6.3 For the purpose of this assessment the typology of indoor sports includes:
- Leisure centres
 - Sports halls
 - Village, church halls and community centres
 - School halls
 - Sports halls
 - Health and fitness clubs
 - Indoor bowls
 - Indoor swimming pools
 - Indoor squash
 - Indoor golf
- 6.4 There are no tennis centres or ice rinks in the borough.

Figure 44 Greenacre School Sports Hall



Context

6.5 Within the borough there are 274 indoor sports facilities³⁸³⁹

- Leisure centres: 3
- Village, church halls and community centres: 191
- School halls⁴⁰: 52
- Health and fitness centres: 15
- Indoor bowls: 2
- Indoor swimming pools: 9
- Indoor squash: 2
- Indoor golf: 1

6.6 Some of the outdoor sport facilities in the borough are owned/ managed by Reigate & Banstead Borough Council. Others are owned/ managed by private organisations. Some of the facilities are publicly accessible, others have restricted access and others have no public access. In order to understand what facilities there are in the borough and whether they are available to use (either free of charge or available to hire) a questionnaire was sent to all indoor sports facilities.

6.7 In addition, within the borough there are a number of schools which have facilities which are available to hire. A questionnaire was sent to all schools in order to understand whether the facilities are available to hire.

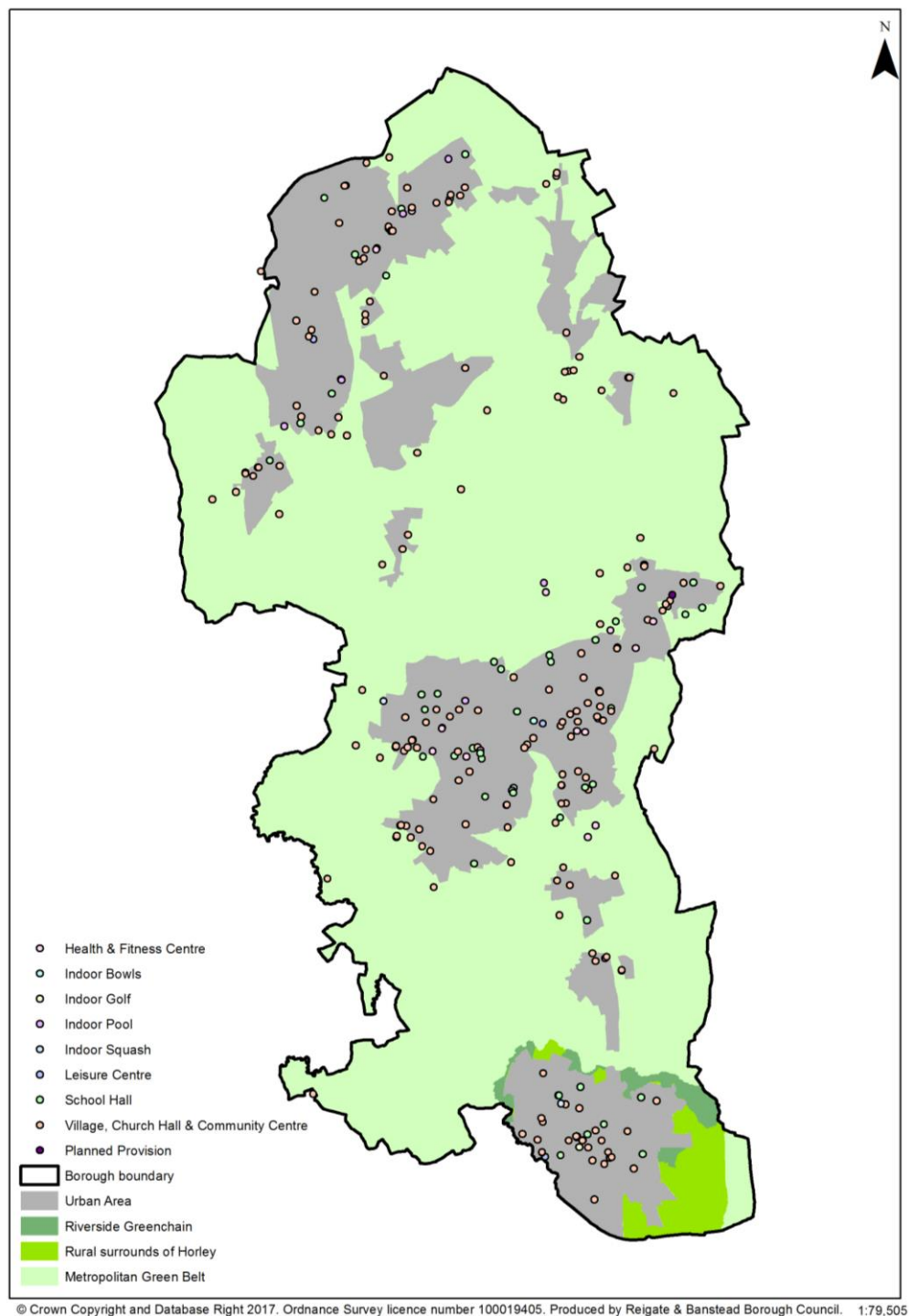
³⁸ N.B. Leisure centres can include wide range of facilities including fitness centres, sports halls, fitness suites, indoor bowls, swimming pools, squash etc.

³⁹ Note: Within village halls, church halls, community centres and school halls there can be facilities for tennis, badminton, squash, dance classes, table tennis etc.

⁴⁰ Note: Many of the school halls are purpose built sports halls

- 6.8 Within recent years, there has been significant investment in leisure centres:
- Tadworth Leisure Centre opened in 2015 following a £11 million investment. The centre is fully accessible and includes a 25m swimming pool, teaching pool, a fitness gym and an exercise studio.
 - A new Horley Leisure Centre opened in 2011 following a £9 million investment. The centre is fully accessible and includes a 25m swimming pool, teaching pool, fitness gym, multi-purpose hall and a dance and exercise studio.
 - Donyngs Leisure Centre re-opened in 2011 following a £4.1 million refurbishment which improved accessibility for disabled and visually impaired users, improvements to the gym, a new soft play area and the upgrading of the fitness and dance studio.
- 6.9 There have also been a number of new church halls built/ extensions to existing church halls, for example St Joseph's Church Redhill, St Mary's Church Reigate, St Ann's Church Banstead and Merland Rise Church Tadworth.
- 6.10 A new scout hall has been built at St Joseph's Church Redhill.
- 6.11 A number of sports clubs including Reigate Priory Cricket Club and Horley Lawn Tennis Club have had new clubhouses/ extensions to the existing clubhouse.
- 6.12 A new community hub and youth skills centre is currently being developed as part of the Merstham regeneration framework. When completed the hub will have flexible community rooms which will be available to hire.

Figure 45 Indoor Sports



Standards

Quantity

6.13 Within the borough there are 274 indoor sports facilities⁴¹⁴²

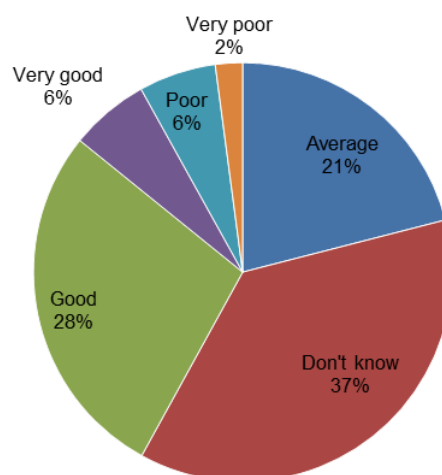
⁴¹ Note: Leisure centres can include wide range of facilities including fitness centres, sports halls, fitness suites, indoor bowls, swimming pools, squash etc.

- Leisure centres: 3
- Village, church halls and community centres: 191
- School halls⁴³: 52
- Health and fitness centres: 15
- Indoor bowls: 2
- Indoor swimming pools: 9
- Indoor squash: 2
- Indoor golf: 1

6.14 The provision of indoor sport provision was developed through review of information held by Council officers, web searches, information gained from the general survey and information gained from a questionnaire which was sent to sport operators in the borough. Whilst every attempt has been made to identify all indoor sports facilities, it is recognised that this list may not be comprehensive.

6.15 As part of the general survey, respondents were asked for their opinions on the quantity of indoor sports facilities: 30% felt that there was good/ very good quantity of indoor sports facilities and 8% felt that there was poor/ very poor provision. 37% of the respondents said that they do not use the facilities and do not have an opinion on indoor sports facilities.

Figure 46 Quantity of Indoor Sports Facilities

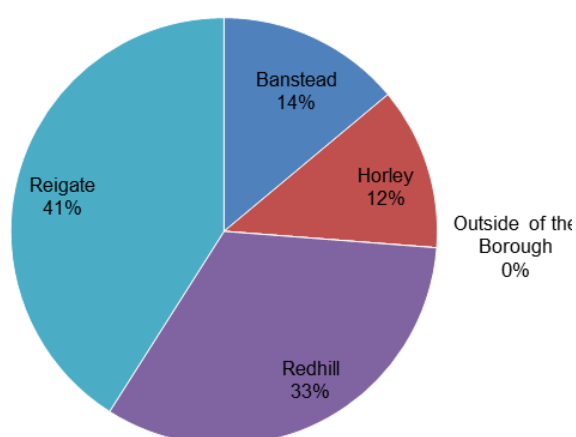


6.16 Of those reporting poor/ very poor quantity of indoor sports, the greatest proportion lives in/ near Reigate (41%) and the fewest in/ near Horley (12%).

⁴² Note: Within village halls, church halls, community centres and school halls there can be facilities for tennis, badminton, squash, dance classes, table tennis etc.

⁴³ Note: Many of the school halls are purpose built sports halls

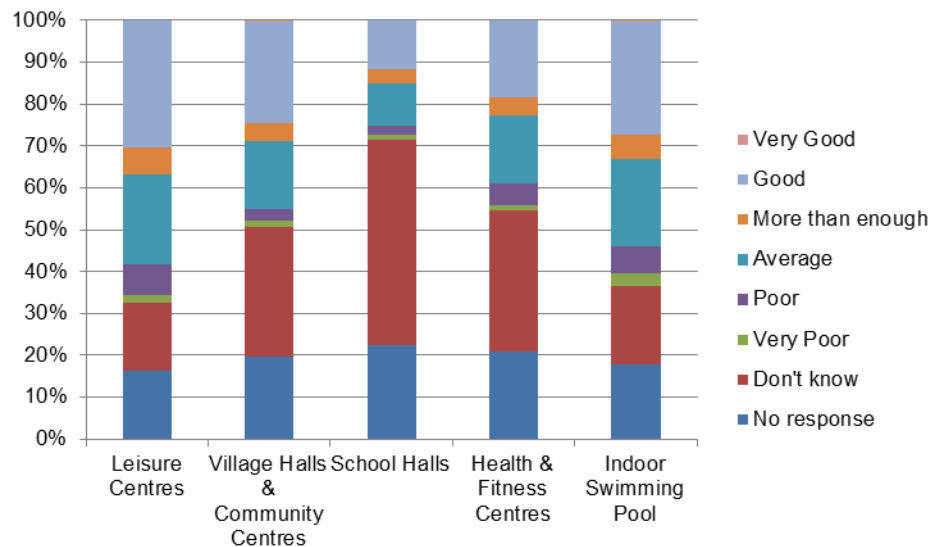
Figure 47 Poor/ Very Poor Quantity of Indoor Sports Facilities



6.17 In terms of the individual types of indoor sports facilities the diagram below shows that:

- Over a third of respondents thought that there was good/ very good provision/ too many leisure centres and 9% felt that the quantity was poor/ very poor
- 29% of respondents felt that there was good/ very good provision/ too many village halls/ community centres and 4% felt that provision was poor/ very poor
- 15% of the respondents felt that there was good/ very good provision/ too many school halls and 3% thought that provision was poor/ very poor
- Almost a quarter of respondents felt that provision was good/ very good / too many health and fitness centres and 6% felt that provision was poor/ very poor
- A third of respondents felt that provision was good/ very good/ too many indoor swimming pools and 10% felt that provision was poor/ very poor

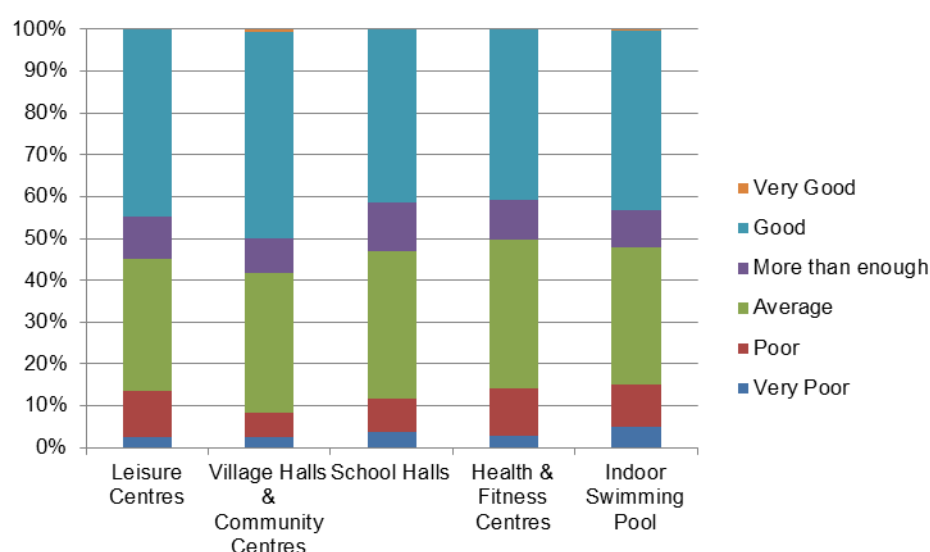
Figure 48 Quantity of Indoor Sports Facilities



6.18 The graph above shows that for all of the typologies a high number of the respondents to the general survey said that they either didn't know about the quality of the indoor sports facilities or did not respond to the question. The graph below shows that of the respondents who responded to the question:

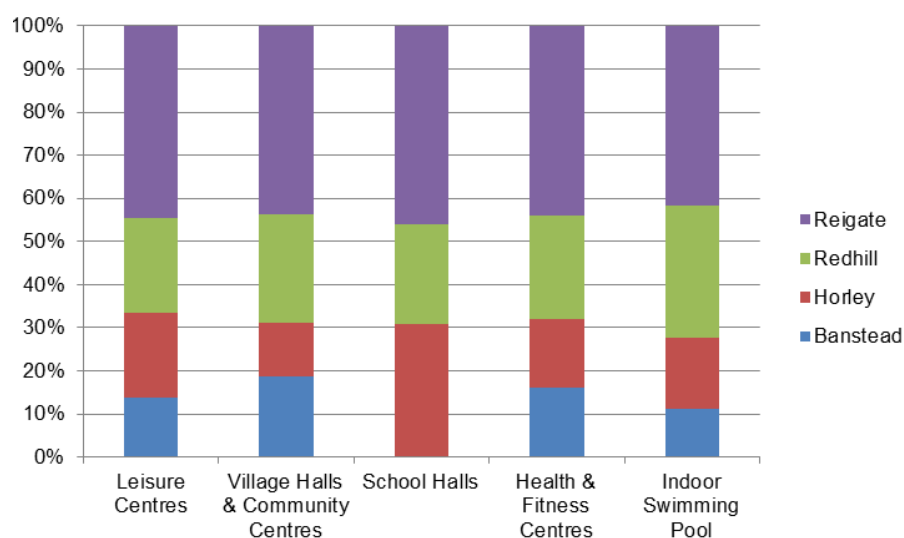
- Over half of the respondents for all typologies felt that there was good/ very good quantity/ too much of all the typologies of indoor sports.
- 14% of the respondents felt that the quantity of leisure centre is poor/ very poor
- 8% of the respondents felt that the quantity of village halls and community centres was poor/ very poor
- 12% of the respondents felt that the quantity of school halls was poor/ very poor
- 14% of the respondents felt that the quantity of health and fitness centres was poor/ very poor
- 15% of the respondents felt that the quantity of indoor swimming pools was poor/ very poor

Figure 49 Quantity of Indoor Sports



6.19 Of those reporting poor/ very poor quantity, the greatest proportion for all types of indoor sports live in/ near Reigate.

Figure 50 Poor/ Very Poor Quantity of Indoor Sports



6.20 A questionnaire was sent to indoor sports facilities. Of the respondents 56% felt that there were enough indoor sports facilities in the borough and 44% felt that there was not. Comments included:

- Lack of 3G pitches
- Lack of all weather facilities
- Lack of flood lit pitches
- Lack of suitable cricket facilities
- Lack of pool space
- Lack of gymnastics space

6.21 The table below shows that there is considerable variation in the number of indoor sports provision across the borough. In particular, it shows that the provision of indoor sports facilities is largely focussed in the central areas of the borough and that there are no health and fitness centres in the south of the borough. In reality, however, it is difficult to make comparisons between the wards and areas in the borough as some indoor sports facilities will attract people from further afield.

Table 14 Indoor Sports in Reigate & Banstead Borough Council

Ward	Leisure Centres	Village Hall, Church Hall & Community Centre	School Halls	Health & Fitness	Indoor Bowls	Indoor Swimming Pool	Indoor Squash	Indoor Golf	Total
BV	0	14	2	1	1	2	0	0	20
CHW	0	17	0	0	0	0	0	0	17
KBH	0	12	1	0	0	0	0	0	13
N	0	5	2	0	0	0	0	0	7
P	1	1	0	0	0	0	0	0	2
TAT	0	5	2	1	0	0	0	0	8
TW	0	13	4	0	0	2	0	0	19
1 North	1	79	14	4	1	4	0	0	103
M	0	14	6	1	0	0	0	0	21
MSJ	0	6	3	0	0	1	0	0	10
RC	0	18	7	4	0	1	0	0	30
RE	0	13	5	4	0	0	0	0	22
RH	0	5	3	1	0	2	1	0	12
RW	1	10	4	1	1	0	0	0	17
SPW	0	12	1	0	0	0	0	0	13
2 Central	1	78	29	11	1	4	1	0	125
SS	0	7	1	0	0	0	0	0	8
HC	0	7	2	0	0	0	0	0	9
HE	0	2	3	0	0	0	0	0	5
HW	1	16	3	0	0	1	1	1	23
3 South	1	32	9	0	0	1	1	1	45

6.22 In addition to the facilities within the borough, given the elongated shape of the borough residents have access to a number of indoor sports facilities in adjoining boroughs. 28% of the respondents to the general survey said that they travel outside of the borough to indoor sports facilities. Facilities included:

- K2 Crawley
- Leatherhead leisure centre
- Dorking leisure centre
- Crowborough leisure centre
- David Weir leisure centre

- Westcroft leisure centre
- Horsham leisure centre
- Tandridge leisure centre
- Purely swimming pool
- Oxted swimming pool
- Horsham swimming pool
- Guildford Spectrum
- Kings Centre East Grinstead
- Rainbow Centre Epsom
- The Triangle Oxted
- Colets Health & Fitness Centre, Thames Ditton
- David Lloyd, Epsom
- David Lloyd, Cheam
- Nescot, Ewell
- Dorking Halls
- Stanley Park High School
- Nuffield, Croydon
- East Grinstead Sports Club
- InTouch CrossFit New Malden

6.23 To identify the total number of indoor sports facilities within adjoining authorities Sports England's Active Places Power Database⁴⁴ was used. The table below shows that there are 563 indoor sports facilities within the adjoining authorities. Over half of these facilities are sports halls. The full list is detailed appendix 10.

Table 15 Indoor Sports Adjoining Boroughs

	Health & Fitness	Bowls	Tennis	Ski Slope	Sports Halls	Squash	Swimming pool	Total
Croydon	41	2	0	0	101	8	27	179
Sutton	24	1	2	0	66	8	12	113
Epsom & Ewell	12	1	1	0	37	6	17	74
Mole Valley	11	1	0	0	33	6	17	68
Tandridge	13	0	2	0	35	5	16	71
Crawley	16	2	1	0	32	1	6	58
Total	117	7	6	0	304	34	95	563

6.24 Using the recommended accessibility thresholds (paragraph 6.60)⁴⁵ the table below shows that there are 190 indoor sports facilities within the recommended accessibility thresholds in adjacent boroughs.

⁴⁴ <https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-places-power/>

⁴⁵ Borough significant sites: 5.3km drive; local significant sites: 3.4km drive; and neighbourhood significant sites: 0.8km walk

Table 16 Indoor Sports Facilities Adjoining Boroughs

Typology	No.
Health & Fitness Centres	33
Leisure Centres	15
Swimming Pool	20
School Halls	100
Village Halls & Community Centres ⁴⁶	1
Squash	15
Bowls	3
Tennis	3
Total	190

6.25 Accessibility to indoor sports is an important consideration. The table below shows that 35% of the indoor sports facilities within the borough are publicly accessible and a further 38% have restricted access.

Table 17 Accessible Indoor Sports Provision within Reigate & Banstead

	Accessible	Restricted Access	Not Publicly Accessible	Total
Leisure Centres	0	3	0	3
Village Halls & Community Centres	89	61	41	191
School Halls	0	27	25	52
Health & Fitness Centres	6	5	4	15
Pool	0	5	4	9
Squash	0	1	0	1
Golf	0	1	0	1
Bowls	2	0	0	2
Total	97	103	74	274

6.26 In terms of facilities within the recommended accessibility standards in neighbouring boroughs, the table below shows that 8% are publicly accessible and a further 54% have restricted access.

⁴⁶ It should be noted that the majority of village halls and community centres are not recorded on Sport England's Active Places Power Database.

Table 18 Accessible Indoor Sports Provision within Recommended Accessibility Standards

	Accessible	Restricted Access	No Public Access	Total
Leisure Centres	0	15	0	15
Village Halls & Community Centres	0	1	0	1
Sports Hall	6	61	33	100
Health & Fitness Centres	2	9	22	33
Pool	0	11	9	20
Squash	4	4	7	15
Golf	0	0	0	0
Bowls	3	0	0	3
Tennis	1	1	1	3
Total	16	102	72	190

Setting a Standard

- 6.27 There is no national recommended quantity standard for indoor sports.
- 6.28 Sport England's Active Places Power Sports Facility Calculator⁴⁷ calculates the number of sports halls, swimming pools and indoor pools needed to meet a population's sports facility needs. It estimates how many visitors per week in peak periods the population generates and converts this into the number of facilities needed to meet this demand. The model is limited by the fact that it considers individual boroughs in isolation and therefore does not allow consideration of accessible facilities in neighbouring authorities and is limited by the fact that it can only be applied to the borough as a whole and therefore cannot be used to identify the need for additional facilities within the three areas of the borough.
- 6.29 The table below shows that Sport England's Active Places Power Sports Facility Calculator identifies that there is no need to provide additional sports halls, indoor pools and indoor bowls to meet the needs of the 2026/27 population.

⁴⁷ <https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/sports-facility-calculator/>

**Table 19 Sport England's Active Places Power Sports Facility Calculator
All Indoor Sports Facilities**

Indoor Sports		Current Supply (RBBC only)	Demand		Required Provision	
			2016/17	2026/27	2016/17	2026/27
Sports Halls ⁴⁸	Courts	43	40	43	-3	0
	Halls ⁴⁹	12	10	11	-2	-1
Indoor Pool ⁵⁰		12	7	8	-5	-4
Indoor Bowls		2	2	2	0	0

- 6.30 When accessibility of facilities is taken into account, the table below shows that there is a need to provide 21 sports hall courts and 3 halls in order to meet the needs of the 2026/27 population.

**Table 20 Sport England's Active Places Power Sports Facility Calculator
Accessible Indoor Sports Facilities**

Indoor Sports		Current Supply (RBBC only)	Demand		Required Provision	
			2016/17	2026/27	2016/17	2026/27
Sports Halls	Courts	22	40	43	18	21
	Halls	8	10	11	2	3
Indoor Pool		8	7	8	-1	0
Indoor Bowls		2	2	2	0	0

- 6.31 This deficit could however be met from facilities within the recommended accessibility standards within the adjoining boroughs.
- 6.32 The table below takes into consideration accessible indoor sports facilities within the recommended accessibility standards in adjoining boroughs. It shows that there would still be a need to provide 20 sport hall courts by 2026/27 but also shows that there would be a surplus of 64 sports halls. The deficit of sport hall courts could therefore be met by the surplus of sport halls.
- 6.33 The table shows that there is no need to provide additional indoor sports facilities to meet the population demand for 2026/27.

⁴⁸ Within the borough there are 52 school halls of which 9 are formal sports halls. Sport England's Sports Facility Calculator defines a sports hall as 4 courts. Many of the school halls in the borough are greater than one court but not 4 courts, for the purpose of this assessment, as it has not been possible to confirm the number of sport courts within each school hall, it has been assumed that each school hall represents one court, in reality the number will be greater.

⁴⁹ This includes three sports halls in leisure centres.

⁵⁰ This includes three swimming pools in leisure centres.

**Table 21 Sport England's Active Places Power Sports Facility Calculator
Accessible Indoor Sports Facilities**

Indoor Sports		Current Supply		Demand		Required Provision	
		RBBC	Recommended Accessibility Standards Adjoining Boroughs	2016/17	2026/27	2016/17	2026/27
Sports Halls	Courts	22	1	40	43	17	20
	Halls	8	67	10	11	-65	-64
Indoor Pool		8	11	7	8	-12	-11
Indoor Bowls		2	3	2	2	-3	-3

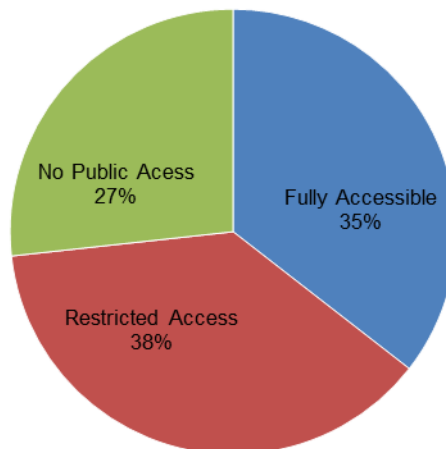
6.34 Given that the table above shows that there is no need to provide additional facilities and given the nature of indoor sports facilities (different facilities attracting different audiences based on offer and primarily being provided by the private sector), it is recommended that no quantity standard is set.

6.35 It is however noted that the local consultation identified dissatisfaction with current facilities. Many of the facilities within the borough are only available on a restricted basis and many are not publicly accessible. It is therefore recommended that the all of the existing facilities should be retained; the Council should work with partners to increase public access to existing facilities; and opportunities should be explored to provide new indoor sports facilities.

Accessibility

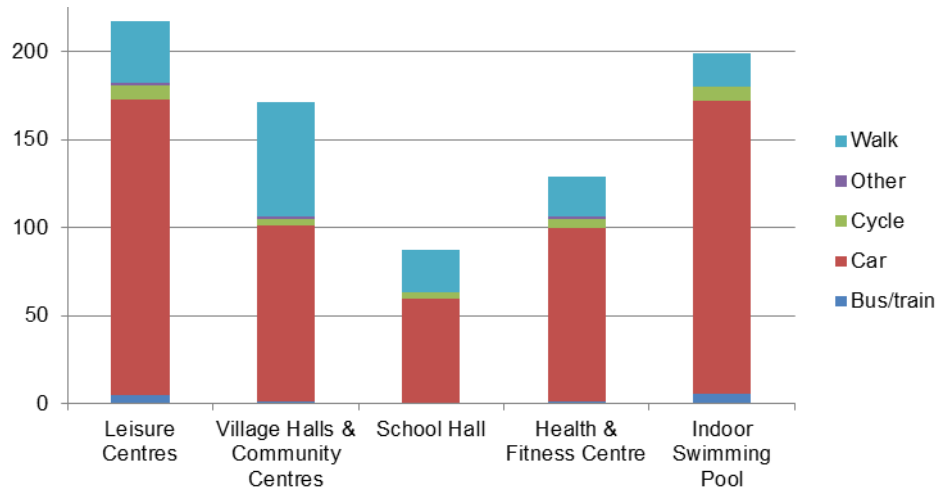
6.36 The accessibility of indoor sport provision is an important consideration in ensuring the optimal use of sites. A key consideration is that 27% of the indoor sports facilities within the borough have no public access.

Figure 51 Accessibility Indoor Sports



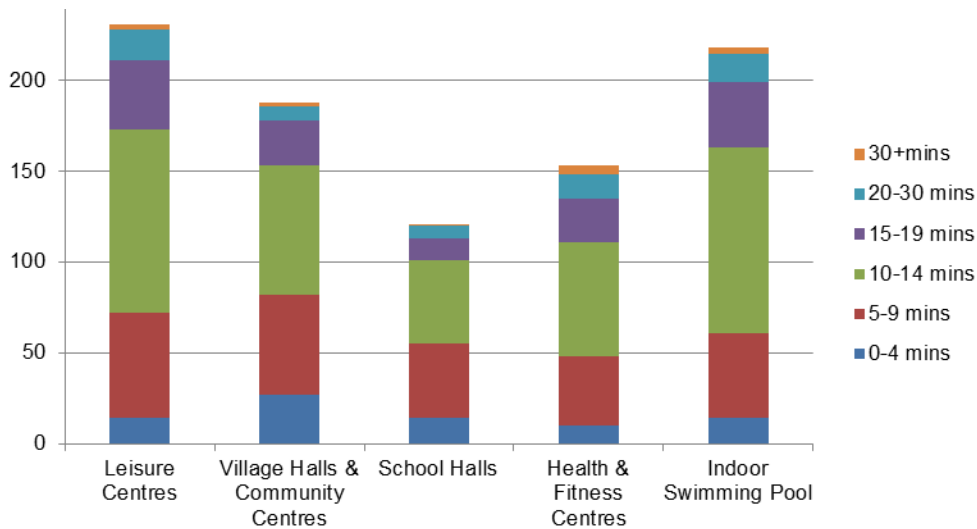
- 6.37 As part of the general survey respondents were asked how they typically travel to each type of indoor sports facility and how far they expect to travel.
- 6.38 The graph below shows that of those visiting indoor sports, the greatest proportions travel by car

Figure 52 Travel Method to Indoor Sports



- 6.39 The diagram below shows that the greatest numbers expect to travel less than 15 minutes to indoor sport facilities.

Figure 53 Expected Travel Distance



- 6.40 The table below uses the results from the general survey to calculate recommended travel distances. It shows an expected travel distance of 5-9 minutes for village halls and community centres, school halls and health and fitness centres and an expected travel distance of 10-14 minutes for leisure centres and indoor swimming pools.

Table 22 Expected Travel Distance

Typology of Indoor Sports	Expected Travel Distance
Leisure Centres	10-14 minutes
Village Halls & Community Centres	5-9 minutes
School Halls	5-9 minutes
Health & Fitness Centres	5-9 minutes
Indoor Swimming Pool	10-14 minutes

6.41 The previous 2011 Open Space, Sports & Recreation Assessment classified the indoor sports facilities according to the hierarchy of importance to reflect the draw of the facilities and how far people should expect to travel to the facilities:

- Borough importance: leisure centres, health and fitness centres and indoor swimming pools
- Local importance: school halls
- Neighbourhood importance: village halls and community centres

6.42 The table below shows an expected travel distance of 10-14 minutes for facilities of borough importance and an expected travel distance of 5-9 minutes for facilities of local and neighbourhood importance.

Table 23 Hierarchy of Importance

Hierarchy of Importance	Expected Travel Time
Borough Importance	10-14 minutes
Local Importance	5-9 minutes
Neighbourhood Importance	5-9 minutes

6.43 Using Sport England's Spatial Planning for Sport and Active Recreation: Sport and Recreation in Supplementary Planning Document, the table below shows the recommended travel distance of up to 5.3km to sites of borough importance and up to 3.4km to sites of local and neighbourhood importance.

Table 24 Distance

Hierarchy of Importance	Expected Travel Time	Recommended Drive Distance (km)
Borough Importance	10-14 minutes	3.8-5.3
Local Importance	5-9 minutes	1.9-3.4
Neighbourhood Importance	5-9 minutes	1.9-3.4

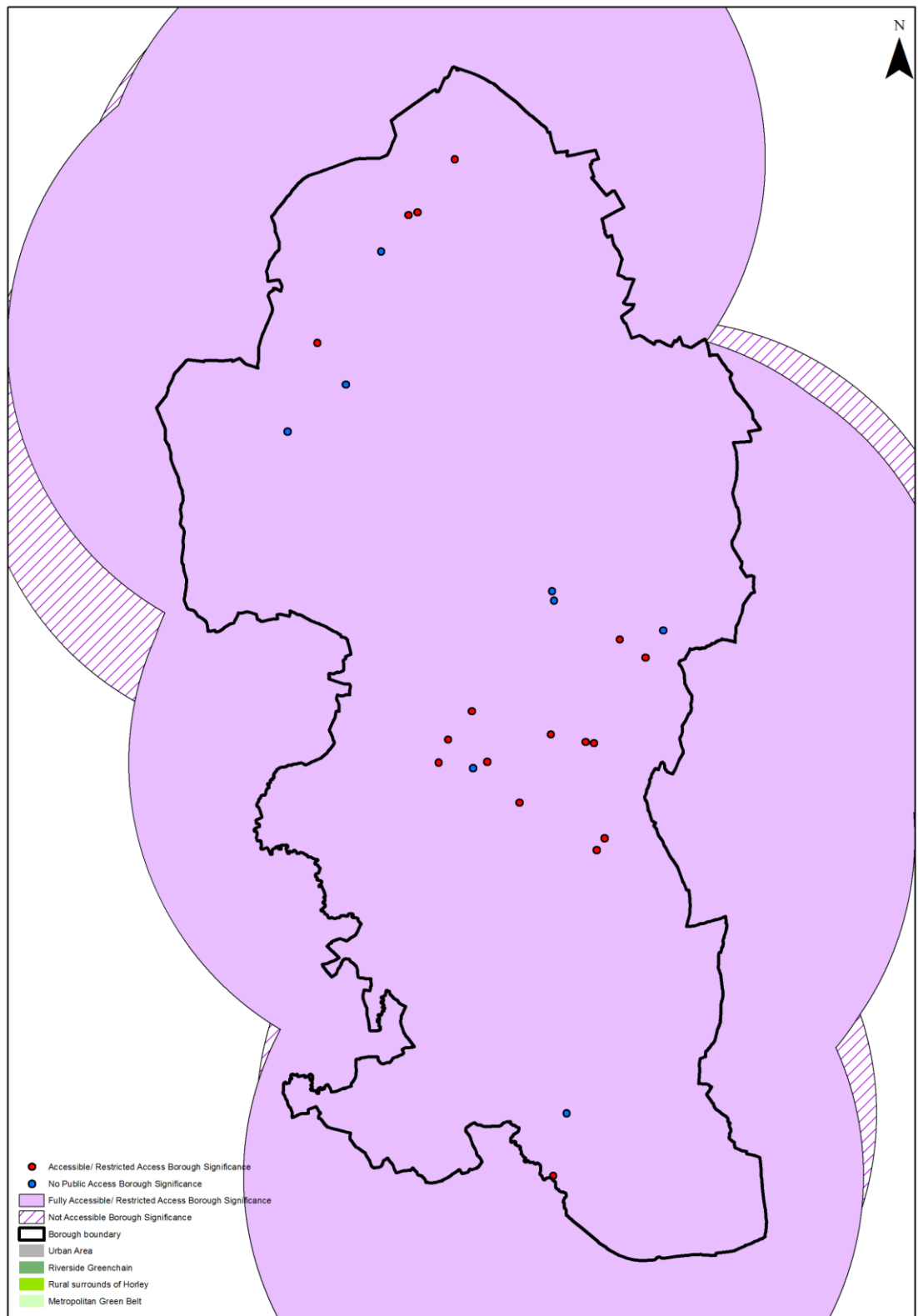
6.44 In line with the rest of this report (and the previous 2011 Open Space, Sports & Recreation Assessment) given the nature of neighbourhood facilities, it is recommended that people should be able to walk to facilities of neighbourhood

importance. Applying the FiT standards⁵¹ a travel distance of 5-9 minutes walk equates to a travel distance of 0.2-0.5km.

- 6.45 The diagram below shows that for borough important sites the entirety of the borough has access to publicly accessible/ restricted accessible indoor sports provision.

⁵¹ <http://www.fieldsintrust.org/Upload/file/Guidance/Guidance-for-Outdoor-Sport-and-Play-England.pdf>

Figure 54 Borough Significance

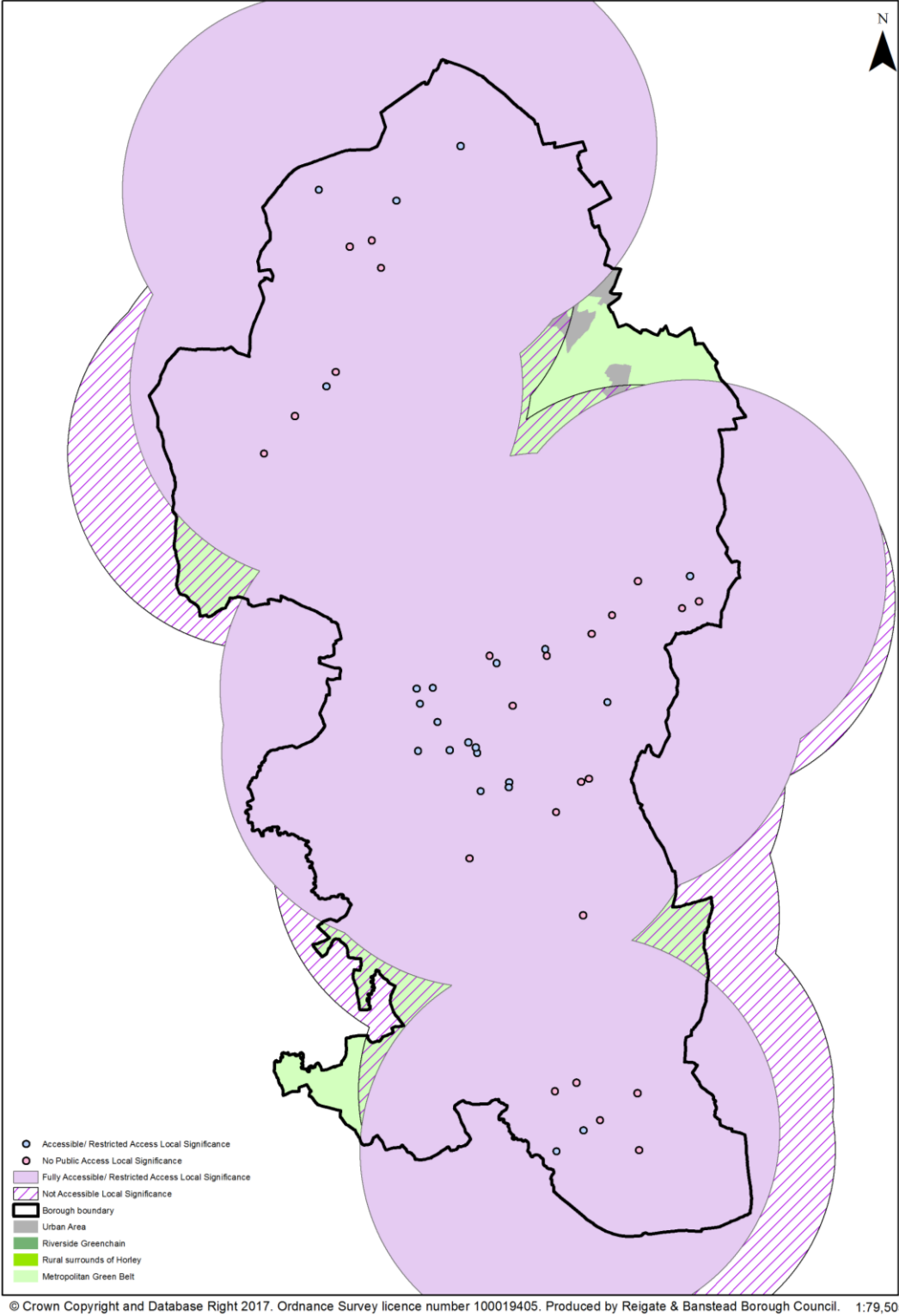


© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:79,505

6.46 For locally significant sites, the diagram below shows that the majority of the borough has access to publicly accessible / restricted accessible sites. In particular, it shows very good accessibility to sites of local significance in the

centre of the borough and poorer accessibility in the north and south of the borough.

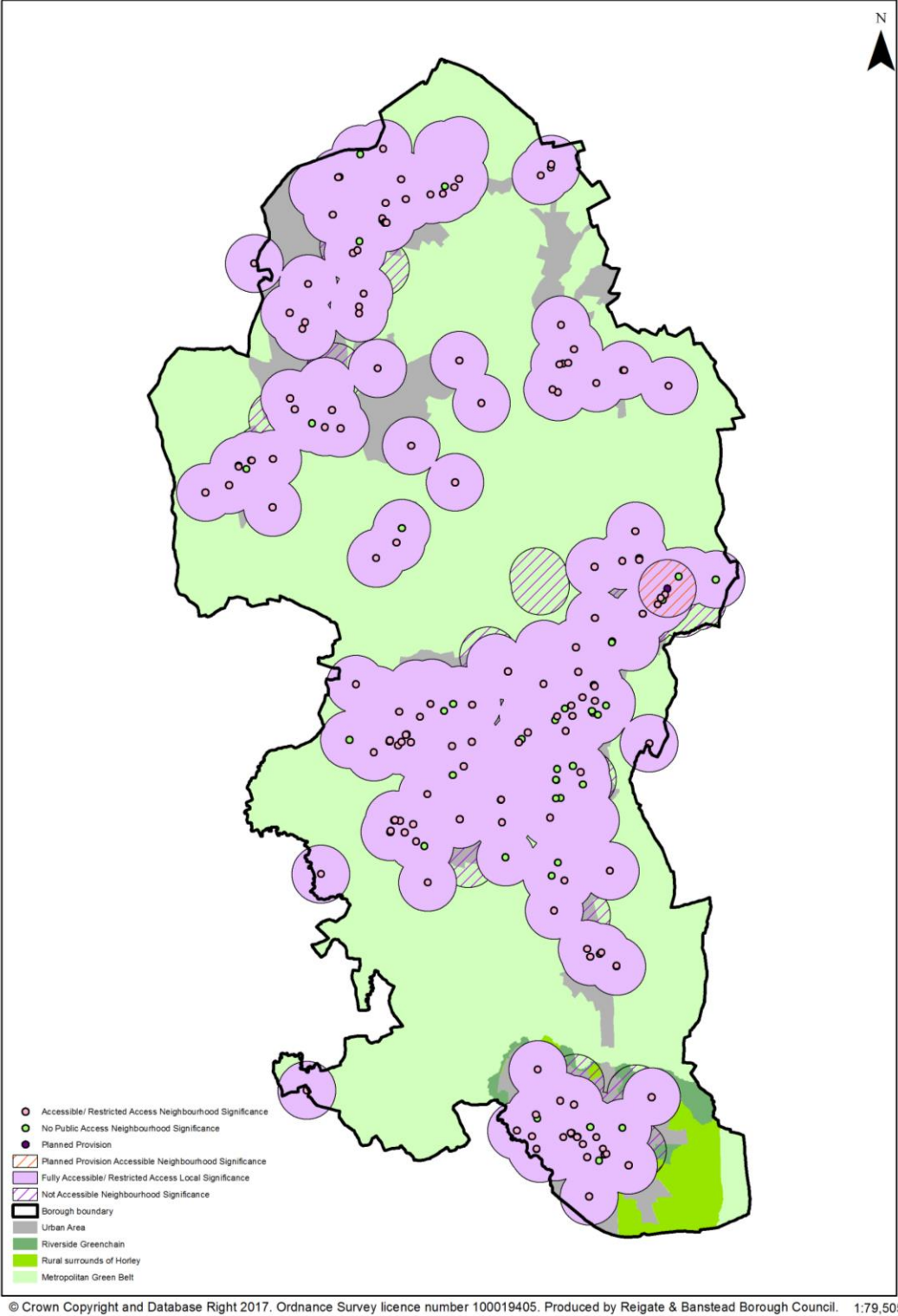
Figure 55 Locally Significant



6.47 The diagram below shows good accessibility for the central urban area of the borough for neighbourhood significant sites, relatively good accessibility for the

southern urban area of the borough and poorer accessibility for the northern urban area of the borough.

Figure 56 Neighbourhood Significance



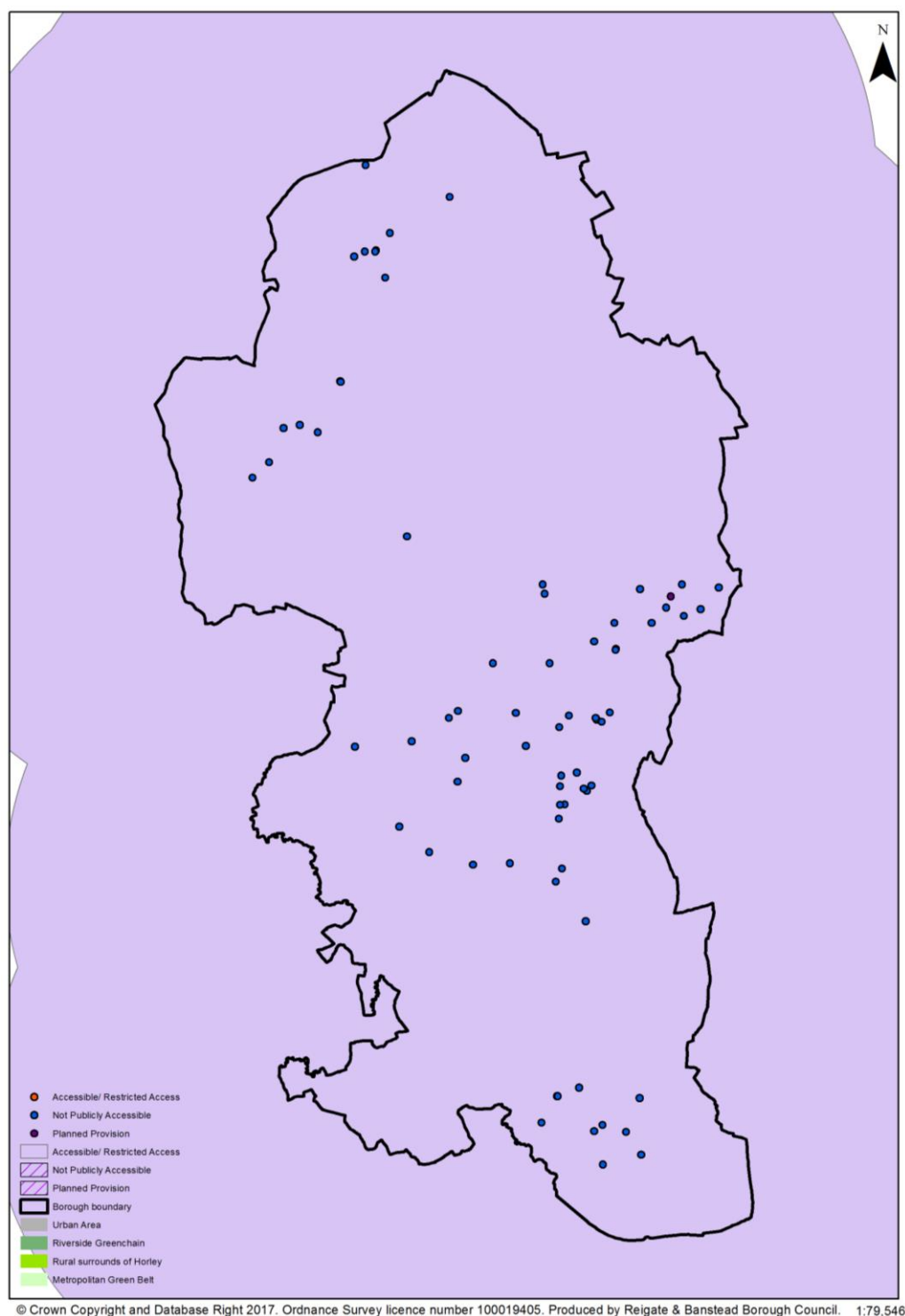
6.48 The danger of using local consultation to set recommended accessibility standards is that it may reflect residents current travel patterns, for example

the need to travel further due to the lack of closer provision. It may also place too much emphasis on the car as those who do not currently have access to facilities as they do not have access to a car may have not answered the question.

- 6.49 Sport England's Spatial Planning for Sport and Active Recreation: Sport and Recreation in Supplementary Planning Documents (2009)⁵² recommends a travel distance of 15 minutes drive (5.6km) to indoor sports facilities. The report does not distinguish between types of indoor sports facilities or the hierarchy of provision.
- 6.50 The diagram below shows that when the recommended travel distance of 15 minutes drive is applied to the existing provision in the borough, that the entirety of the borough has good access to publicly accessible/ restricted access indoor sports provision.

⁵² <https://www.sportengland.org/media/4239/document-12-spatial-planning-for-sport-sport-ans-recreation-in-spds.pdf>

Figure 57 Sport England's Spatial Planning for Sport & Active Recreation Accessibility Standard



6.51 Sport England's Assessing Needs and Opportunities Guide for Indoor and Outdoor Sport Facilities: How to Undertake and Apply Needs Assessments⁵³ says that as a general guide a 20 minute travel time is often applicable to community facilities such as swimming pools and sports halls for general

⁵³ <https://www.sportengland.org/media/3599/20140722-anog-published.pdf>

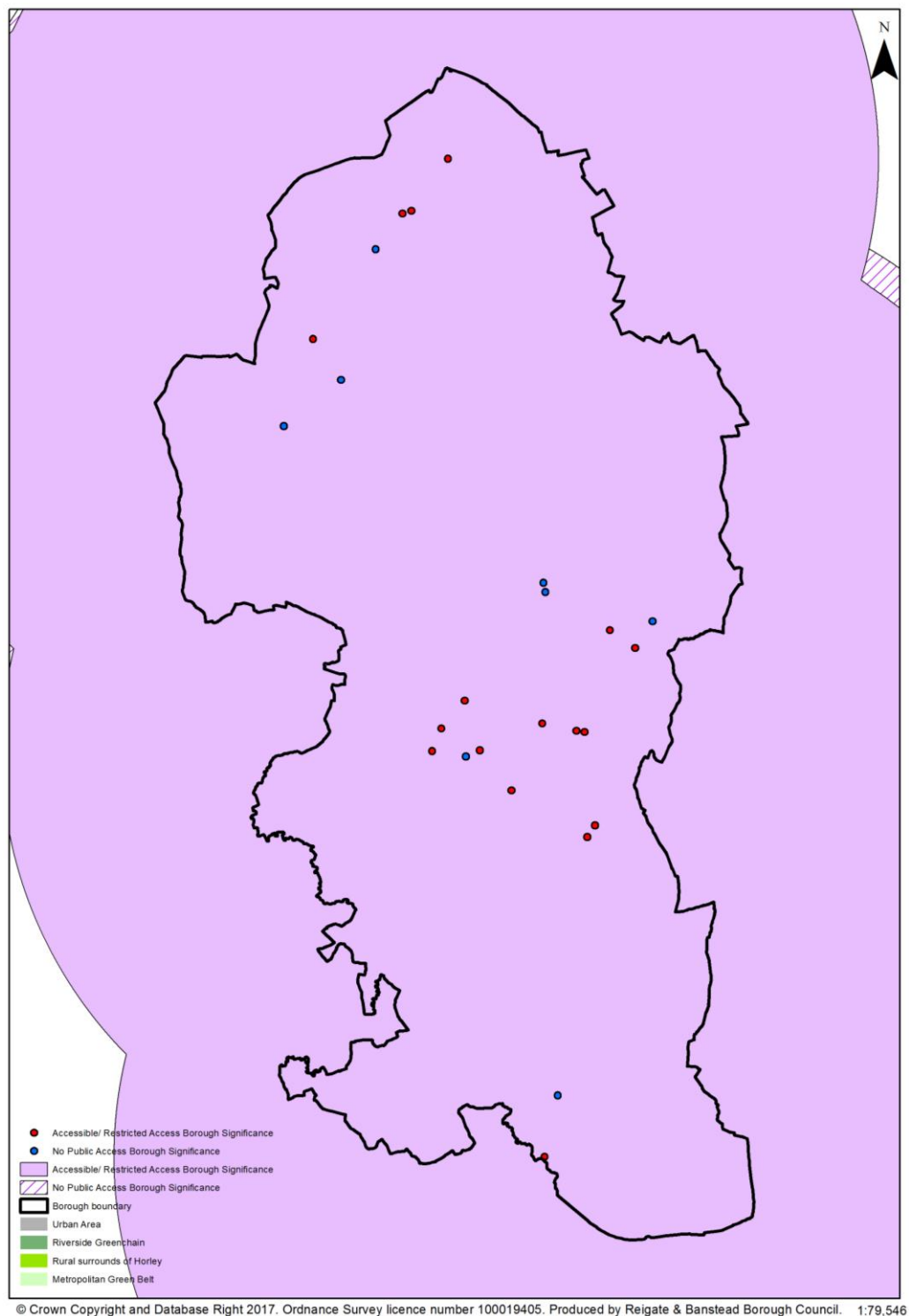
recreational use. The report does not specify by what type of travel method. The table below shows that if we apply a 20 minute drive for sites of borough and local importance and a 20 minute walk for sites of neighbourhood importance that this equates to a recommended travel distance of 7.5km for sites of borough and local importance and 1.0km for sites of neighbourhood importance.

Table 25 Sport England's Recommended Travel Distance

Hierarchy of Importance	Recommended Drive Distance (km)
Borough Importance	7.5
Local Importance	7.5
Neighbourhood Importance	1.0

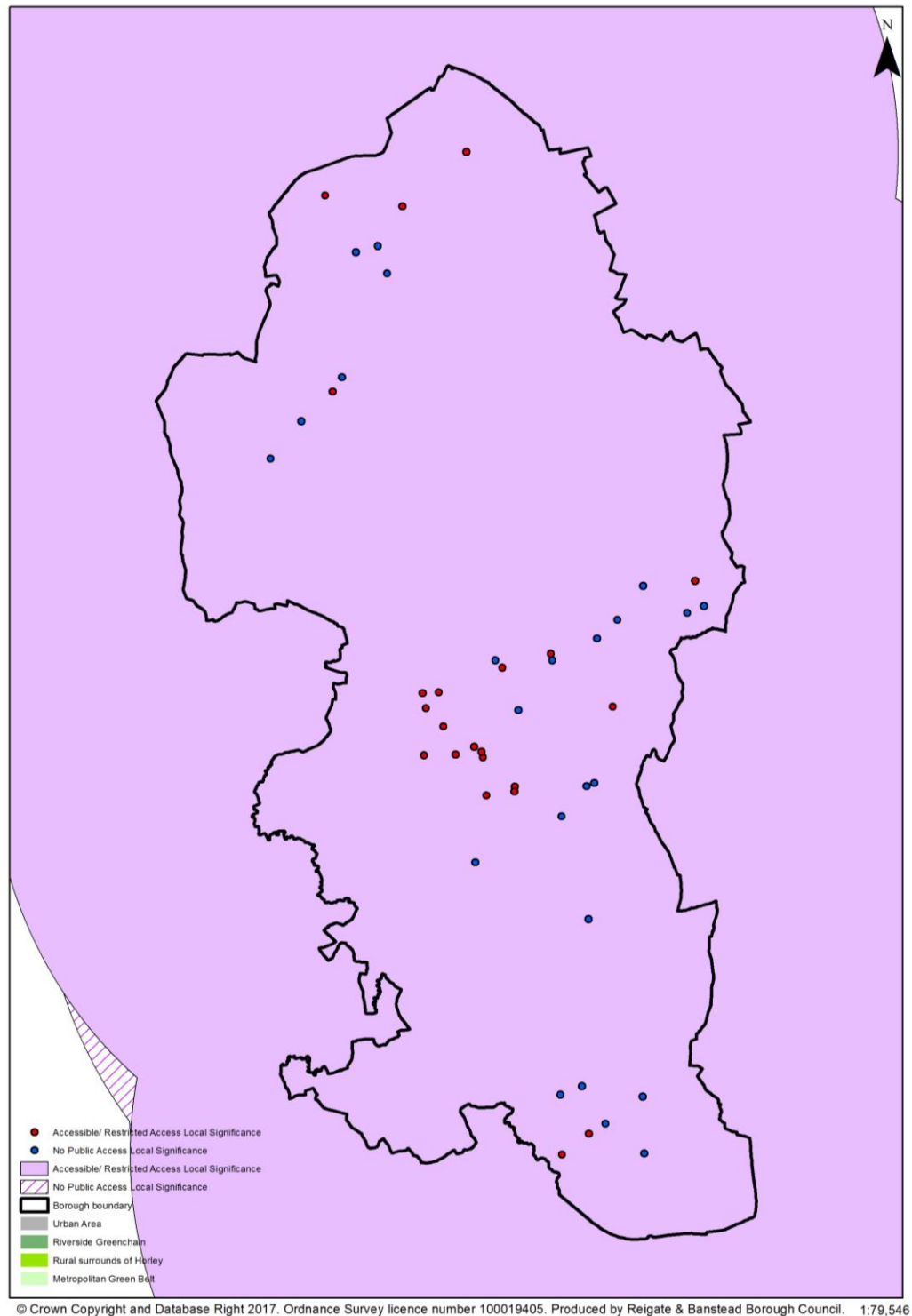
- 6.52 The diagram below shows that when applying this standard there is very good accessibility for the whole borough to accessible/ restricted access sites of borough importance.

Figure 58 Borough Importance



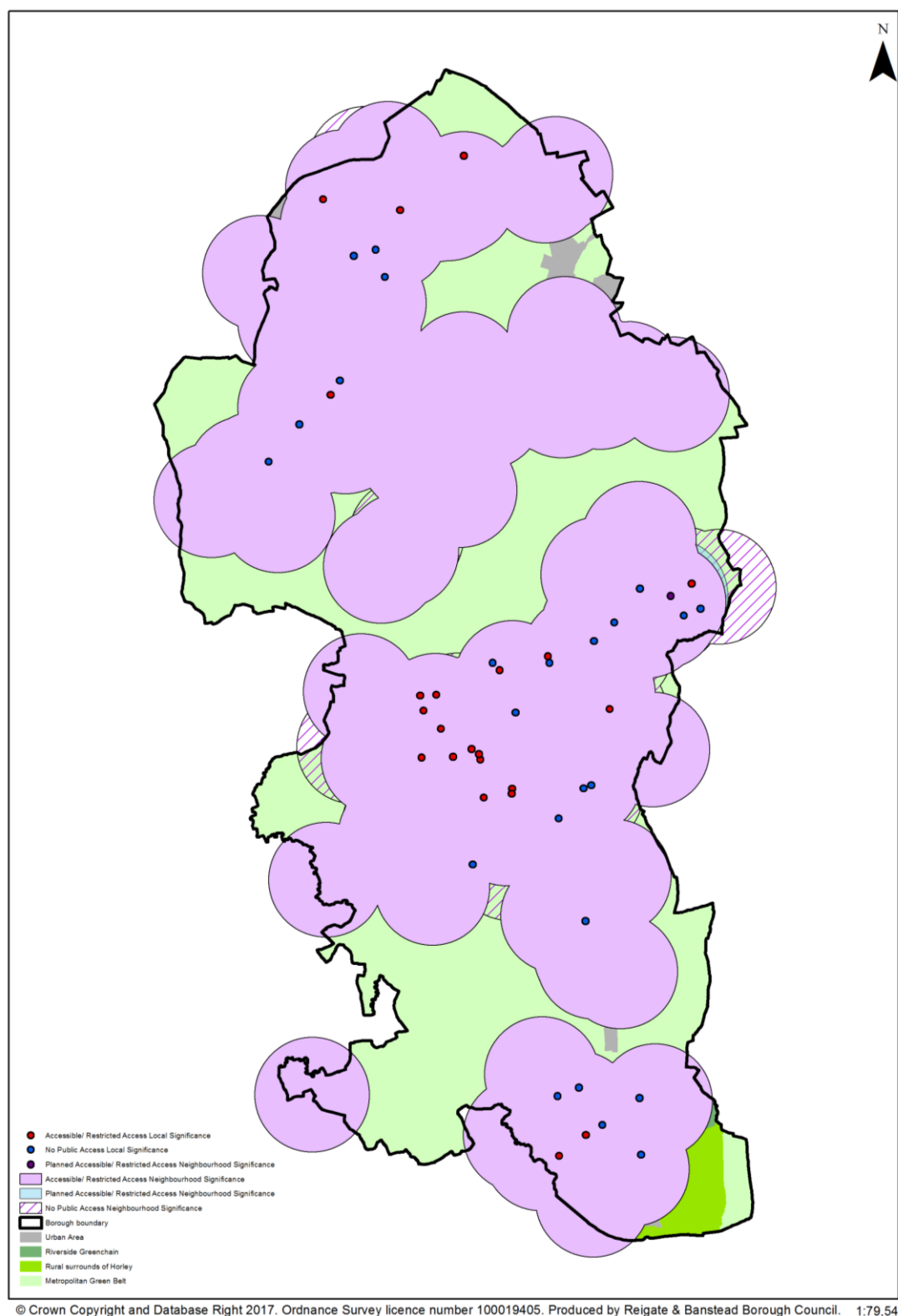
6.53 The diagram below shows also very good accessibility to publicly accessible/ restricted access indoor sports of local importance for the whole borough.

Figure 59 Local Importance



6.54 The diagram below shows relatively good accessibility for the urban areas of the borough as a whole. In particular it shows very good accessibility to accessible/ restricted access indoor sports facilities for the central urban area and southern urban area but more limited accessibility to accessible/ restricted access indoor sports in the north of the borough.

Figure 60 Neighbourhood Importance



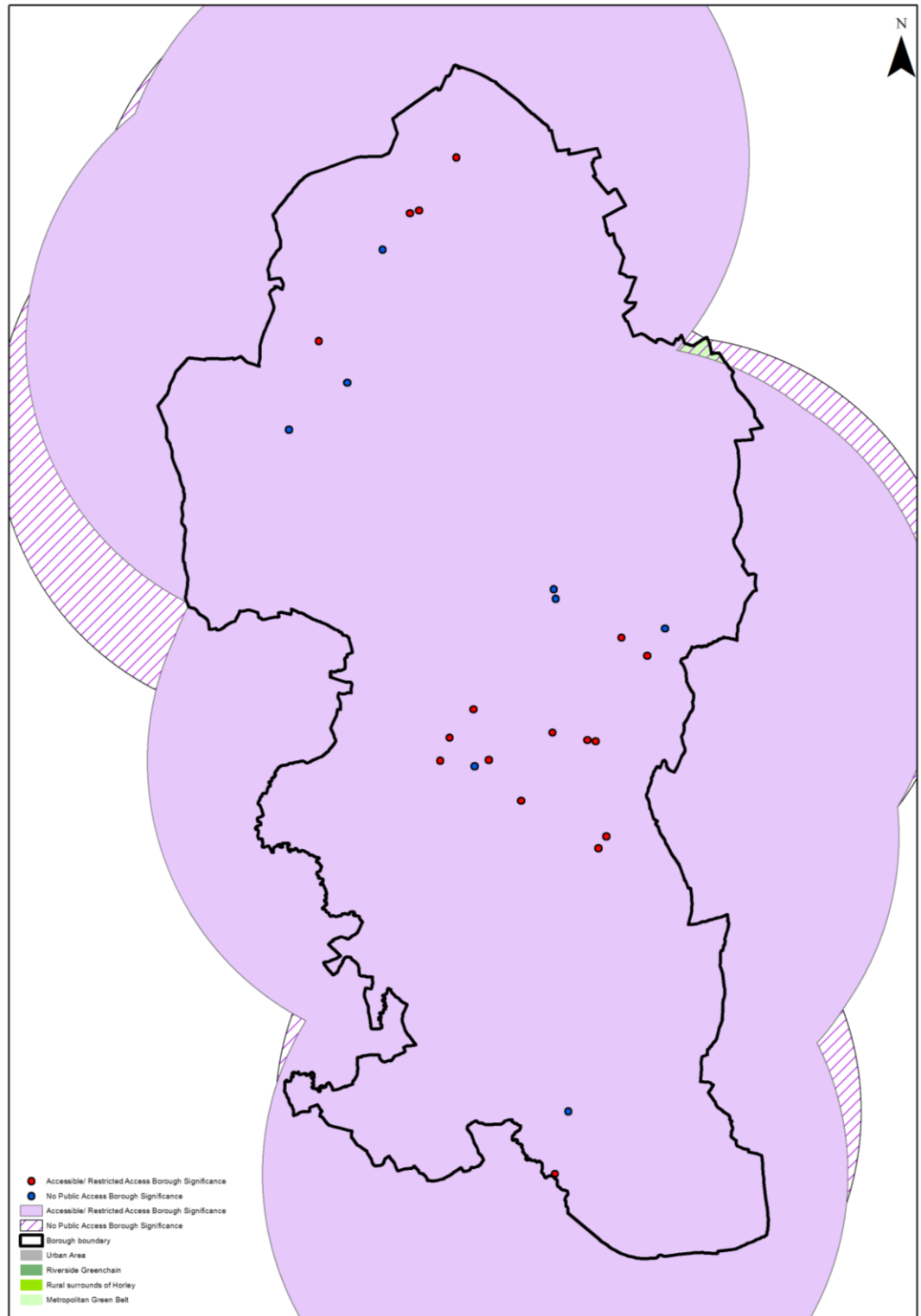
6.55 The previous 2011 Open Space, Sports & Recreation Assessment recommended the following accessibility standards:

- Borough Significance: 5.0km
- Local Significance: 3.0km

- Neighbourhood Significance: 0.8km

6.56 Applying the previous 2011 Open Space, Sport & Recreation Assessment standards shows that the whole of the borough has good access to accessible/restricted access borough significant indoor sports.

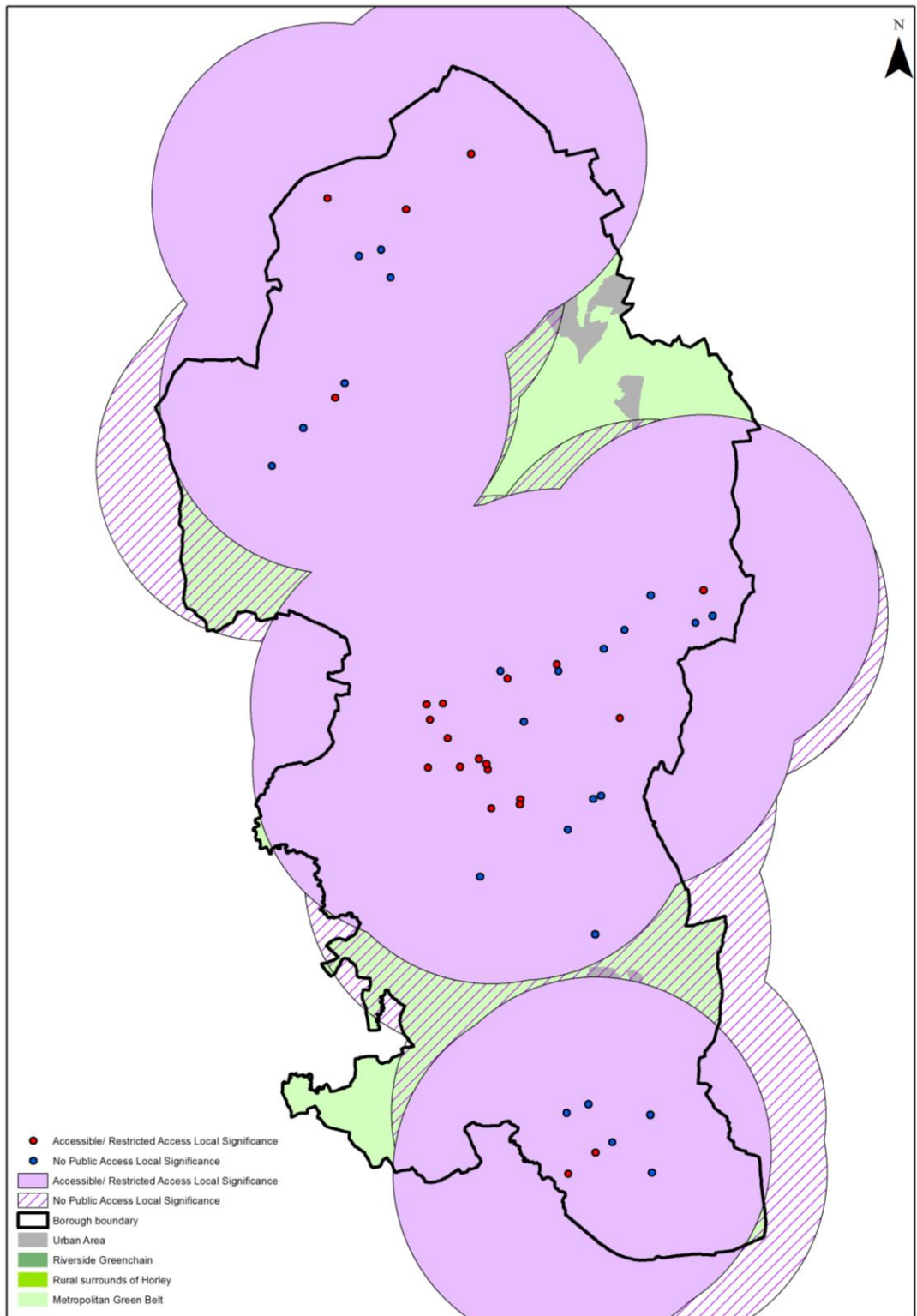
Figure 61 Borough Importance



© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:79,546

6.57 The diagram below shows relatively good access to publicly accessible and restricted access to locally significant indoor sports for the urban area within the borough.

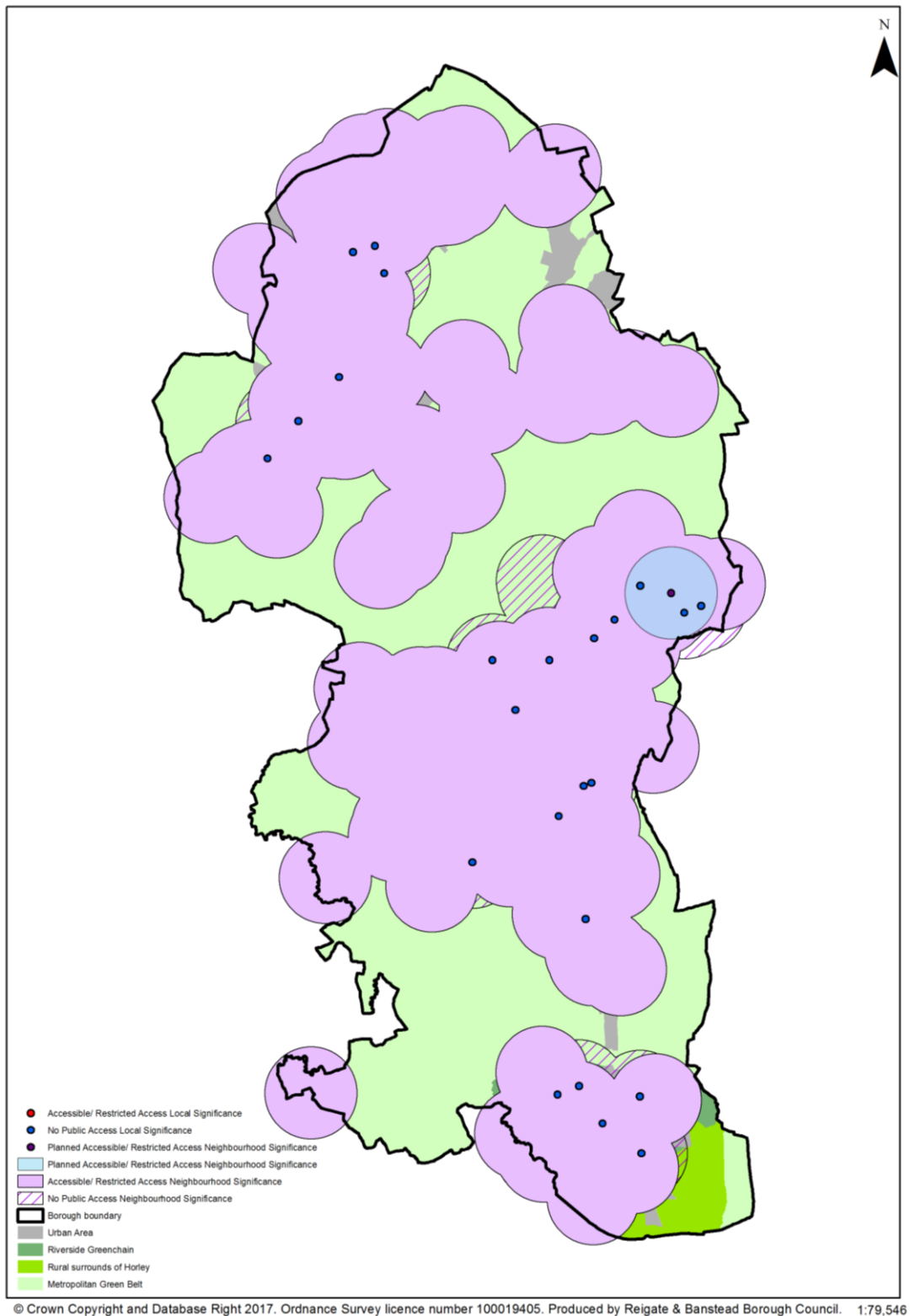
Figure 62 Local Significance



© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:79,546

- 6.58 The diagram below shows relatively good access to publicly accessible and restricted access indoor sports of neighbourhood significance for the urban areas of the borough. In particular, it shows good accessibility for the central and southern urban areas, but does show more limited accessibility for the northern urban areas.
- 6.59 The diagram shows that the planned provision (Merstham Community Hub) will not improve the accessibility of publicly accessible/ restricted access indoor sports.

Figure 63 Neighbourhood Significance



6.60 Both the PPG17 Guidance and Sport England's (2014) Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities Guidance recommend that a number of sources including local consultation should be used to derive accessibility standards. Considering local consultation

responses, national recommendations and the previous 2011 Open Space, Sports & Recreation Assessment recommendations, it is recommended that :

- Borough Significance: 5.3km drive
- Local Significance: 3.4km drive
- Neighbourhood Significance: 0.8km walk

6.61 It is also recommended that attention should be focussed on improving the accessibility to neighbourhood significant sites particularly in the north of the borough. This could, for example, be done through improvements to/ the creation of green corridors which would make it safer and easier for people to walk to facilities.

6.62 For new developments, provision should be provided in line with Sport England's Spatial Planning for Sport and Active Recreation: Sport and Recreation in Supplementary Planning Document (15 minute drive 5.6km).

Recommended Accessibility Standard

For new developments:

- 15 minute drive – 5.6km

For the rest of the borough:

- Borough Significance: 5.3km drive
- Local Significance: 3.4km drive
- Neighbourhood Significance: 0.8km walk

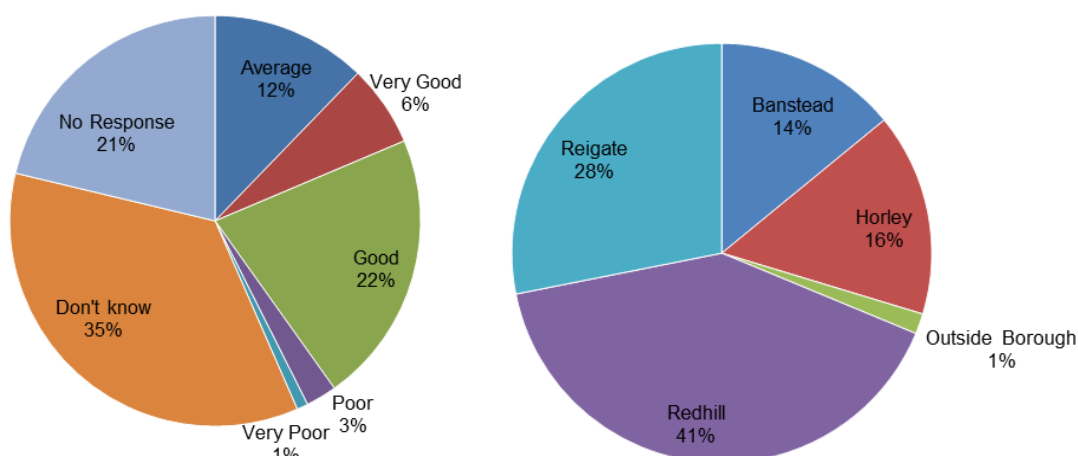
Attention should be focussed on improving the accessibility to neighbourhood significant sites particularly in the north of the borough.

Quality

6.63 The quality of indoor sports facilities has not been audited to inform this assessment. However, information has been gained from the general survey, the sports organisation survey and Sport England's Active Places Power Database.

6.64 As part of the general survey, respondents were asked for their opinions on the quality of indoor sports provision. For the typology as a whole, 30% of the respondents felt that the quality was good/ very good and 4% of the respondents felt that the quality was poor/ very poor. Of those reporting poor/ very poor quality the greatest proportion of residents live in/ near Redhill (41%).

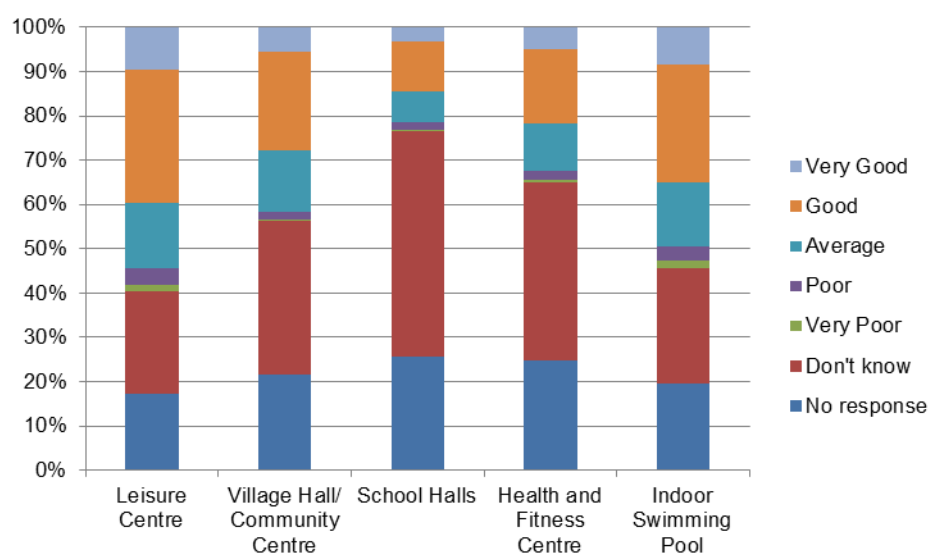
Figure 64 Quality of Indoor Sports (LH) and Poor/ Very Poor Quality (RH)



6.65 The graph below shows respondents thoughts with the quality of the individual types of indoor sports provision. It shows that:

- Leisure Centres: 40% of the respondents felt that the quality was good/ very good and 5% felt that the quality was poor/ very poor
- Village Halls and Community Centres: 28% of the respondents felt that the quality was good/ very good and 2% felt that the quality was poor/ very poor
- School Halls: 14% of the respondents felt that the quality was good/ very good and 2% felt that the quality was poor/ very poor
- Health and Fitness Centres: 22% of the respondents felt that the quality was good/ very good and 3% felt that the quality was poor/ very poor
- Indoor Swimming Pools: 35% of the respondents felt that the quality was good/ very good and 5% felt that the quality was poor/ very poor.

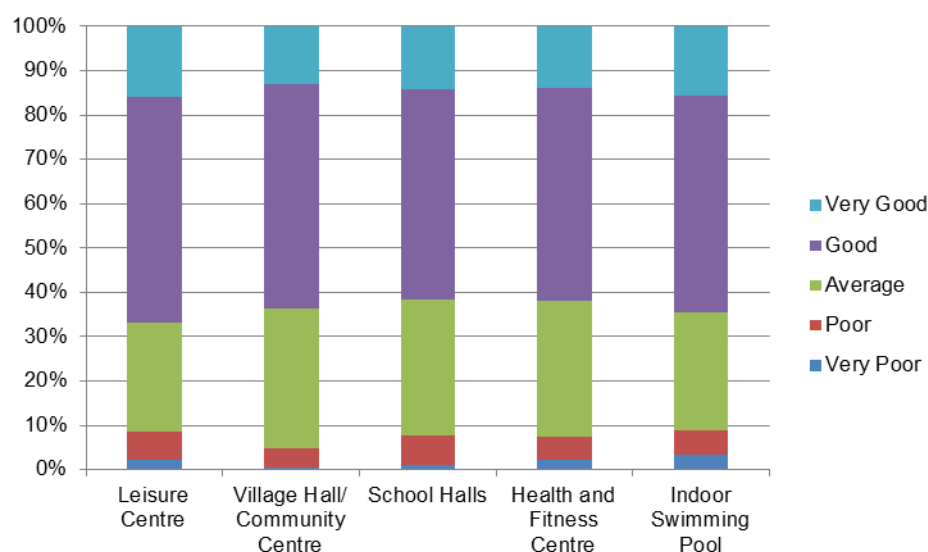
Figure 65 Quality of Indoor Sports Facilities



6.66 The graph above shows that for all of the typologies a high number of the respondents to the general survey said that they either didn't know about the quality of the indoor sports facilities or did not respond to the question. This is presumably due to not using indoor sports facilities. The graph below shows that of the respondents who responded to the question:

- Leisure Centres: two-thirds of the respondents felt that the quality was good/ very good and 9% felt that the quality was poor/ very poor
- Village Halls and Community Centres: almost two thirds of the respondents (64%) felt that the quality was good/ very good and 5% felt that the quality was poor/ very poor
- School Halls: 62% of the respondents felt that the quality was good/ very good and 7% of the respondents felt that the quality was poor/ very poor
- Health and Fitness Centres: 62% of the respondents felt that the quality was good/ very good and 7% felt that it was poor/ very poor
- Indoor Swimming Pools: almost two-thirds of the respondents (65%) felt that the quality was good/ very good and 9% felt that the quality was poor/ very poor

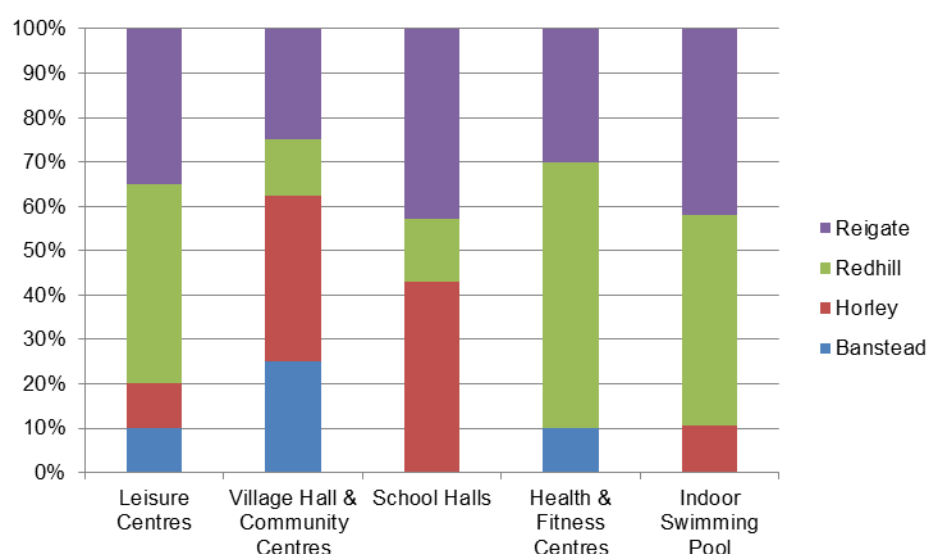
Figure 66 Quality of Indoor Sports Facilities



6.67 Of those reporting poor/ very poor quality of provision, the graph below shows that:

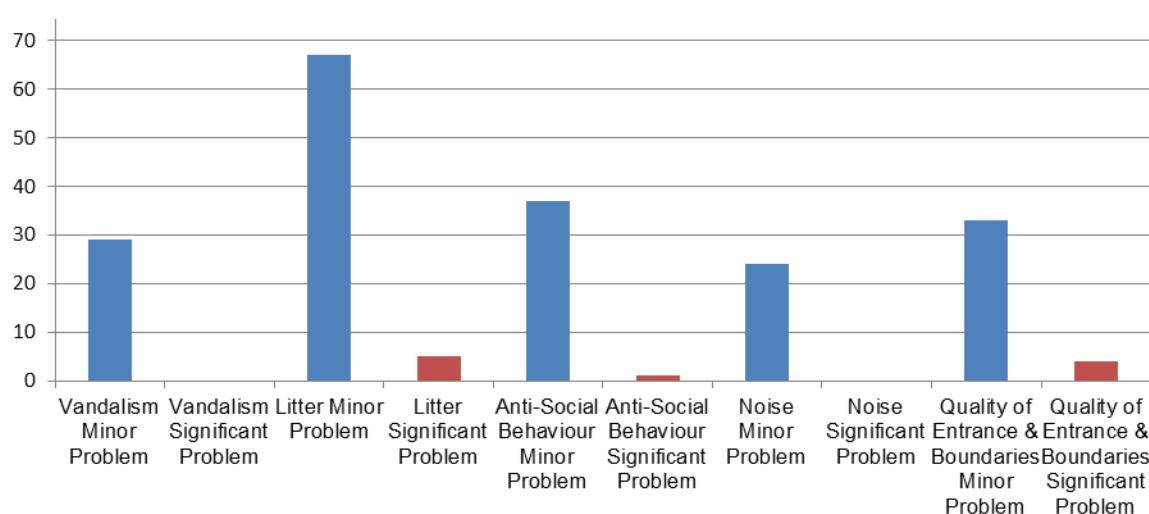
- The greatest proportion expressing dissatisfaction with leisure centres, indoor swimming pools and health and fitness centres live in/ near Redhill
- The greatest proportion expressing dissatisfaction with village halls and school halls live in/ near Horley

Figure 67 Poor/ Very Poor Quality Indoor Sports Facilities



6.68 Respondents were asked whether they thought that were significant/ minor problems with vandalism, litter, anti-social behaviour, noise and quality of entrances and boundaries. The greatest numbers reported minor and significant problems with litter.

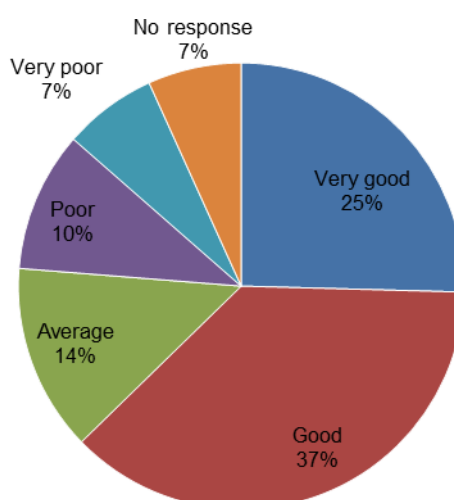
Figure 68 Minor and Significant Problems with Indoor Sports Facilities



6.69 Respondents in particular noted problems with cleanliness, lack of café facilities, poor changing facilities, parking, accessibility (for disabled usage) and overcrowding.

6.70 Sporting organisations were also asked for their opinion on the quality of facilities within the borough, 62% of the respondents felt that the quality of the facilities was good/ very good and 17% felt that the quality was poor/ very poor.

Figure 69 Quality of Indoor Sports Facilities



- 6.71 Sport organisations noted problems with the size of the facilities, cleanliness, vandalism, poor changing facilities, storage, drainage and uneven surfaces.
- 6.72 Sport England has developed Quest⁵⁴ and National Benchmarking Service⁵⁵ which are national quality schemes for the sport and leisure sector. Both are paid for services and not compulsory:
- Quest provides an operational quality mark for a specific facility based upon industry standards and good practice.
 - National Benchmarking Service: allows local authorities to measure a facilities performance against a number of indicators including access, utilisation and satisfaction from users. These scores are then benchmarked against equivalent local facilities.
- 6.73 It is recommended that facilities engage with either Quest or National Benchmarking Service to understand how their facility compares with other local facilities and understand whether there are specific concerns raised by users.
- 6.74 Sport England's Active Places Power Database records information management type, whether facilities are available for disabled use, when the facilities were built and whether they have been refurbished. From this database it is evident that the majority of facilities have either been built recently or refurbished recently.
- 6.75 Sport England provides a series of guidance notes for the design and maintenance of different types of indoor sports facilities. This guidance should

⁵⁴ <https://www.sportengland.org/our-work/partnering-local-government/tools-directory/quest/>

⁵⁵ <https://www.sportengland.org/our-work/partnering-local-government/tools-directory/national-benchmarking-service-nbs/>

be seen as the basis for the design of new or refurbished facilities within the borough. Details of this guidance is provided in appendix 11.

6.76 The English Federation of Disability Sport has an Inclusive Fitness Initiative (IFI Mark)⁵⁶. The IFI Mark is an accreditation which recognises the achievements and commitment of leisure facilities that enable disabled people to become physically active. There are five components of the IFI Mark:

- Fitness equipment
- Staff training
- Marketing and engagement
- Sports development
- Accessible facilities

6.77 Taking into account national guidance and local consultation, it is recommended that:

- All new build and refurbishment schemes should be designed in accordance with Sport England Guidance Notes
- Facilities should promote the principles of the IFI Mark and seek to achieve the IFI Mark.
- Facilities should engage with either Quest or National Benchmarking Service to understand how their facility compares with other local facilities and understand whether there are specific concerns raised by users
- Facilities should be of a good quality: well maintained; have appropriate flooring; be clean, free of litter and vandalism; offer appropriate changing areas and a range of on-site facilities including parking.

Recommended Quality Standard

All new build and refurbishment schemes should be designed in accordance with Sport England Guidance Notes.

Facilities should promote the principles of the IFI Mark and seek to achieve the IFI Mark.

Facilities should engage with either Quest or National Benchmarking Service to understand how their facility compares with other local facilities and understand whether there are specific concerns raised by users

Facilities should be of a good quality: well maintained; have appropriate flooring; be clean, free of litter and vandalism; offer appropriate changing areas and a range of on-site facilities including parking.

⁵⁶ <http://www.efds.co.uk/how-we-help/programmes/65-inclusive-fitness-initiative>

Applying Recommended Standards

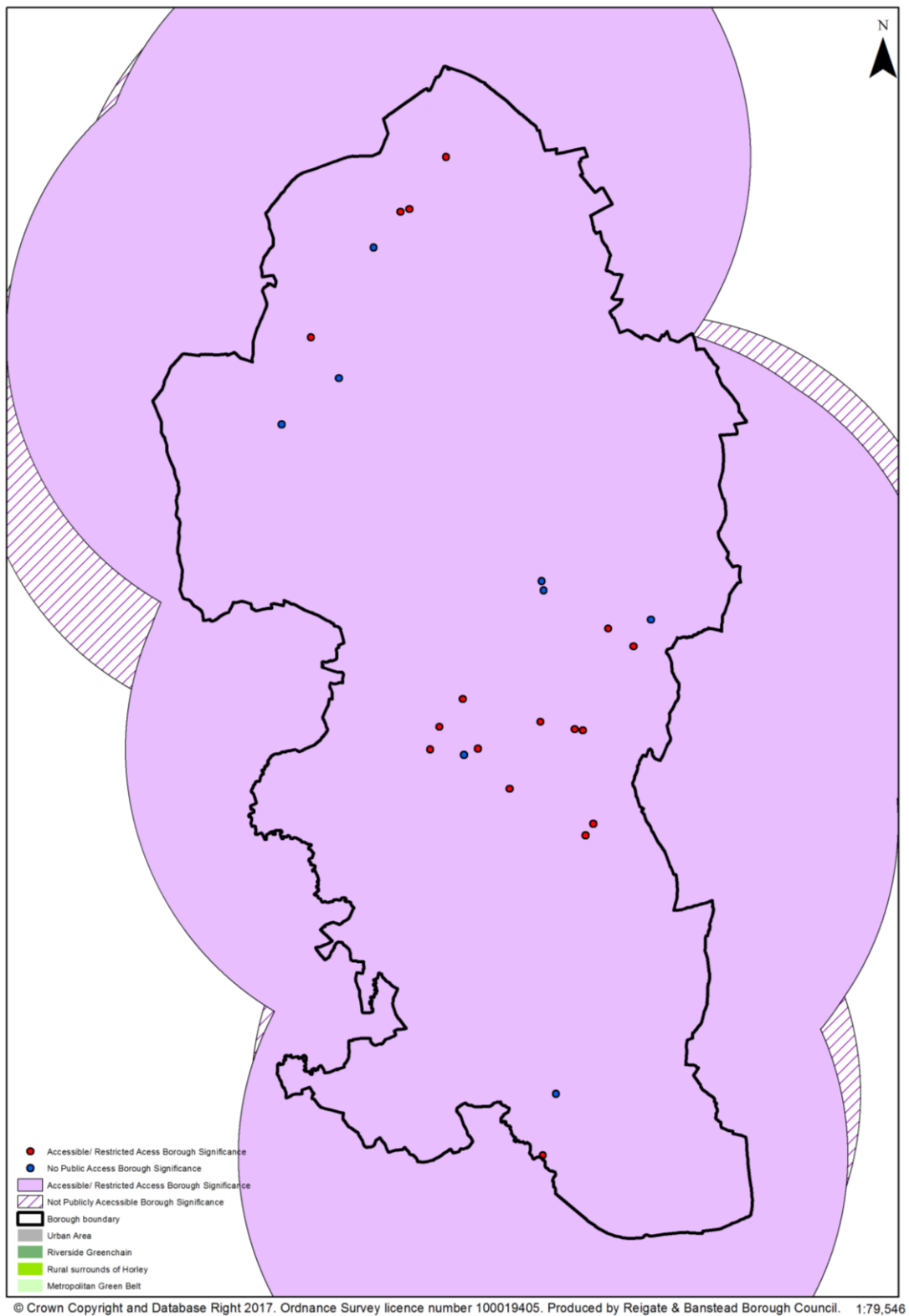
Quantity

- 6.78 No quantity standard was set. The report identified a surplus in indoor sports facilities for the current population and the future 2026/27 population. It was however noted that many of the facilities are only available on a restricted basis and that many more facilities have no public access. It was therefore recommended that all existing facilities are retained; that the Council should work with partners to increase public access to existing facilities; and when opportunities arise, opportunities should be explored to provide new indoor sports facilities.

Accessibility

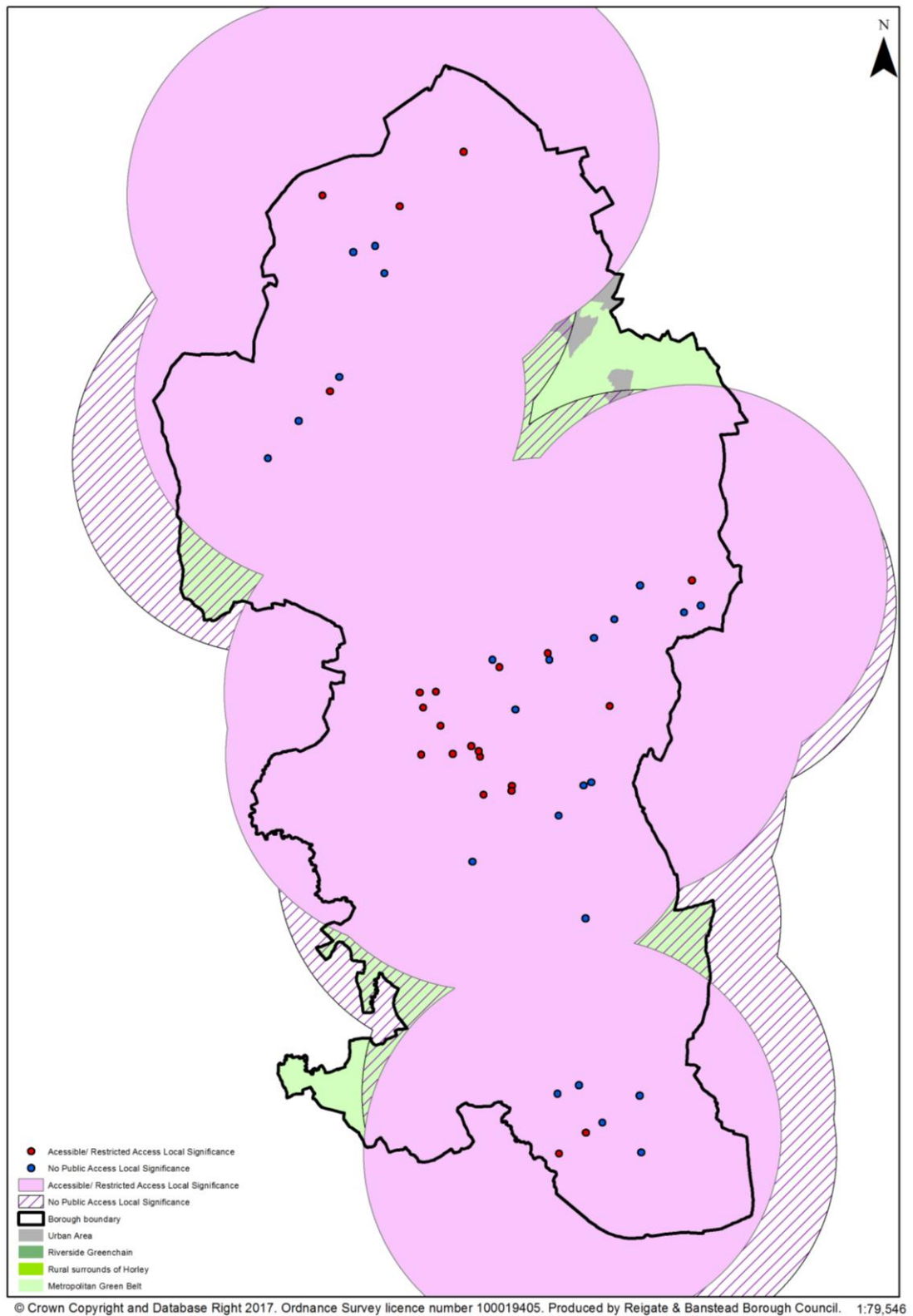
- 6.79 The report recommends the following accessibility standards:
- Borough Significance: 5.3km drive
 - Local Significance: 3.4km drive
 - Neighbourhood Significance: 0.8km walk
- 6.80 The report also recommends that attention should be focussed on improving the accessibility to neighbourhood significant sites particularly in the north of the borough.
- 6.81 The diagrams below show the recommended accessibility standards. For borough significant sites it shows that the entirety of the borough has access to publicly accessible/ restricted access sites.

Figure 70 Borough Significant Sites



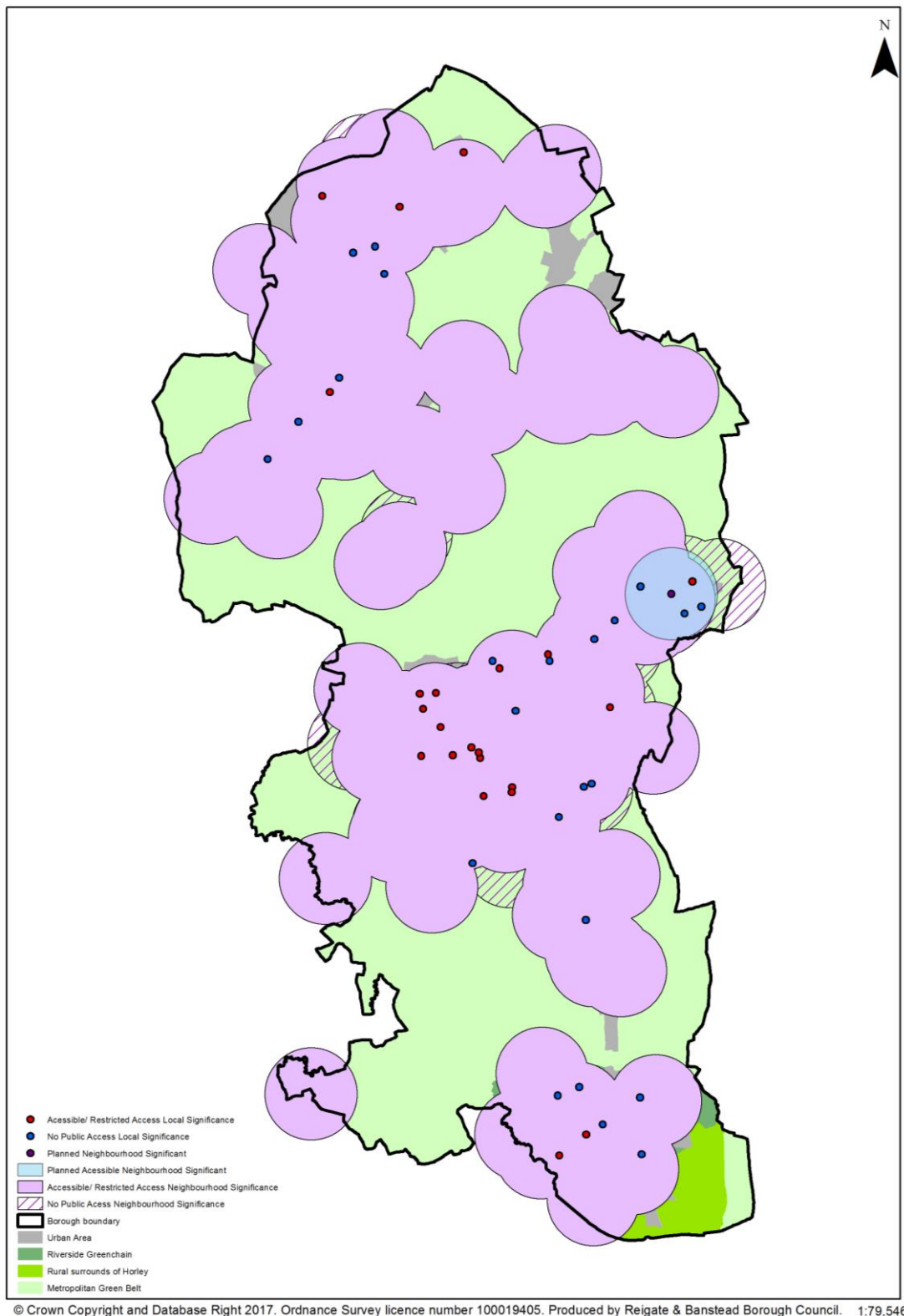
6.82 For locally significant sites the diagram below shows relatively good access to publicly accessible/ restricted access sites.

Figure 71 Local Significance



6.83 The diagram below shows that for neighbourhood significant sites there is relatively good accessibility for the urban areas.

Figure 72 Neighbourhood Significance



6.84 For new developments, it is recommended that provision be provided in line with Sport England's Spatial Planning for Sport and Active Recreation: Sport and Recreation in Supplementary Planning Document (15 minute drive 5.6km).

Quality

- 6.85 The facilities were not audited as part of this assessment. Instead information was gained from local consultation and Sport England's Active Places Power Database. Based upon this information and national guidance, it was recommended that:
- All new build and refurbishment schemes should be designed in accordance with Sport England Guidance Notes
 - Facilities should promote the principles of the IFI Mark and seek to achieve the IFI Mark
 - Facilities should engage with either Quest or National Benchmarking Service to understand how their facility compares with other local facilities and understand whether there are specific concerns raised by users
 - Facilities should be of a good quality: well maintained; have appropriate flooring; be clean, free of litter and vandalism; offer appropriate changing areas and a range of on-site facilities including parking.

Recommendations & Strategic Priorities

- 6.86 All existing facilities should be retained and when opportunities arise, opportunities should be explored to increase the provision of facilities.
- 6.87 In order to improve the access to existing facilities, the Council should work with partners to increase public access to existing facilities.
- 6.88 All indoor sports facilities should be of a good quality. In particular they should be well maintained; have appropriate flooring; be clean, free of litter and vandalism; offer appropriate changing areas and a range of on-site facilities including parking.
- 6.89 All new build and refurbishment schemes should be designed in accordance with Sport England Guidance Notes to ensure that facilities are suitable for the use intended and accessible for all.
- 6.90 To ensure that facilities are accessible to all, it is recommended that facilities should promote the principles of the IFI Mark and seek to achieve the IFI Mark.
- 6.91 The following accessibility standards are recommended:
- Borough Significance: 5.3km drive
 - Local Significance: 3.4km drive
 - Neighbourhood Significance: 0.8km walk

- 6.92 For new developments, it is recommended that provision be provided in line with Sport England's Spatial Planning for Sport and Active Recreation: Sport and Recreation in Supplementary Planning Document (15 minute drive 5.6km).
- 6.93 It is also recommended that attention should be focused on improving the accessibility to neighbourhood significant sites particularly in the north of the borough through, for example, the development of green corridors as this would improve walking/ cycling access.

7. Amenity Green Space

Definition

- 7.1 Amenity Green space includes spaces open to free and spontaneous use by the public, but neither laid out nor managed for a specific function such as a park, playing field or managed as natural or semi-natural habitat. These areas of open space are of a varied size and share the following characteristics:
- Unlikely to be physically demarcated by walls or fences
 - Predominantly lain down to (mown) grass
 - Unlikely to have identifiable entrance points (unlike parks)
 - They may have shrub and tree planting and occasionally formal planted flower beds
 - They may occasionally have other recreational facilities and fixtures (such as play equipment or ball courts)

Figure 73 Downland Way, Tattenhams



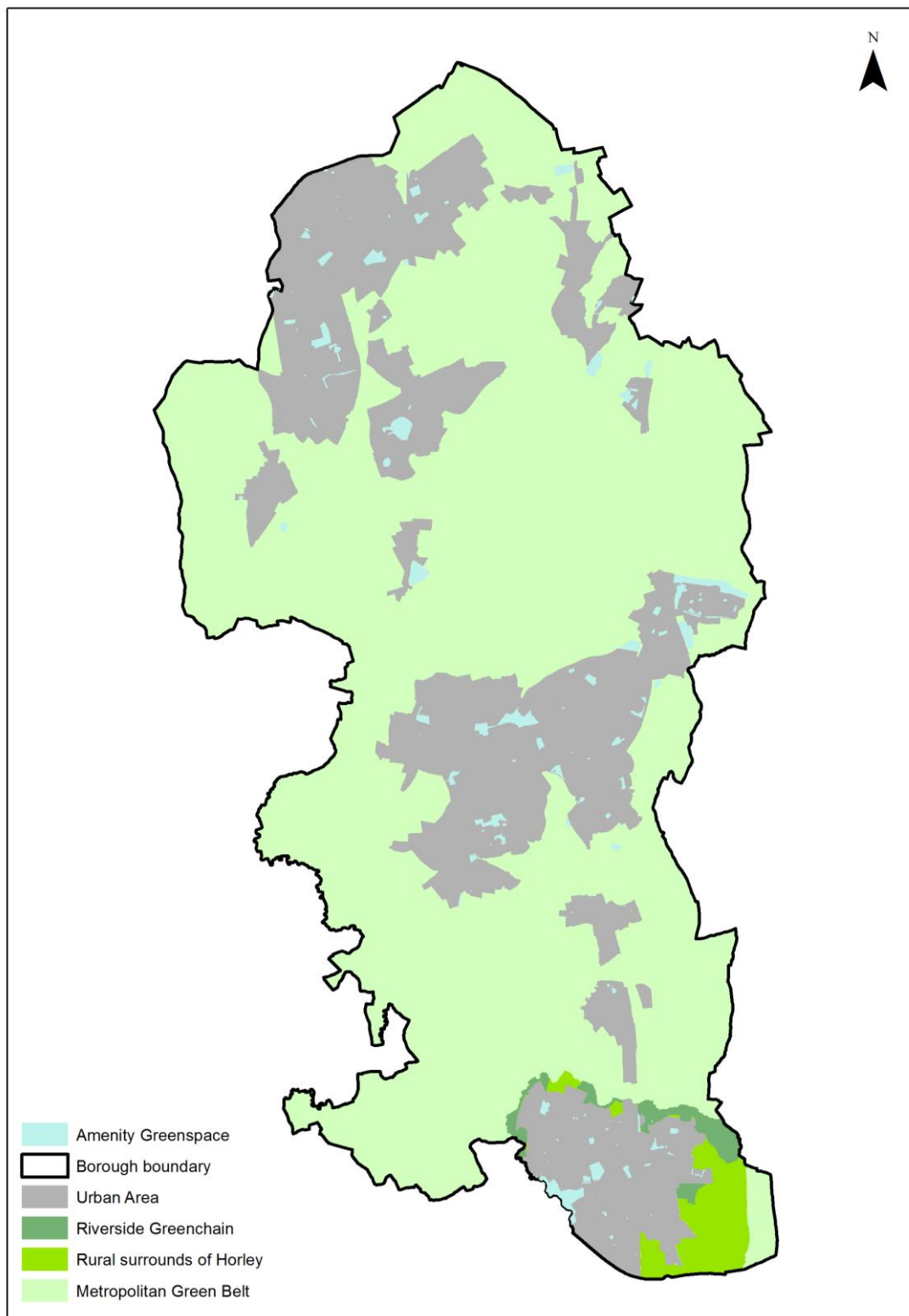
Context

- 7.2 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. These areas enhance the character of the towns and villages, break up the continuity of urban development and provide informal amenity space.
- 7.3 Within the borough, areas of amenity green space can be categorised into two main types:
- Recreation grounds such as Tattenham Way Recreation Ground. These are important for informal recreation and are often alongside other areas of open space such as playgrounds or sports pitches. They tend to attract people from both the local area and from further afield.
 - Informal amenity greenspaces ranging from large sites such as the rear of Juniper Close in Reigate to smaller areas within housing such as Mansfield Drive open space. These areas are primarily used by people within the neighbourhood, living very close to the site.
- 7.4 Within the borough, the character of amenity green spaces varies considerably. Many of the sites are multi-functional and the spaces are often used for different functions depending on the time of the day. Where this is the case, the main use has been recorded, for example if there are sports pitches on a recreation ground, the area taken up by the sports pitches has been classified as outdoor sports provision.

- 7.5 Similarly, many of the amenity green spaces around housing areas are indistinguishable from informal play areas. Where spaces are obviously dedicated as play areas, they are included as children and young people provision. Where this is not the case, they are identified as amenity green space.
- 7.6 With increasing pressures for development within the urban area, the challenge is to maintain the provision of areas of amenity greenspace. Many of the urban areas of amenity space within the borough are covered by an Urban Open Land designation. Paragraph 3.35 of the Borough Local Plan 2005 defines Urban Open Land as areas which are of a sufficient size to possess an identifiable and distinctive character and a need for protection and contribute to the visual amenity of the area; and policy Pc6 seeks to resist the loss of Urban Open Land. To aid the Development Management Plan an Urban Open Space Review⁵⁷ was undertaken which assessed the value of urban greenspaces in the borough. Further work has been undertaken for Regulation 19.

⁵⁷ http://www.reigate-banstead.gov.uk/downloads/file/2631/urban_open_space_review

Figure 74 Amenity Greenspace



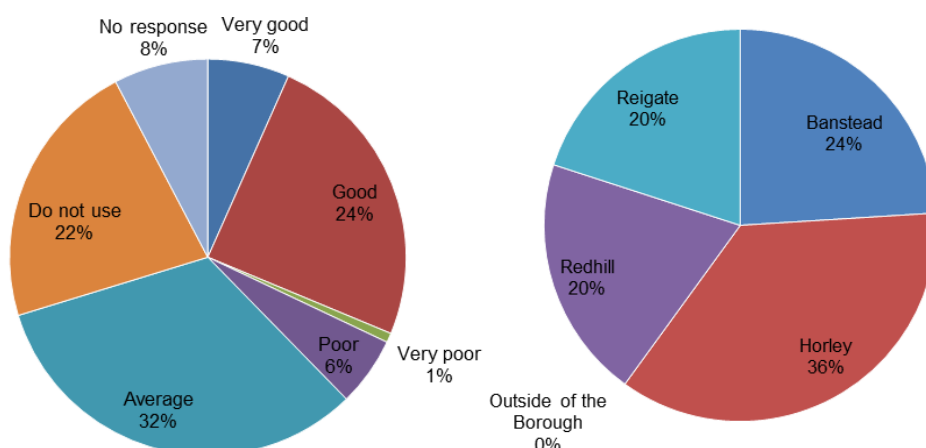
© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:78,000

Standards

Quantity

- 7.7 The audit has identified 214 sites of amenity greenspace within the borough (124.5ha). 93% of these sites and 87% of the total areas are publicly accessible.
- 7.8 As part of the general survey, people were asked for their opinion on the quantity of amenity greenspace in the borough. Over a third of the respondents (38%) felt that the quantity was good/ very good and almost a further third thought that the provision was average. 7% of the respondents felt that the provision was poor/ very poor. Of those reporting poor/ very quantity of amenity greenspace, the greatest proportion live in Horley (36%).

Figure 75 Quantity of Amenity Greenspace (LH) and Poor/ Very Poor Quantity of Amenity Greenspace (RH)



- 7.9 The table below details the current quantity of provision for each ward in the borough and the projected provision for the 2026/27 population. It shows that there is currently 0.74ha of accessible amenity greenspace per 1,000 people and that by 2026/27 this will fall to 0.69ha/ 1,000 people.

Table 26 Accessible Amenity Greenspace

	All Sites		Accessible		Accessible Space Ha/1,000 population	
	No.	Size (Ha)	No.	Size (Ha)	2016/17	2026/27
BV	9	6.90	4	3.46	0.37	0.37
CHW	14	9.71	13	9.37	1.03	1.03
KBH	4	6.17	4	6.17	0.84	0.81
N	13	4.46	13	4.46	0.54	0.52
P	5	3.90	5	3.90	1.29	1.04
TW	8	1.89	8	1.89	0.26	0.25
TAT	14	3.45	13	2.30	0.30	0.30
1 North	67	36.47	60	31.55	0.61	0.59
EW	7	2.72	7	2.72	0.29	0.29
MSJ	20	15.53	20	15.53	1.91	1.78
M	18	30.92	16	23.02	2.77	2.75
RE	13	5.07	13	5.07	0.49	0.46
RW	9	3.16	8	3.09	0.34	0.29
RC	6	0.79	6	0.79	0.10	0.10
RH	3	4.21	1	0.88	0.14	0.13
SPW	6	2.36	6	2.36	0.32	0.32
2 Central	82	64.75	77	53.45	0.81	0.76
HC	11	3.64	11	3.64	0.40	0.38
HE	9	7.26	8	6.97	0.94	0.91
HW	31	11.74	30	11.41	1.35	0.94
SS	4	0.59	3	0.43	0.16	0.13
3 South	55	23.23	52	22.45	0.81	0.69
RBBC	204	124.46	189	107.45	0.74	0.69

- 7.10 A further 9.3ha of amenity greenspace is planned to be delivered as part of the North East and North West Sectors in Horley. This will increase the average provision of amenity greenspace per person in 2026/27 to 0.75.
- 7.11 FiT recommend a standard of 0.6ha per 1,000 people. The table below shows that for the borough as a whole there is no need to provide additional amenity greenspace for either the 2016/17 population or the 2026/27 population. It does however show variation between the wards.

Table 27 FiT Standard

	Existing Fully Accessible (Ha)	Standard Requirement (Ha)		Required Provision (Ha)	
		16/17	26/27	16/17	26/27
BV	3.46	5.55	5.59	2.08	2.13
CHW	9.37	5.44	5.46	-3.93	-3.91
KBH	6.17	4.42	4.57	-1.75	-1.60
N	4.46	4.91	5.16	0.46	0.70
P	3.90	1.81	2.25	-2.09	-1.65
TW	1.89	4.38	4.45	2.49	2.56
TAT	2.30	4.56	4.56	2.26	2.26
1 North	31.55	31.08	32.04	-0.47	0.49
EW	2.72	5.54	5.69	2.82	2.97
MSJ	15.53	4.87	5.23	-10.66	-10.30
M	23.02	4.99	5.02	-18.03	-18.00
RE	5.07	6.20	6.62	1.12	1.55
RW	3.09	5.39	6.47	2.30	3.38
RC	0.79	4.72	4.93	3.94	4.14
RH	0.88	3.64	4.00	2.76	3.12
SPW	2.36	4.46	4.44	2.10	2.08
2 Central	53.45	39.80	42.39	-13.65	-11.06
HC	3.64	5.40	5.78	1.76	2.15
HE	6.97	4.43	4.58	-2.55	-2.39
HW	11.41	5.05	7.27	-6.35	-4.14
SS	0.43	1.66	1.94	1.22	1.50
3 South	22.45	16.54	19.57	-5.91	-2.88
RBBC	107.45	87.42	94.00	-20.03	-13.45

- 7.12 The planned provision for the North East and North West Sectors will further improve the provision of amenity greenspace in the south of the borough. In particular, it will improve the provision of amenity greenspace in Horley West. The planned provision will however not eradicate the deficiency of amenity greenspace against the FiT standard for Horley Central and Salfords & Sidlow.

Table 28 FiT Standard Incorporating Planned Development of Amenity

	Existing Fully Accessible (Ha)	Planned Provision (Ha)	Total Provision 2026/27 (Ha)	Standard Requirement 26/27 (Ha)	Required Provision 26/27 (Ha)
HC	3.64		3.64	5.78	2.15
HE	6.97		6.97	4.58	-2.39
HW	11.41	9.30	20.71	7.27	-13.44
SS	0.43		0.43	1.94	1.50
3 South	22.45	9.30	31.75	19.57	-12.18
RBBC	107.45	9.30	116.75	94.00	-22.75

- 7.13 In reality, given the nature of amenity greenspace (and the nature of the existing built environment) it is not possible to set a borough standard for existing developments/ areas. Instead, it is recommended that the existing areas of amenity greenspace are protected and that opportunities should be

explored to provide additional amenity greenspace in deficient areas when they arise.

- 7.14 For new developments, it is recommended that amenity greenspace is provided in line with the FiT standard.

Recommended Quantity Standard

New Developments

0.8ha of accessible amenity greenspace per 1,000 people.

Remainder of the Borough

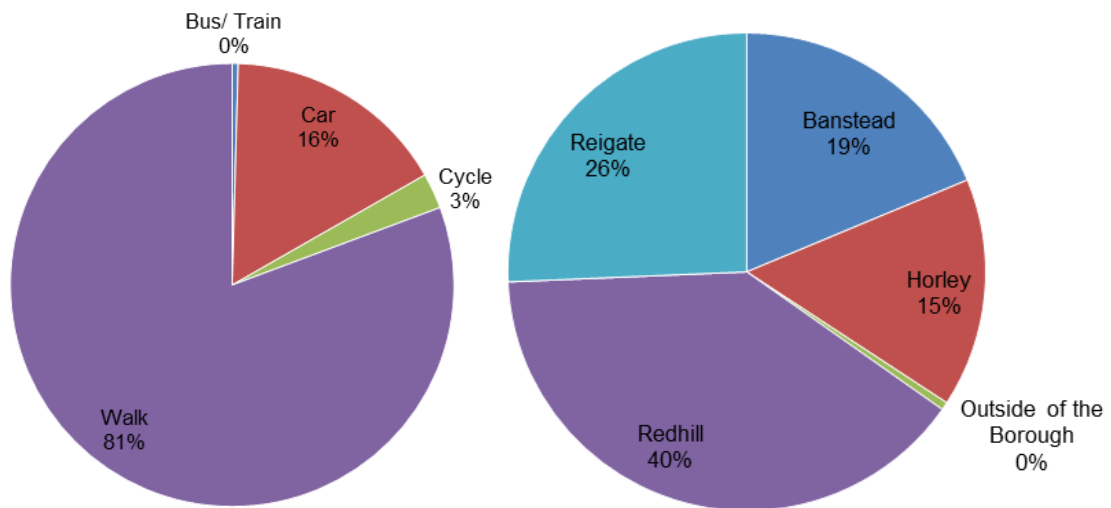
Existing areas will be retained.

Opportunities will be sought to increase provision of amenity greenspace in deficient areas when they arise.

Accessibility

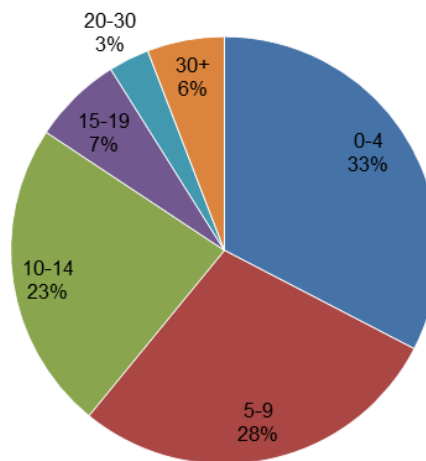
- 7.15 As part of the general survey, respondents were asked how they travel to areas of amenity green space and how far they would expect to travel by their preferred means. The greatest proportion using areas of amenity greenspace walk (81%). Of those walking, the fewest live in/ near Horley (16%).

Figure 76 Transportation Method (LH) and Walk (RH)



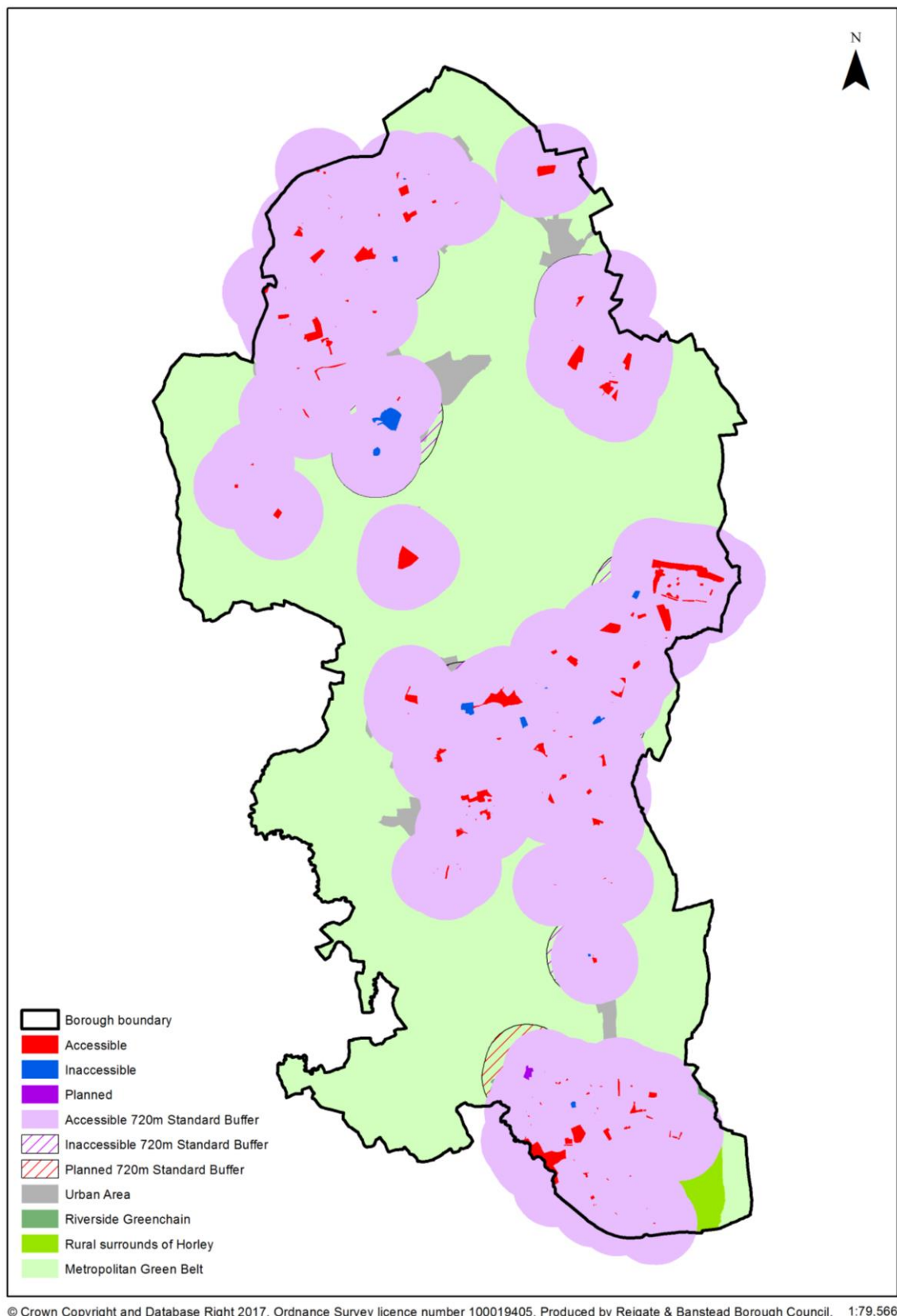
- 7.16 Over half of the respondents who use areas of amenity greenspace felt that they should travel no more than 10 minutes (33% 0-4 minutes and 28% 5-9 minutes).

Figure 77 Expected Duration of Journey



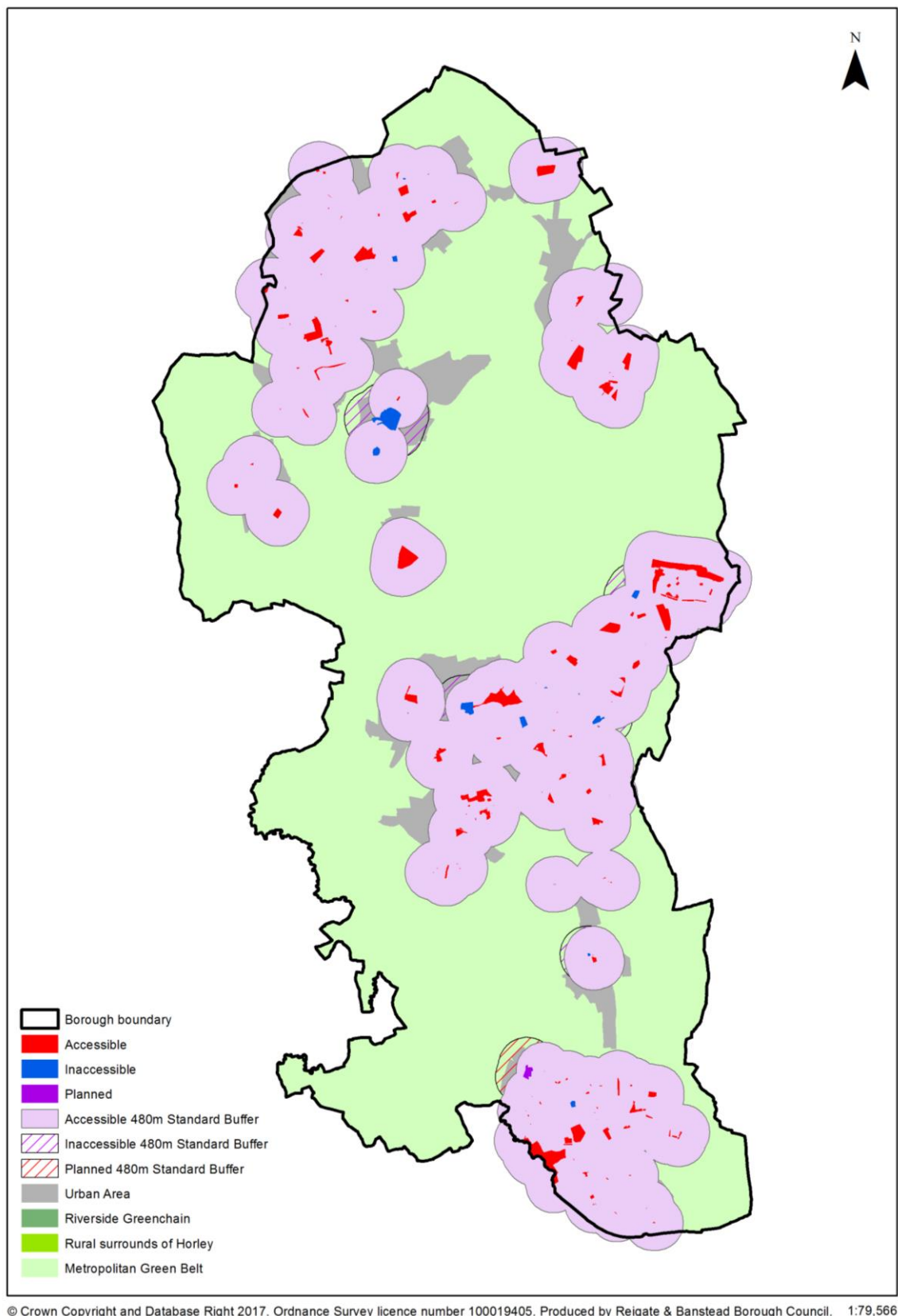
- 7.17 Using local consultation to define an accessibility standard, a standard of 720m is recommended.
- 7.18 The diagram below shows the accessibility of amenity greenspace at a travel distance of 720m. It shows that there is relatively good accessibility for majority of the urban area, although it does show variation between the different parts of the borough.

Figure 78 Accessibility of Amenity Greenspace



7.19 FiT, however, recommend a travel distance of 480m. The diagram below shows the accessibility of amenity greenspace at a travel distance of 480m. It shows that there is relatively good accessibility for the majority of the urban area but poorer levels of accessibility than when the 720m buffer is applied. The diagram also shows variation in accessibility levels between the areas.

Figure 79 Accessibility of Amenity Greenspace at FiT Standard



7.20 The previous 2011 Open Space, Sport & Recreation Assessment recommended two standards for the provision of amenity greenspace. A

standard for borough level significance and a standard for neighbourhood level significance. It did this as within the borough, the typology of amenity greenspace includes large recreation grounds which are maintained to a high standard and which provide a number of facilities and draw people in from further afield, and the typology also includes some smaller areas, which whilst no less important, serve a more local neighbourhood catchment.

- 7.21 It is recommended that the same approach is applied for this assessment.
- 7.22 The previous assessment recommended that for borough significant sites an accessibility standard of 600m should be applied and for neighbourhood significant sites an accessibility standard of 500m should be applied. Given the FiT standards recommendations and the findings from the consultation, it is recommended that the borough level significance should be amended to 720m and neighbourhood level significance should be amended to 480m.
- 7.23 For new developments, it is recommended that amenity greenspace is provided in line with FiT Standards.

Recommended Accessibility Standard

<u>For new developments</u>

480m walk

<u>For existing areas:</u>

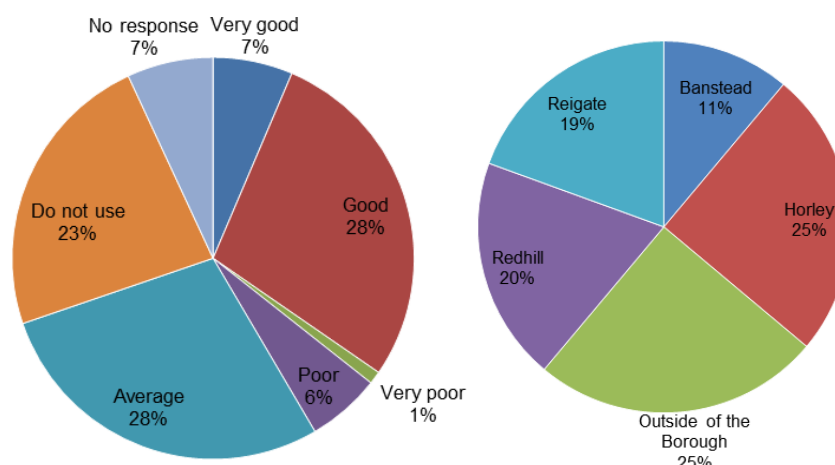
Sites of borough or local significance: 720m
--

Sites of neighbourhood significance: 480m

Quality

- 7.24 As part of the general survey, respondents were asked for their opinions on the quality of amenity greenspace. Just over a third of the respondents felt that the provision was good/ very good and a further 28% felt that it was average. 7% felt that the provision was poor/ very poor, of those reporting poor/ very poor quality the greatest proportion live in/ near Horley (33%).

Figure 80 Quality of Amenity Greenspace (LH) and Poor/ Very Poor Quality (RH)



- 7.25 All areas of amenity greenspace were audited and their site assessments are detailed in appendix 12. The site audits demonstrated significant variation in the quality of the sites. Variation included the provision of bins, information signs, litter, vandalism and quality of vegetation and planting.
- 7.26 Applying the benchmark of 60% to demarcate 'good' quality sites and 45% 'reasonable' sites, 97% of the sites were found to be of 'good' quality and 3% were found to be 'reasonable'.
- 7.27 The 2011 Open Space, Sports & Recreation Assessment recommended that 'amenity greenspace 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'.
- 7.28 Given that there is no national quality standard for amenity greenspace and given the variation in quality between the sites in particular the provision of bins, information signs and vegetation it is suggested that the same standard is recommended.

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.

Applying Provision Standards

Quantity

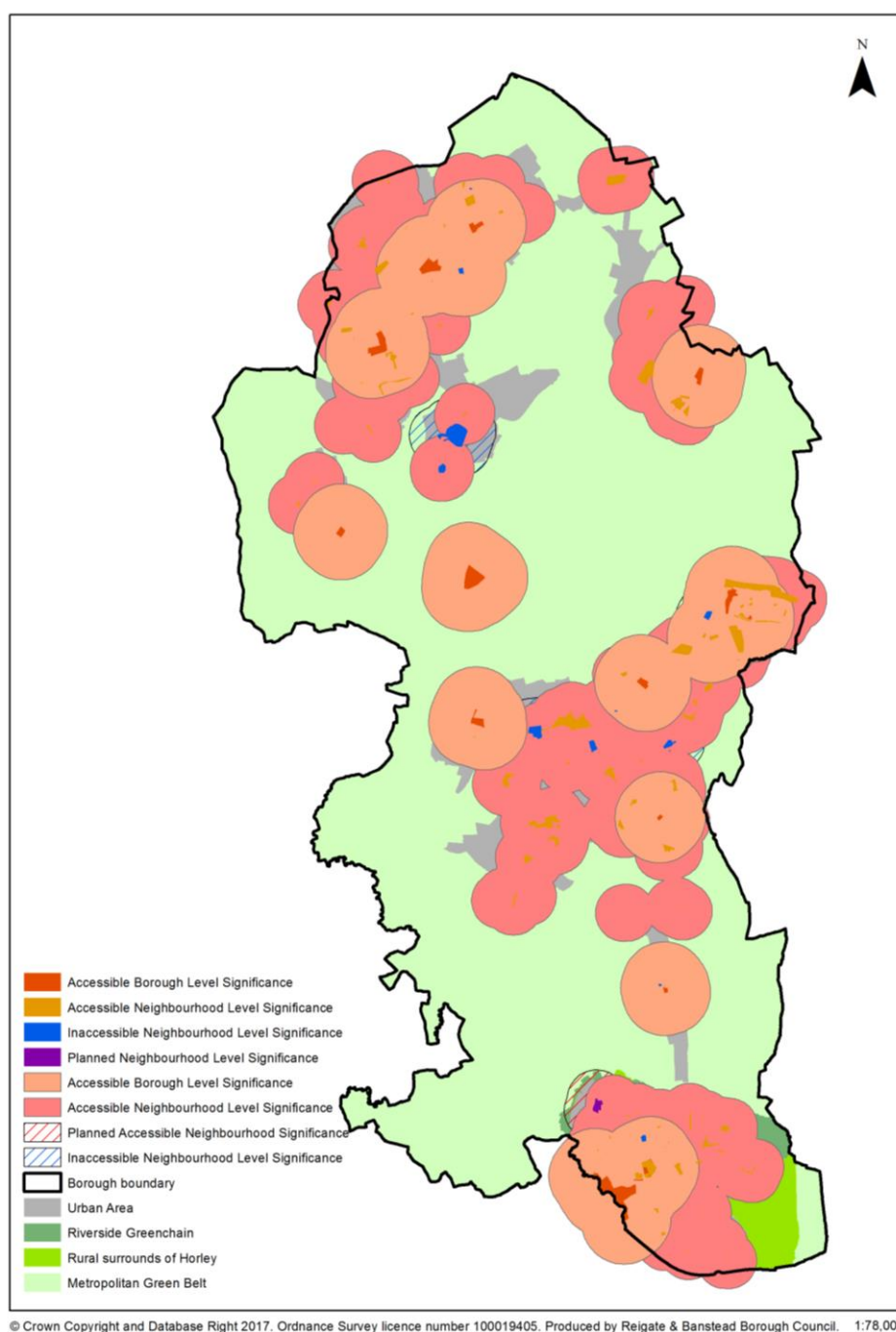
- 7.29 No standard has been recommended to increase provision of amenity greenspace in existing areas. Instead, opportunities will be sought to increase the quantity of amenity greenspace when they arise.
- 7.30 For new developments a standard of 0.8ha/ 1,000 people has been recommended.

Accessibility

- 7.31 An accessibility standard of 720m for borough significant sites and 480m for neighbourhood significant sites has been recommended.
- 7.32 The diagram below shows the current and planned⁵⁸ level of accessibility when applying these standards, it shows that overall there is a relatively good borough wide level of accessibility to amenity greenspaces. However, it also shows variation across the borough – whilst the south has good levels of accessibility, accessibility is more limited in the north of the borough and in the north west and south west of Reigate. Whilst it may not be possible to provide new areas of amenity greenspace within these areas due to the nature of the existing built up areas, efforts should be made to improve accessibility to existing areas (through for example improving green corridors).

⁵⁸ The planned delivery relates to the planned delivery as part of the Horley North East and North West Sectors.

Figure 81 Accessibility of Amenity Greenspace



7.33 For new developments, it is recommended that amenity greenspace is provided in line with FiT standards (480m walk).

Quality

7.34 The quality standard will be used as a guide to ensure adequacy of amenity greenspace. Emphasis should be given to improve the quality of the sites below the 'good' threshold.

Recommendations & Strategic Priorities

- 7.35 The existing provision of amenity greenspace should be retained.
- 7.36 In order to improve the quantity of amenity greenspace, the Council should require a provision of at least 0.8ha/ 1,000 people on new developments and work with providers and partners to increase provision in existing areas when they arise.
- 7.37 For new developments, amenity greenspace should be provided in line with FiT standards (quantity and accessibility).
- 7.38 Efforts should be made to improve the accessibility of amenity greenspace in the north of the borough and north west and south west Reigate.
- 7.39 Emphasis should be placed on improving the quality of the existing areas of amenity greenspace below the 'good' threshold.

8. Provision for Children and Young People

Definition

- 8.1 Whilst children and young people will play/ 'hang out' in almost all publicly accessible "space" ranging from the street, town centres and squares, parks, playing fields, amenity grassed area etc. for this assessment, provision for children and young people includes formal play areas and teenage areas.
- 8.2 Formal play areas are designed to cater for the needs of children up to and around 12 years of age. They are an essential way of creating safe but adventurous places for children of varying ages to play and learn. The emphasis in play area management is shifting away from straightforward and formal equipment such as slides and swings towards creating areas where imagination and natural learning can flourish through the use of landscaping and natural building materials and the creation of areas that need exploring. Formal play areas include:
- 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.
 - Locally Equipped Areas for Play (LEAPs): areas aimed at children who can go out to play independently. They are areas with play equipment designed for 4-8 year olds, with a minimum size of approximately 400m².
 - Neighbourhood Areas of Play (NEAPs): aimed at older children. These are play areas specifically designated, laid out and equipped for older children, with a minimum size of approximately 1,000m².
- 8.3 Teenage areas comprise informal recreation opportunities for, broadly, the 13-16/17 age group. They include areas such as skateboard parks; basketball courts; 'free access' Multi-Use Games Areas (MUGAs); bike ramps; and teenage 'hang-out' shelters.

Figure 82 Woodhatch Park Play Area (LH) and Green Way MUGA (RH)



Context

- 8.4 Across the borough, there are a number of formal play areas and teenage areas. These facilities are predominantly owned and managed by Reigate & Banstead Borough Council, although there are a number which are owned and/ or managed by Horley Town Council, property management companies and registered social landlords. In addition, there are also a number of play areas within school grounds; however, these have not been incorporated into this classification as the results from the schools survey showed them to not be accessible/ available to the public.
- 8.5 The Borough Local Plan says that play areas should be located in all residential areas within easy access and walking distance, especially for young children and policy Re5 encourages the provision of new and enhanced safe areas and small local open spaces where there is an acknowledged deficiency.

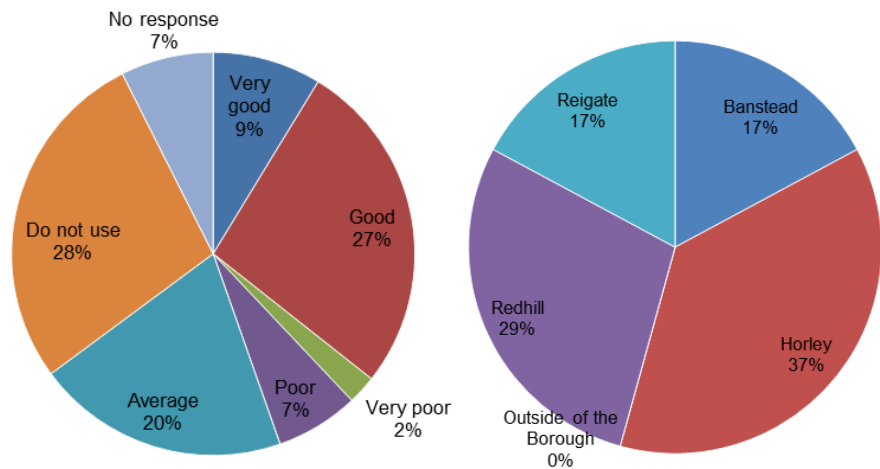
Standards

Quantity

- 8.6 Within the borough, there are 91 sites which are identified as children's play and young people's provision. The sizes of these sites vary from small playgrounds within housing sites to large play areas within destination sites such as Priory Park which includes a children's play area, MUGA, skate park and youth shelter.
- 8.7 As part of the general survey, respondents were asked for their opinions on the quantity of children and young people provision. 36% of the respondents felt that there was good/ very good quantity of children and young people facilities, 20% felt that there was average quantity and 9% felt that the provision was poor/ very poor. 28% of the respondents said that they did not use the facilities and did not have an opinion on the quantity of provision.

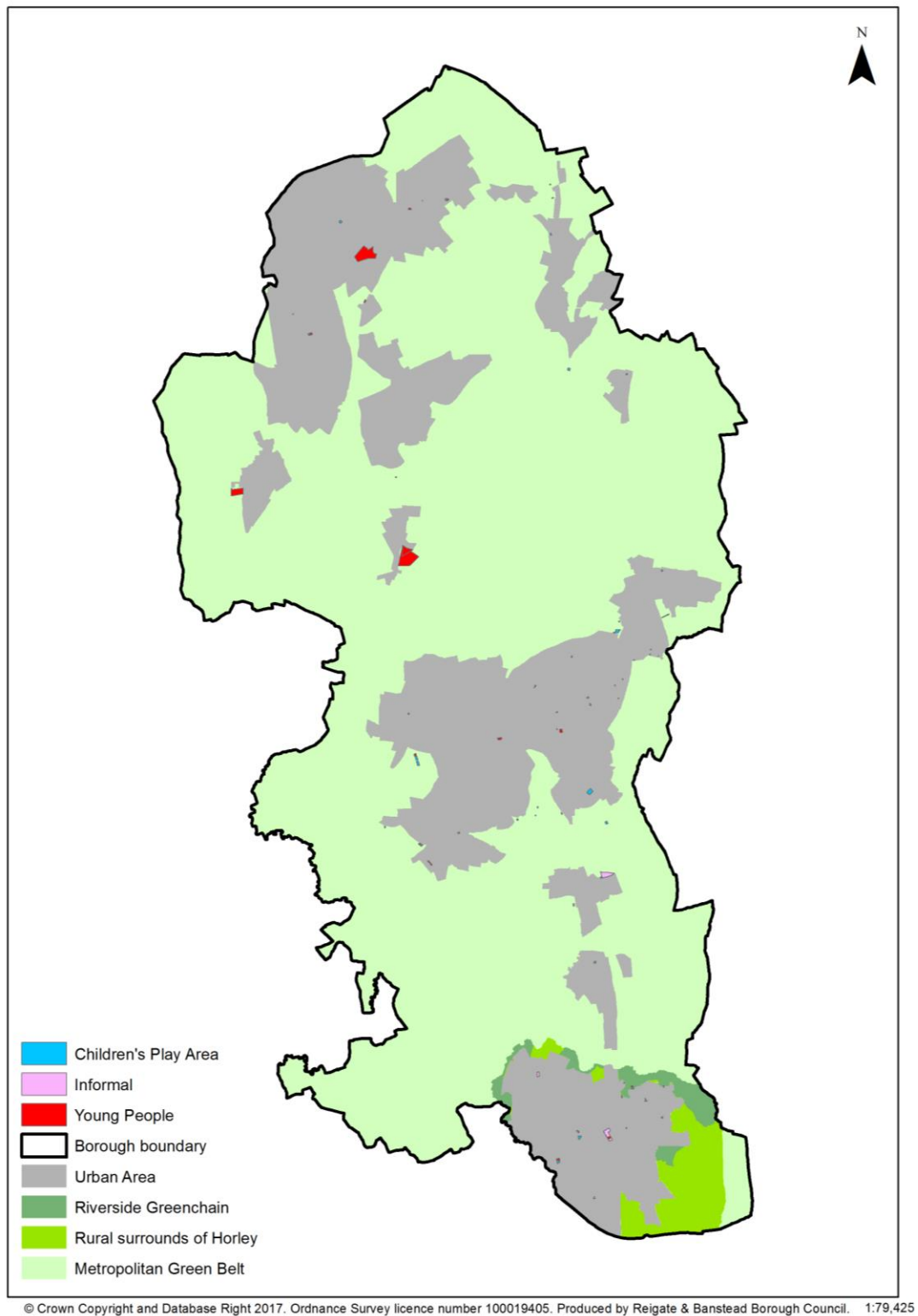
8.8 Of those reporting poor provision, the greatest proportion live in Horley (37%).

Figure 83 Quantity of Children & Young People’s Provision (LH) and Poor/ Very Poor Quantity (RH)



8.9 The diagram below shows that there is considerable variation in the distribution of formal children and young people provision. In particular, it shows that the majority of provision is within the urban areas.

Figure 84 Children & Young People



8.10 Children and young people's provision within the borough comprises:

- 54 areas allocated to children's play including LAPs and LEAPs
- 31 areas allocated for young people including NEAPs, MUGAs, youth shelters, skate parks and BMX tracks

- 6 informal sites such as kickabouts

8.11 In total there is 4.8ha of children's play areas, 1.3ha of young people's provision and 3.7ha of informal provision.

8.12 The table below shows that in total there is currently 0.04ha of children and young people provision per 1,000 people and that by 2026/27 this will remain at 0.04ha/ 1,000 people.

Table 29 Children & Young People Provision

	Existing Provision				Ha/1,000 people 16/17				Ha/1,000 people 26/27			
	C	Y	I	All	C	Y	I	All	C	Y	I	All
BV	0.17	0.14	0.00	0.30	0.02	0.01	0.00	0.03	0.02	0.01	0.00	0.03
CHW	0.45	0.01	0.00	0.46	0.05	0.00	0.00	0.05	0.05	0.00	0.00	0.05
KBH	0.19	0.11	0.00	0.30	0.03	0.01	0.00	0.04	0.02	0.01	0.00	0.04
N	0.24	0.01	0.00	0.25	0.03	0.00	0.00	0.03	0.03	0.00	0.00	0.03
P	0.18	0.04	0.00	0.22	0.06	0.01	0.00	0.07	0.05	0.01	0.00	0.06
TW	0.07	0.04	0.00	0.11	0.01	0.01	0.00	0.01	0.01	0.01	0.00	0.01
TAT	0.22	0.06	0.00	0.28	0.03	0.01	0.00	0.04	0.03	0.01	0.00	0.04
1 North	1.52	0.40	0.00	1.92	0.03	0.01	0.00	0.04	0.03	0.01	0.00	0.04
EW	0.67	0.00	3.02	3.69	0.07	0.00	0.33	0.40	0.07	0.00	0.32	0.39
MSJ	0.09	0.04	0.00	0.13	0.01	0.00	0.00	0.02	0.01	0.00	0.00	0.01
M	0.21	0.08	0.00	0.29	0.03	0.01	0.00	0.04	0.03	0.01	0.00	0.03
RE	0.47	0.10	0.00	0.58	0.05	0.01	0.00	0.06	0.04	0.01	0.00	0.05
RW	0.37	0.04	0.00	0.42	0.04	0.00	0.00	0.05	0.03	0.00	0.00	0.04
RC	0.34	0.14	0.00	0.48	0.04	0.02	0.00	0.06	0.04	0.02	0.00	0.06
RH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SPW	0.28	0.16	0.00	0.44	0.04	0.02	0.00	0.06	0.04	0.02	0.00	0.06
2 Central	2.43	0.57	0.00	3.00	0.04	0.01	0.00	0.05	0.03	0.01	0.00	0.04
HC	0.15	0.01	0.45	0.61	0.02	0.00	0.05	0.07	0.02	0.00	0.05	0.06
HE	0.32	0.05	0.00	0.37	0.04	0.01	0.00	0.05	0.04	0.01	0.00	0.05
HW	0.31	0.07	0.22	0.60	0.04	0.01	0.03	0.07	0.03	0.01	0.02	0.05
SS	0.10	0.00	0.00	0.10	0.04	0.00	0.00	0.04	0.03	0.00	0.00	0.03
3 South	0.88	0.13	0.00	1.00	0.03	0.00	0.00	0.04	0.03	0.00	0.00	0.03
RBBC	4.83	1.10	0.00	5.93	0.03	0.01	0.00	0.04	0.03	0.01	0.00	0.04

8.13 The table below shows that there is less provision in the south of the borough than in the north and centre. Through the North West and North East sectors a further 1.24ha of equipped play is planned to be delivered and 3.07ha of kickabout areas. This will increase the provision to 0.16 ha/ 1,000 people.

Table 30 Children & Young People Planned Provision

	Planned Provision				Provision 2026/27				Ha/1,000 2026/27			
	C	Y	I	Total	C	Y	I	Total	C	Y	I	Total
HC	0.15	0.01	0.45	0.61	0.15	0.01	0.45	0.61	0.02	0.00	0.05	0.06
HE	0.32	0.05	0.00	0.37	0.32	0.05	2.31	2.68	0.04	0.01	0.30	0.35
HW	0.31	0.07	0.22	0.60	1.55	0.07	0.86	2.48	0.13	0.01	0.07	0.20
SS	0.10	0.00	0.00	0.10	0.10	0.00	0.00	0.10	0.03	0.00	0.00	0.03
3 South	0.88	0.13	0.00	1.00	2.12	0.13	2.95	5.19	0.06	0.00	0.09	0.16
RBBC	4.83	1.10	0.00	5.93	6.07	1.10	2.95	10.12	0.04	0.01	0.02	0.06

8.14 The FiT guidance recommends the provision of 0.25ha/ 1,000 people of children's play and 0.3ha/ 1,000 people of teenage facilities. The table below shows that the borough as a whole would require an additional 31.6ha of children's play areas and 42.6ha of young persons play area to meet the needs of the current population and 34.3ha of children's play areas and 45.9ha of young persons provision to meet the needs of the 2026/27 population.

Table 31 FiT Standards

	Standard Requirement (Ha)				Required Provision (Ha)			
	16/17		26/27		16/17		26/27	
	C	Y	C	Y	C	Y	C	Y
BV	2.31	2.77	2.33	2.80	2.14	2.64	2.16	2.66
CHW	2.27	2.72	2.28	2.73	1.82	2.71	1.83	2.72
KBH	1.84	2.21	1.90	2.28	1.65	2.10	1.71	2.17
N	2.05	2.46	2.15	2.58	1.81	2.44	1.91	2.57
P	0.76	0.91	0.94	1.13	0.57	0.87	0.75	1.09
TW	1.83	2.19	1.85	2.23	1.76	2.15	1.78	2.19
TAT	1.90	2.28	1.90	2.28	1.68	2.22	1.68	2.22
1 North	12.95	15.54	13.35	16.02	11.43	15.14	11.83	15.62
EW	2.31	2.77	2.37	2.84	1.64	2.77	1.70	2.84
MSJ	2.03	2.44	2.18	2.62	1.94	2.39	2.09	2.58
M	2.08	2.49	2.09	2.51	1.87	2.41	1.88	2.43
RE	2.58	3.10	2.76	3.31	2.11	2.99	2.29	3.21
RW	2.25	2.69	2.70	3.23	1.87	2.65	2.32	3.19
RC	1.97	2.36	2.05	2.46	1.63	2.22	1.71	2.32
RH	1.52	1.82	1.67	2.00	1.52	1.82	1.67	2.00
SPW	1.86	2.23	1.85	2.22	1.58	2.07	1.57	2.06
2 Central	16.58	19.90	17.66	21.20	14.15	19.33	15.23	20.63
HC	2.25	2.70	2.41	2.89	2.10	2.69	2.26	2.88
HE	1.84	2.21	1.91	2.29	1.53	2.16	1.59	2.24
HW	2.11	2.53	3.03	3.64	1.79	2.46	2.72	3.57
SS	0.69	0.83	0.81	0.97	0.59	0.83	0.71	0.97
3 South	6.89	8.27	8.15	9.78	6.02	8.14	7.28	9.66
RBBC	36.42	43.71	39.17	47.00	31.59	42.61	34.34	45.90

8.15 The planned provision in the North East and North West sectors will improve the provision of children's play areas in Horley; however, in order to meet the

FiT standards, there would still be a need to provide an additional 6.04ha of children's play areas in the south of the borough and 33.1ha of children's facilities in the borough.

Table 32 FiT Standards

	Existing Provision		Planned Provision		Total Provision (26/27)		Standard Requirement (26/27)		Required Provision 26/27 (Ha)	
	C	Y	C	Y	C	Y	C	Y	C	Y
HC	0.15	0.01	0.00	0.00	0.15	0.01	2.41	2.89	2.26	2.88
HE	0.32	0.05	0.00	0.00	0.32	0.05	1.91	2.29	1.59	2.24
HW	0.31	0.07	1.2	0.00	1.55	0.07	3.03	3.64	1.48	3.57
SS	0.10	0.00	0.00	0.00	0.10	0.00	0.81	0.97	0.71	0.97
3 South	0.88	0.13	1.2	0.00	2.12	0.13	8.15	9.78	6.04	9.66
RBBC	4.83	1.10	1.2	0.00	6.07	1.10	39.17	47.00	33.10	45.90

- 8.16 The previous 2011 Open Space, Sports & Recreation Assessment recognised that the then current provision fell short of FiT Standards and recommended a borough standard of 0.07ha/ 1,000 people for both children and young people provision. This was set in order to achieve a considerable increase from the current levels of equipped play.
- 8.17 The table below shows that in order to meet this target there would be a need to provide an additional 6.14ha of children's play equipment and 9.87ha of young persons provision in order to meet the needs of the 2026/27 population.

Table 33 2011 Open Space, Sport & Recreation Assessment Standard

	Existing Provision (Ha)		Standard Requirement (Ha)				Required Provision (Ha)			
			16/17		26/27		16/17		26/27	
	C	Y	C	Y	C	Y	C	Y	C	Y
BV	0.17	0.14	0.65	0.65	0.65	0.65	0.48	0.51	0.48	0.52
CHW	0.45	0.01	0.64	0.64	0.64	0.64	0.19	0.63	0.19	0.63
KBH	0.19	0.11	0.52	0.52	0.53	0.53	0.33	0.41	0.34	0.42
N	0.24	0.01	0.57	0.57	0.60	0.60	0.34	0.56	0.36	0.59
P	0.18	0.04	0.21	0.21	0.26	0.26	0.03	0.17	0.08	0.22
TW	0.07	0.04	0.51	0.51	0.52	0.52	0.44	0.47	0.45	0.48
TAT	0.22	0.06	0.53	0.53	0.53	0.53	0.31	0.47	0.31	0.47
1 North	1.52	0.40	3.63	3.63	3.74	3.74	2.10	3.22	2.22	3.34
EW	0.67	0.00	0.65	0.65	0.66	0.66	-0.02	0.65	0.00	0.66
MSJ	0.09	0.04	0.57	0.57	0.61	0.61	0.48	0.53	0.52	0.57
M	0.21	0.08	0.58	0.58	0.59	0.59	0.37	0.50	0.38	0.50
RE	0.47	0.10	0.72	0.72	0.77	0.77	0.25	0.62	0.30	0.67
RW	0.37	0.04	0.63	0.63	0.75	0.75	0.26	0.58	0.38	0.71
RC	0.34	0.14	0.55	0.55	0.57	0.57	0.21	0.41	0.23	0.43
RH	0.00	0.00	0.42	0.42	0.47	0.47	0.42	0.42	0.47	0.47
SPW	0.28	0.16	0.52	0.52	0.52	0.52	0.24	0.36	0.24	0.36
2 Central	2.43	0.57	4.64	4.64	4.95	4.95	2.21	4.07	2.51	4.38
HC	0.15	0.01	0.63	0.63	0.67	0.67	0.48	0.62	0.52	0.67
HE	0.32	0.05	0.52	0.52	0.53	0.53	0.20	0.47	0.22	0.48
HW	0.31	0.07	0.59	0.59	0.85	0.85	0.28	0.52	0.54	0.78
SS	0.10	0.00	0.19	0.19	0.23	0.23	0.10	0.19	0.13	0.23
3 South	0.88	0.13	1.93	1.93	2.28	2.28	1.05	1.80	1.41	2.15
RBBC	4.83	1.10	10.20	10.20	10.97	10.97	5.37	9.10	6.14	9.87

8.18 The planned developments in Horley will help to reduce the deficit against the 2011 Open Space, Sports & Recreation Assessment borough recommended standard. However, the south of the borough would still require 0.17ha of children's play areas and the borough as a whole would require 4.90ha of children's play areas.

Table 34 Open Space, Sport & Recreation Assessment Standard

	Existing Provision		Planned Provision		Total Provision (26/27)		Standard Requirement (26/27)		Required Provision 26/27 (Ha)	
	C	Y	C	Y	C	Y	C	Y	C	Y
HC	0.15	0.01	0.00	0.00	0.15	0.01	0.67	0.67	0.52	0.67
HE	0.32	0.05	0.00	0.00	0.32	0.05	0.53	0.53	0.22	0.48
HW	0.31	0.07	1.24	0.00	1.55	0.07	0.85	0.85	-0.70	0.78
SS	0.10	0.00	0.00	0.00	0.10	0.00	0.23	0.23	0.13	0.23
3 South	0.88	0.13	1.24	0.00	2.12	0.13	2.28	2.28	0.17	2.15
RBBC	4.83	1.10	1.24	0.00	6.07	1.10	10.97	10.97	4.90	9.87

8.19 In reality, given the nature of the built up area of the borough, it will not be possible to deliver either the recommended FiT standards or the

recommended 2011 Open Space, Sport & Recreation Assessment standard. It is therefore recommended that instead of establishing a standard for existing developments that opportunities should be explored to provide additional facilities in all wards, but particularly those with greater deficits.

- 8.20 Opportunities should also be explored to provide play areas within the borough's green fabric and to create alternative play areas (e.g. play areas within the borough's extensive woodland/ other natural areas of the borough).
- 8.21 For new developments, it is recommended that the FiT standards are applied.

Recommended Quantity Standard

For new developments:

FiT Standards:

- 0.25ha/ 1,000 people of children's play areas
- 0.30ha/ 1,000 people of youth facilities

Rest of the Borough

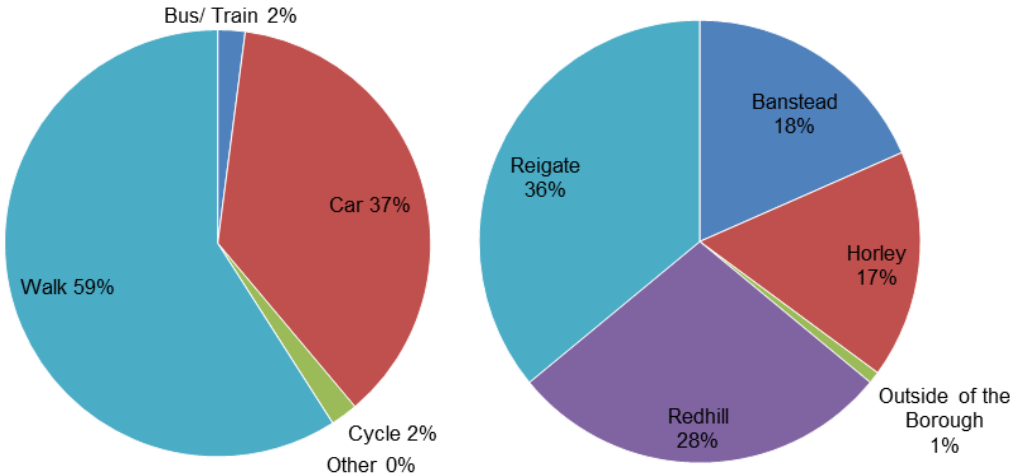
Explore opportunities to provide additional facilities in all wards with a particular focus on those with the greatest deficits.

Explore opportunities to provide play areas within the borough's green fabric and provide alternative play areas (e.g. play areas within the borough's extensive woodland and other natural areas of the borough).

Accessibility

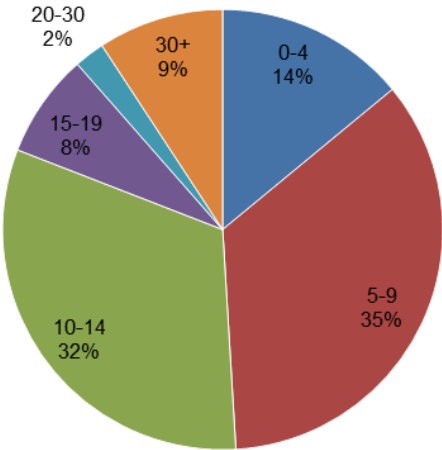
- 8.22 Consideration of the accessibility of the borough's play and young children's provision is essential in order to ensure maximum use and enjoyment of these sites. As part of the general survey, respondents were asked how they typically travel to children and young people provision and how far they would expect to travel to children and young people provision.
- 8.23 59% of the respondents to the general survey said that they typically walk to children's and young people's provision and a further third said that they typically travel by car. Of those walking to children and young people's facilities, the greatest proportion live in/ near Reigate (36%) and the fewest live in/ near Horley (17%) and Banstead (18%).

Figure 85 Transport to Children & Young Persons Provision (LH) and Walk (RH)



8.24 Almost half of the respondents (49%) felt that they would expect to travel less than 10 minutes to children and young people’s provision. A further 32% said that they would expect to travel between 10-14 minutes.

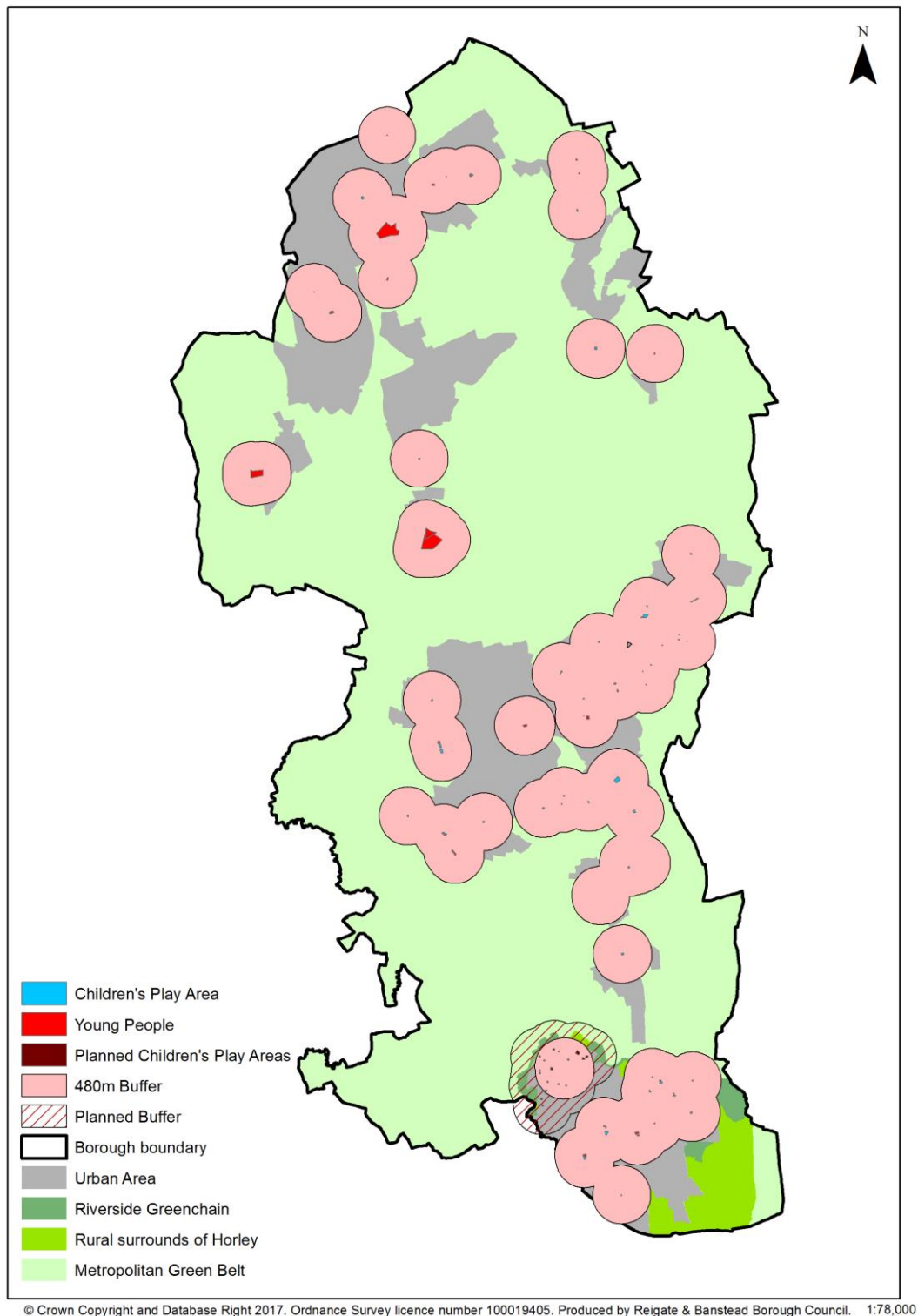
Figure 86 Expected Length of Journey



8.25 Using local consultation, a 10-14 minute walk equates to a recommended travel distance of 480-720m.

8.26 The diagram below shows that there is an uneven distribution of accessibility to children and young people’s provision. It shows that the planned provision will improve accessibility to children and young people’s provision in the south of the borough.

Figure 87 Accessibility Children & Young People's Provision

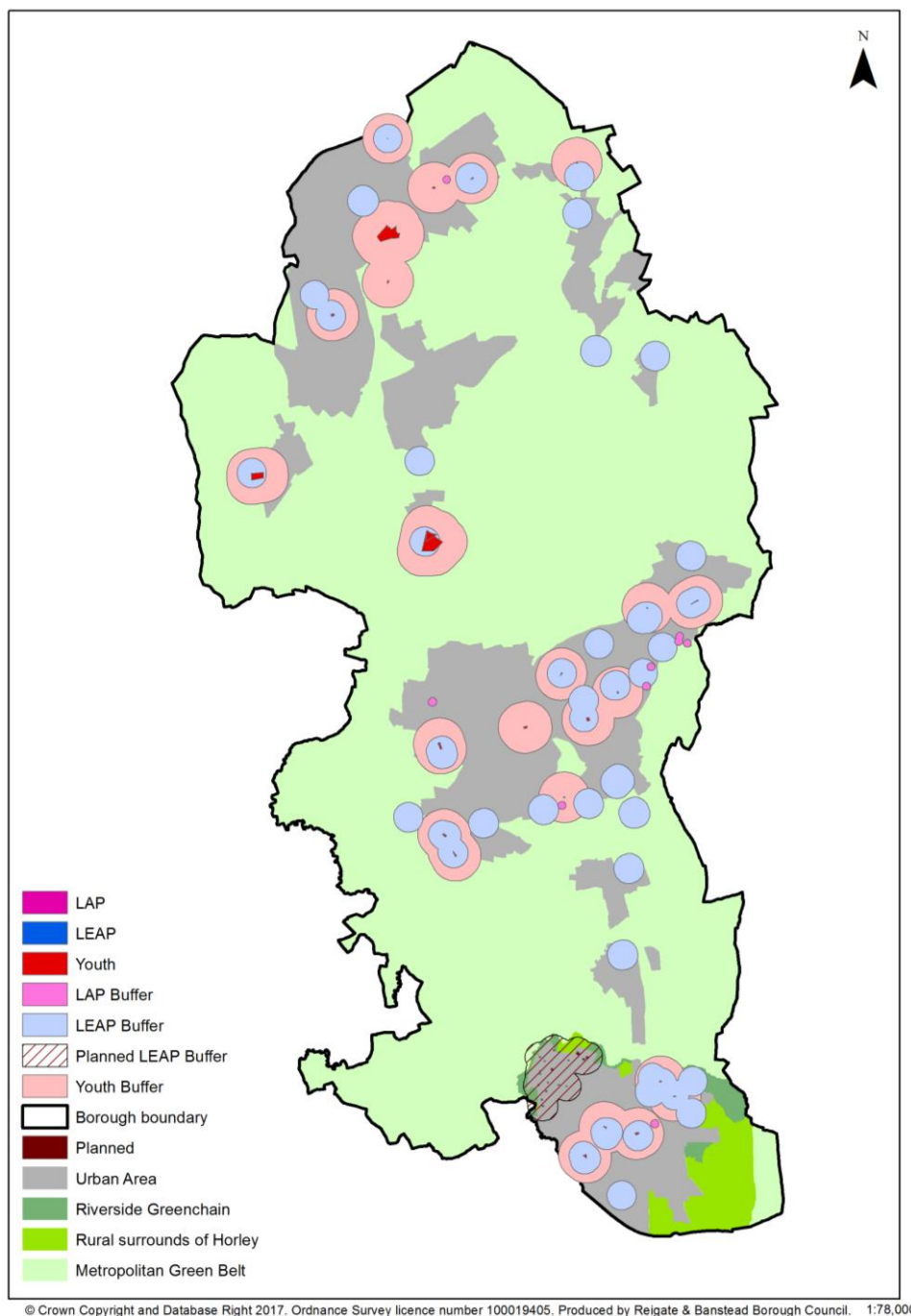


8.27 FiT recommend a walking distance of:

- 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
- Youth provision: 700m reduced to a straight line distance of 420m

8.28 The diagram below shows poor accessibility when these standards are applied⁵⁹.

Figure 88 Accessibility of Children & Young People's Provision FiT Standards

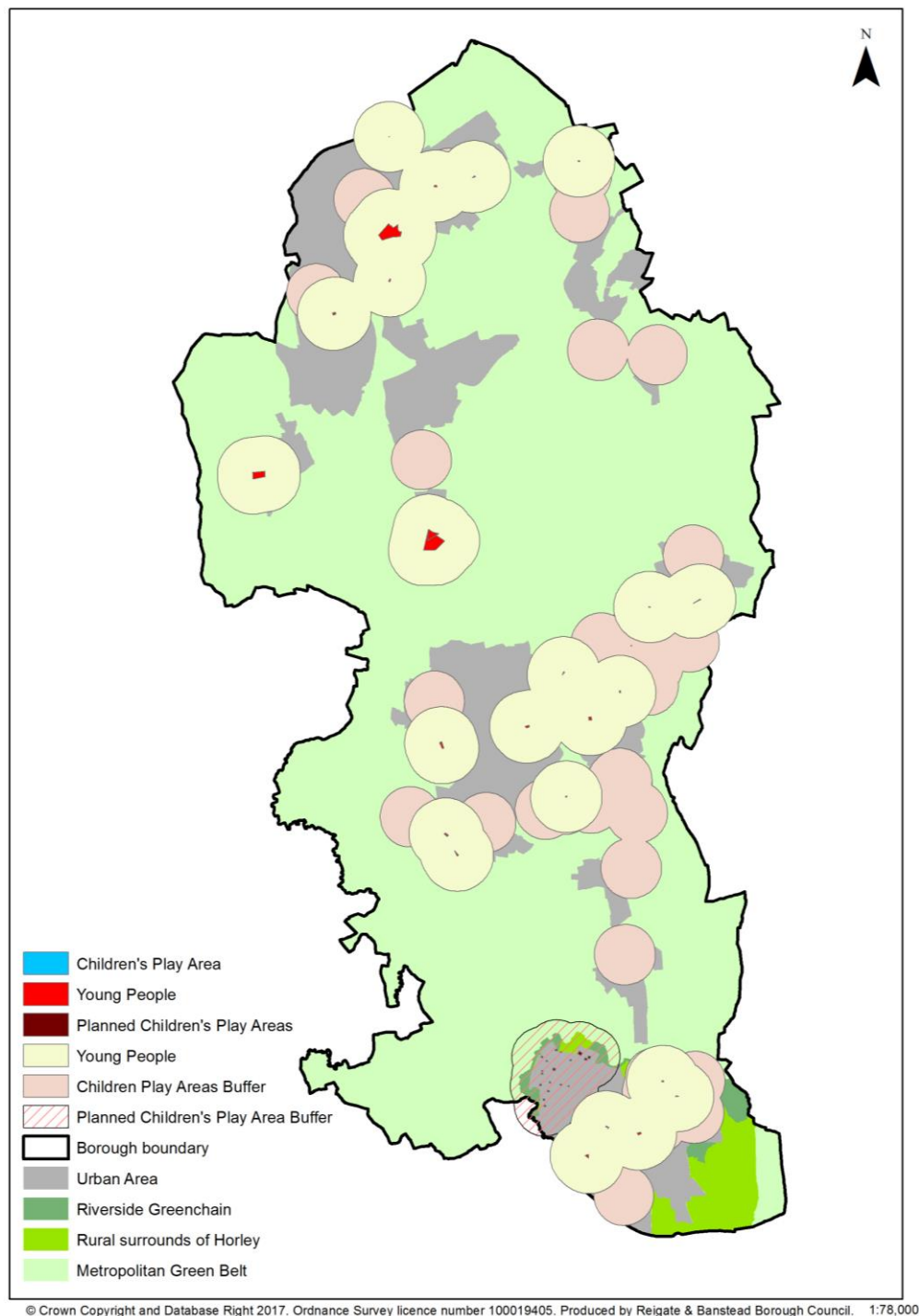


8.29 The previous assessment recommended that for new developments, the FiT standard is used; but for the existing urban area, for children's play areas a 500m distance is applied and for young people's provision a 600m distance is applied.

⁵⁹ The planned developments in the North West and North East Sectors have been assumed to be LEAPs

- 8.30 Applying the existing urban area recommended standard shows relatively good accessibility for the south for the borough and more limited accessibility for the north and centre of the borough.

**Figure 89 Accessibility of Children & Young People's Provision 2011
Open Space, Sport & Recreation Standards**



- 8.31 In reality, given the existing character of the built up areas within the borough, it is not going to be possible to improve the accessibility for existing areas to

be in line with the recommended FiT standards. It is therefore recommended that these are only applied to new developments.

- 8.32 For the remainder of the borough, it is recommended that a 480m accessibility distance is applied for children's play areas and 720m distance is applied for young people.

Recommended Accessibility Standard

New Developments

FiT Standards:

- LAP: 60m walk
- LEAP: 240m walk
- NEAP: 600m walk
- Young people's provision: 420m walk

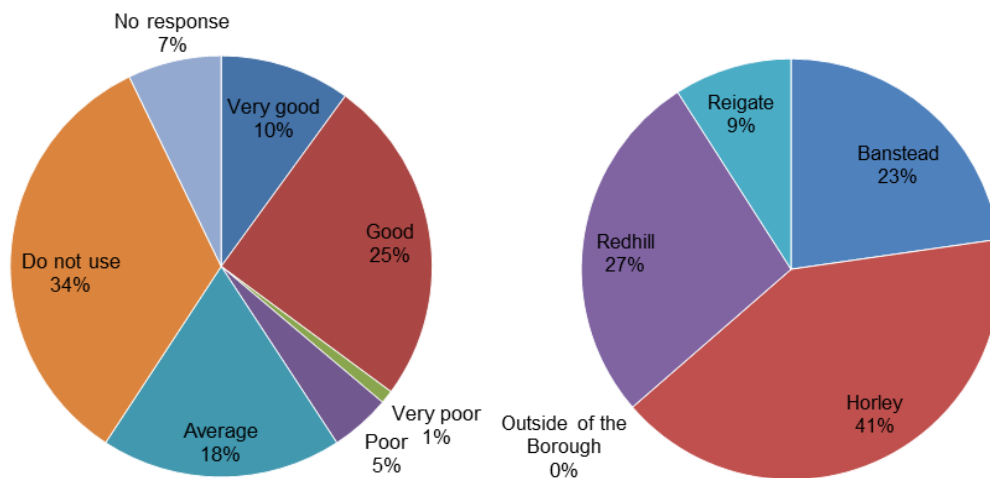
Rest of the Borough

- Children's play areas: 480m walk
- Young people's provision: 720m walk

Quality

- 8.33 As part of the general survey, respondents were asked for their opinion on the quality of children's play areas and young people's provision. 35% of the respondents felt that the quality of provision was good/ very good and 6% of the respondents felt that the provision was poor/ very poor. Of those reporting poor/ very poor quality, the greatest proportion live in/ near Horley (41%) and the fewest live in/ near Reigate (9%).

Figure 90 Quality of Children & Young Persons Provision (LH) and Poor/ Very Poor Quality (RH)



- 8.34 Whilst there are no national quality standard for children's play areas and young people provision, FiT outline a number of aspirations including:

- Maintained safely to the highest possible condition with available finance
 - Appropriately landscaped
 - Provision of appropriate ancillary facilities and equipment
 - Provision of footpaths
 - Designed to be free of the fear of harm or crime
- 8.35 FiT Guidance for Outdoor Sport and Play Beyond the Six Acre Standard 2015⁶⁰ points local authorities to Play England's (2009) Children's Play Council's Quality Assessment Tool⁶¹.
- 8.36 Play England's (2009) Children's Play Council's Quality Assessment Tool outlines ten principles for designing successful play spaces. Successful play spaces:
- Are 'bespoke' – designed to enhance their setting
 - Are well located – in the best possible place for children
 - Make use of natural elements – close to nature
 - Provide a wide range of play experiences - where children can play in different ways
 - Are accessible to both disabled and non-disabled children – where they can play together
 - Meet community needs and are loved by the community
 - Allow children and young people of different ages to play together
 - Meet community needs and are loved by the community
 - Allow children and young people of different ages to play together
 - Build in opportunities to experience risk and challenge – where children can stretch and challenge themselves in every way
 - Are sustainable and appropriately maintained – maintained for play value and environmental sustainability
 - Allow for change and evolution – evolving as the children grow
- 8.37 For the purposes of this assessment, the sites were assessed in line with the criteria of the previous assessment which was based on PPG17. The criteria are detailed in appendix 5 and the site audits are detailed in appendix 13.
- 8.38 The majority of the sites (all of the sites apart from Sandcross Lane BMX and Sandcross Lane Skate Park) were found to be of 'good' quality. Sandcross Lane BMX and Sandcross Lane Skate Park were found to be of 'reasonable' quality.

⁶⁰ <http://www.fieldsintrust.org/Upload/toolkit/pdfs/Guidance-for-Outdoor-Sport-and-Play-Oct-2015.pdf>

⁶¹ <http://www.playengland.org.uk/media/211694/quality-assessment-tool.pdf>

8.39 Whilst the majority of the sites were deemed to be of 'good' quality, there was found to be a wide variation in terms of litter, bin provision, entrances, planted areas, toilet provision, parking, pathways and information.

8.40 The previous assessment had the following recommendations:

- 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 of a multi-purpose 'destination' sites. Young people should be involved in the design and management of the sites wherever possible.

8.41 Taking into account the findings from the site audits, FiT recommendations, Play England's recommendations and the findings from the general survey, it is recommended that for:

- Children's play areas: A site should be a clean, safe, well maintained, appropriately landscaped, welcoming play area which is free from litter, dog mess and vandalism. The site should contain a variety of equipment which provides a wider range of play experiences. Sites should be accessible to both disabled and non-disabled children. Seating for supervising adults should be provided. The sites should be easily accessible on foot or from a nearby carpark. A mix of play areas should be provided, including secure locations near housing and provision on multi-purpose 'destination' sites. Children should be involved in the design of the site wherever possible.
- Facilities for young people: A site should be a clean, safe, well maintained, appropriately landscaped, welcoming area play area which is free from litter, dog mess and vandalism. The site should contain a variety of equipment tailored to the needs of young people of a range of ages and disabilities 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 multi-purpose 'destination' sites. Young people should be involved in the design and management wherever possible.

Recommended Quality Standard

Children's play areas: A site should be a clean, safe, well maintained, appropriately landscaped, welcoming play area which is free from litter, dog mess and vandalism. The site should contain a variety of equipment which provides a wider range of play experiences. Sites should be accessible to both disabled and non-disabled children. Seating for supervising adults should be provided. The sites should be easily accessible on foot or from a nearby carpark. A mix of play areas should be provided, including secure locations near housing and provision on multi-purpose 'destination' sites. Children should be involved in the design of the site wherever possible.

Facilities for young people: A site should be a clean, safe, well maintained, appropriately landscaped, welcoming area play area which is free from litter, dog mess and vandalism. The site should contain a variety of equipment tailored to the needs of young people of a range of ages and disabilities 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 multi-purpose 'destination' sites. Young people should be involved in the design and management wherever possible.

Applying Provision Standards

Quantity

- 8.42 No quantity standards have been applied for the existing built up area. Instead, opportunities should be explored to provide additional facilities in all wards with a particular focus on those with the greatest deficits. Opportunities should also be explored to provide play areas within the borough's green fabric and provide alternative play areas (e.g. play areas within the borough's extensive woodland and other natural areas of the borough).
- 8.43 For new developments, the report recommends FiT standards:
- Children's play areas: 0.25ha/1,000 people
 - Young people provision: 0.3ha/1,000 people
- 8.44 New developments will also need to incorporate the FiT buffer zones to ensure a suitable relationship between dwellings and children's play areas and young people's provision. They will ensure that the facilities are not overlooked by neighbouring properties and reduce the possibility of conflict between local residents and those at play. The FiT recommended buffer zones are:

- LAP: 5m minimum separation between activity zone and the boundary of dwellings
- LEAP: 20m minimum separation between activity zone and the habitable room façade of dwellings
- NEAP: 30m minimum separation between activity zone and the boundary of dwellings
- Young people's provision: 30m minimum separation between activity zone and the boundary of dwellings

Accessibility

8.45 For new developments, the report recommends the FiT standards:

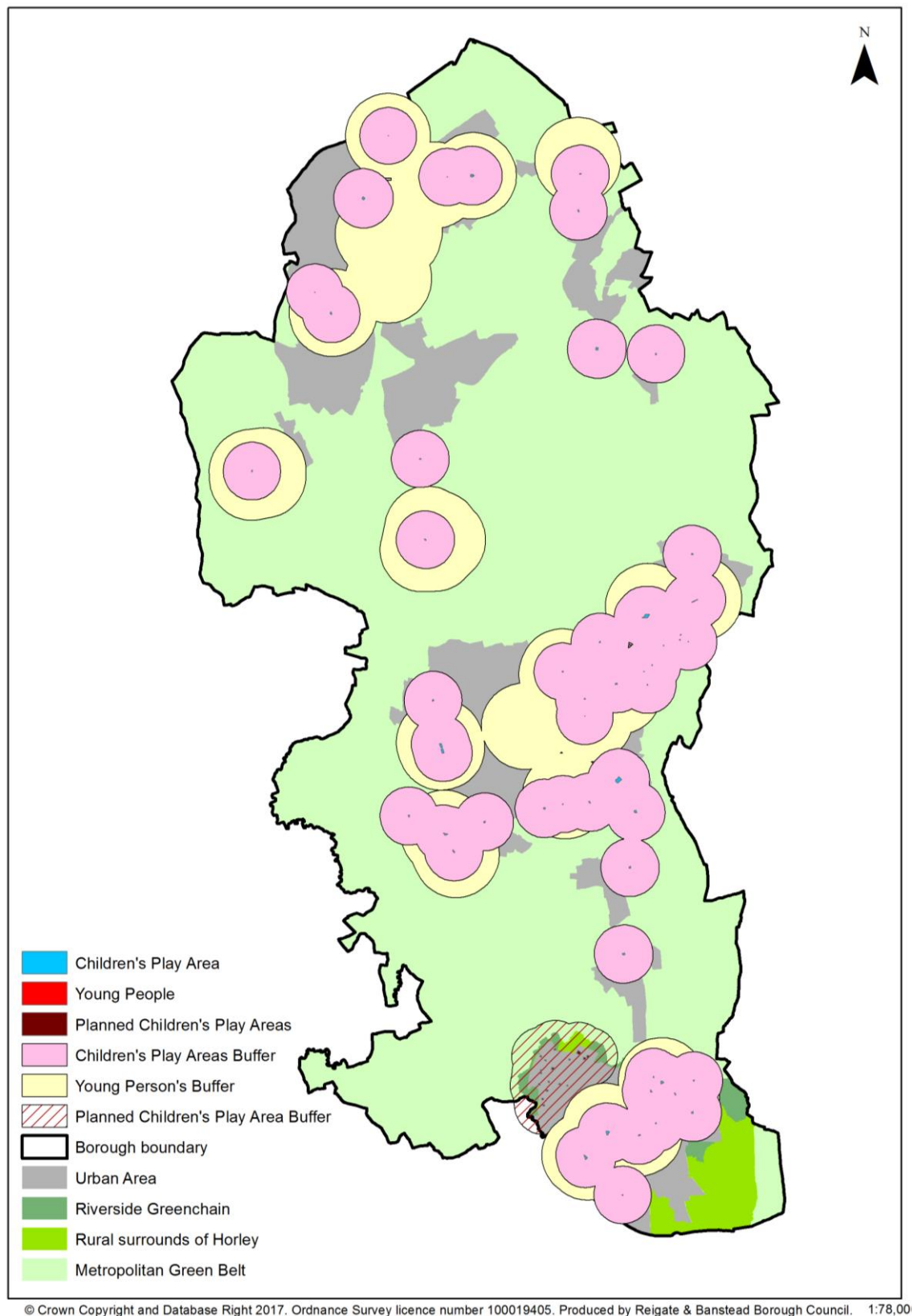
- LAP: 60m walk
- LEAP: 240m walk
- NEAP: 600m walk
- Young people's provision: 420m walk

8.46 For the existing built up area, the report recommends:

- Children's play areas: 480m walk
- Young people's provision: 720m walk

8.47 The diagram below shows the current levels of accessibility of children's play areas and young people's provision when the standards are applied.

Figure 91 Children & Young People's Provision



Quality

8.48 The report recommends the following quality standards:

- Children's play areas: A site should be a clean, safe, well maintained, appropriately landscaped, welcoming play area which is free from litter, dog mess and vandalism. The site should contain a variety of equipment which provides a wider range of play experiences. Sites should be accessible to both disabled and non-disabled children. Seating for supervising adults should be provided. The sites should be easily accessible on foot or from a nearby carpark. A mix of play areas should be provided, including secure locations near housing and provision on multi-purpose 'destination' sites. Children should be involved in the design of the site wherever possible.
 - Facilities for young people: A site should be a clean, safe, well maintained, appropriately landscaped, welcoming area play area which is free from litter, dog mess and vandalism. The site should contain a variety of equipment tailored to the needs of young people of a range of ages and disabilities 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 multi-purpose 'destination' sites. Young people should be involved in the design and management wherever possible.
- 8.49 All of the sites were audited – all of the sites apart from two (Sandcross Lane BMX and Sandcross Lane Skate Park) were deemed to be good. The range of facilities on the 'good' sites varied. Therefore, emphasis should firstly be placed on improving the quality of the 'reasonable' sites and then when the opportunity arises, the quality of the other sites should be improved.

Priorities and Recommendations

- 8.50 All existing provision should be protected.
- 8.51 New developments should provide children's play areas and young people's provision in line with FiT standards (quantity and accessibility).
- 8.52 For the remainder of the borough, opportunities should be explored for improving the quantity of children's play areas and young people's provision including opportunities to provide play areas within the green fabric and the wider countryside.
- 8.53 Improving the quality of the two sites deemed 'reasonable' (Sandcross Lane BMX and Sandcross Lane Skate Park) should be a first priority. For the remainder of the sites, improvements should be made when opportunities arise.
- 8.54 For all sites apart from Sandcross Lane Skate Park and Sandcross Lane BMX, given the need for children's play areas and young people's provision in the

borough and the good quality of all of the other sites, emphasis should be placed on improving the quantity of the sites rather than improving the quality of the existing sites.

9. Allotments

Definition

- 9.1 Allotments provide area for people to grow their own produce and plants. They promote long term sustainability, health and social inclusion. Allotment sites also 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.
- 9.2 The Allotment Act of 1922⁶² defines an 'allotment garden' as 'an allotment not exceeding 40 poles⁶³ in extent which is wholly or mainly cultivated by the occupier for the production of vegetable or fruit crops for consumption by himself or his family'.
- 9.3 For the purpose of this study, allotments also include community gardens and urban farms.

Figure 92 Lakers Rise Allotments



Context

- 9.4 Within the borough there are 26 allotment sites⁶⁴ offering 1,321 allotment plots. 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

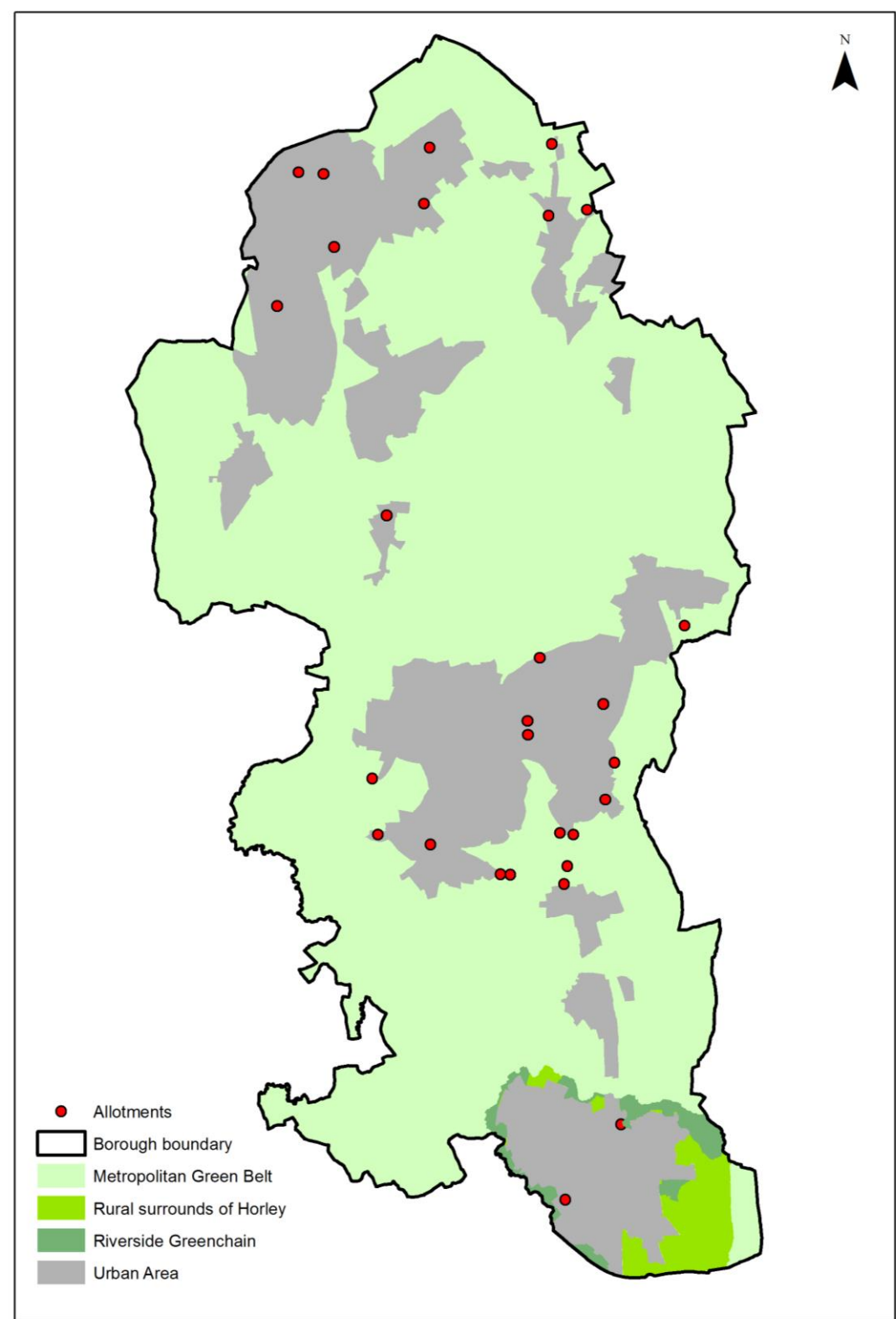
⁶² <http://www.legislation.gov.uk/ukpga/Geo5/12-13/51/contents>

⁶³ 40 poles equals 1,210 square yards or 1,012sqm. A pole can also be known as a rod or perch.

⁶⁴ There is also an additional allotment site at adjacent to the Midday Sun which is used by Croydon Council.

green spaces, many of the allotment sites are relatively close to people's homes. The allotment sites are owned and/ or managed by either Reigate & Banstead Borough Council or Horley Town Council.

Figure 93 Allotments



© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council.

- 9.5 Within the last couple of years, there has been an increase in the number of allotments. Langshott allotments (land north of Ladbroke Road) were completed as part of the North East Sector in 2015 providing an additional 80 allotment plots within Horley. Further allotment sites are planned to be delivered as part of the North West Sector at land west of Meath Green House and land west of Cheswick Cottage, Meath Green Lane.
- 9.6 The Core Strategy recognises the role allotments play in the borough's green infrastructure.
- 9.7 The Borough Local Plan 2005 resists the loss of allotment land. Policy Re7 notes that on sites which experience prolonged vacancies the Council may promote other recreational uses providing that there are sufficient alternative allotment plots available to meet demand.

Standards

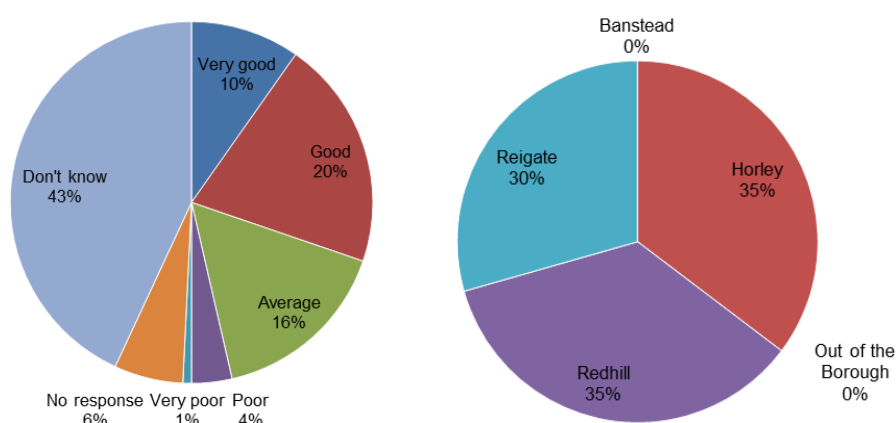
Quantity

- 9.8 Within the borough there are 26 allotment sites⁶⁵ offering 1,321 allotment plots. The sizes of these plots vary from full size plots of 250sqm to half-size (125sqm) and quarter-size (62.5sqm) plots. 665 of the allotment plots are split. This reflects growing trends for smaller plots.
- 9.9 Reigate & Banstead Borough Council owns and manages 24 of the allotment sites and Horley Town Council owns and manages 2 of the allotment sites (Sangers Lane and Langshott).
- 9.10 There are currently 170 vacant allotment plots and there are 383 people on both the Council's allotment waiting list and Horley Town Council's waiting list⁶⁶.
- 9.11 As part of the general survey people were asked for their opinions on the quantity of allotment provision within the borough. 30% of the respondents felt that there was good/ very good quantity of allotments and 5% felt that the provision was poor/ very poor. Of those reporting poor/ very poor provision, the fewest people live in/ near Banstead (0%).

⁶⁵ There is also an additional allotment site at adjacent to the Midday Sun which is used by Croydon Council.

⁶⁶ It should be noted that some of those on the allotment waiting list will be duplicates as they have registered for more than one site.

Figure 94 Quantity (LH) and Poor/ Very Poor (RH)



9.12 The table below details the current provision per 1,000 people of allotments per ward, and the anticipated provision for the predicted 2027 population.

Table 35 Current and Future Allotment Provision

	Plots	Plots/1,000 16/17	Plots/1,000 26/27
BV	98	10.6	10.5
CHW	38	4.2	4.2
KBH	32	4.3	4.2
N	33	4.0	3.8
P	0	0.0	0.0
TW	0	0.0	0.0
TAT	125	16.4	16.4
1 North	326	6.3	6.1
EW	111	12.0	11.7
MSJ	0	0.0	0.0
M	60	7.2	7.2
RE	76	7.4	6.9
RW	193	21.5	17.9
RC	131	16.6	16.0
RH	0	0.0	0.0
SPW	284	38.2	38.4
2 Central	855	12.9	12.1
HC	0	0.0	0.0
HE	0	0.0	0.0
HW	140	16.6	11.6
SS	0	0.0	0.0
3 South	140	5.1	4.3
RBBC	1,321	9.1	8.4

9.13 The table shows that there is currently allotment provision of approximately 9 plots per 1,000 people.

9.14 The 2011 Open Space, Sports & Recreation Assessment recommends a standard of 10 plots/ 1,000 people. Given that there haven't been any changes to the provision of allotments (the standard took into account the planned delivery of allotments as part of the North East and North West Sectors) and

there remains a significant waiting list, it is felt appropriate to recommend the same standard.

Recommended Quantity Standard

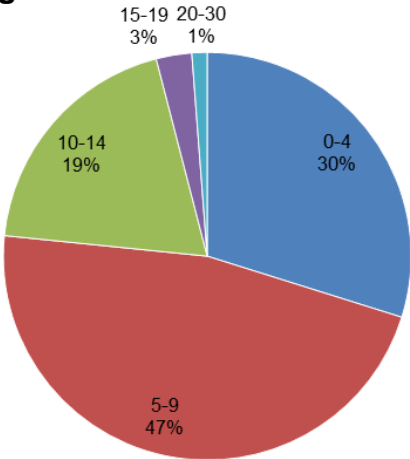
New development

10 plots/ 1,000 people for all areas of population growth.

Accessibility

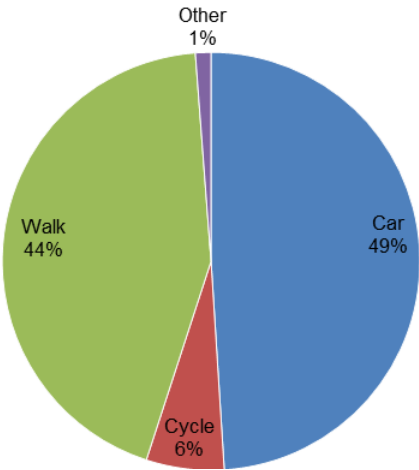
- 9.15 82% of the respondents to the allotment holder questionnaire have an allotment plot at their nearest site. Reasons for not having an allotment at the nearest site included moving since having an allotment; convenience (proximity to work/ on route home); friends/ family having plots on other sites; and traffic/ pollution/ noise concerns.
- 9.16 Over three quarters of allotment holders travel less than 10 minutes to their allotment plot (30% 0-4minutes and 47% 5-9minutes).

Figure 95 Journey Length



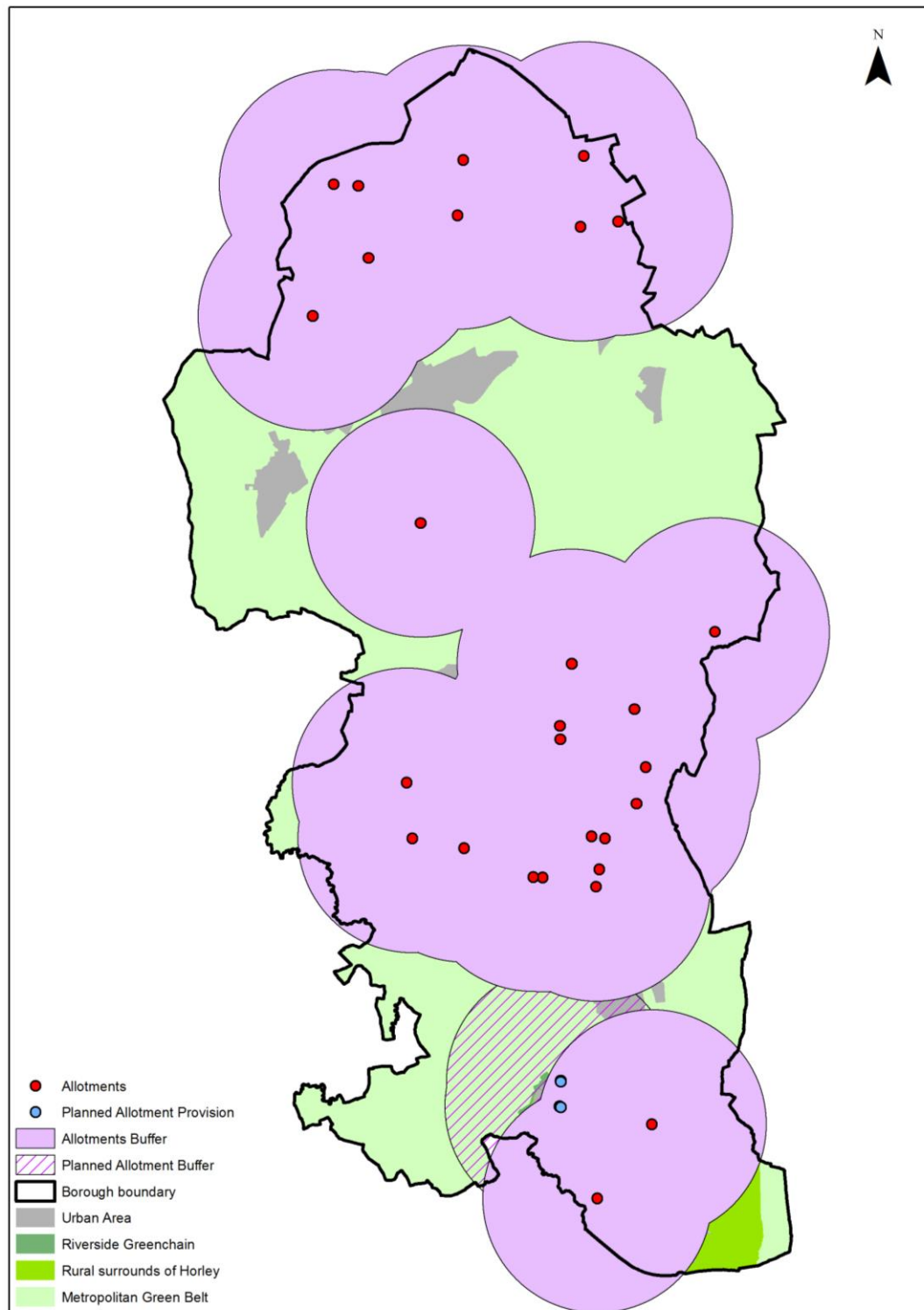
- 9.17 Almost half of the allotment holders travel by car (49%). 44% walk.

Figure 96 Method of Transport to Allotments



- 9.18 Local consultation suggests a recommended accessibility distance of 5-9 minutes drive. Using Sport England's Spatial Planning for Sport and Active Recreation: Sport and Recreation in Supplementary Planning Documents (2009) this equates to a recommended travel distance of 1.9-3.4km.
- 9.19 The diagram below shows that when this accessibility threshold is applied that there is good access to allotments in the centre of the borough and more limited access in the north and south of the borough. The diagram shows that the planned allotment provision will improve accessibility in the south of the borough.

Figure 97 Allotment

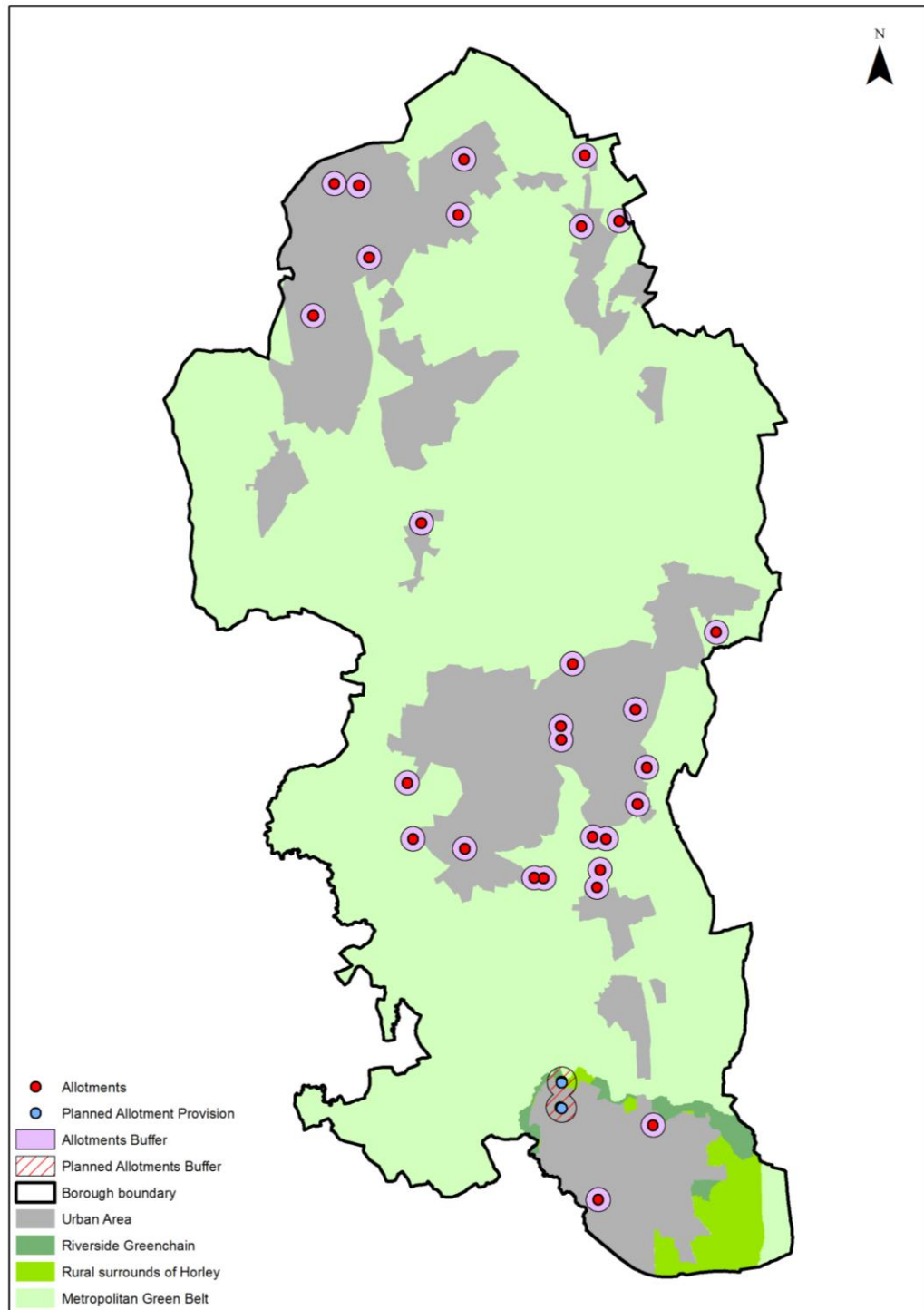


© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council.

9.20 Local public consultation also revealed that a significant number of people walk to their allotments. A 5-9 minute travel distance equates to a recommended travel distance of 0.2-0.4km.

9.21 The diagram below shows that there is limited accessibility to allotment provision.

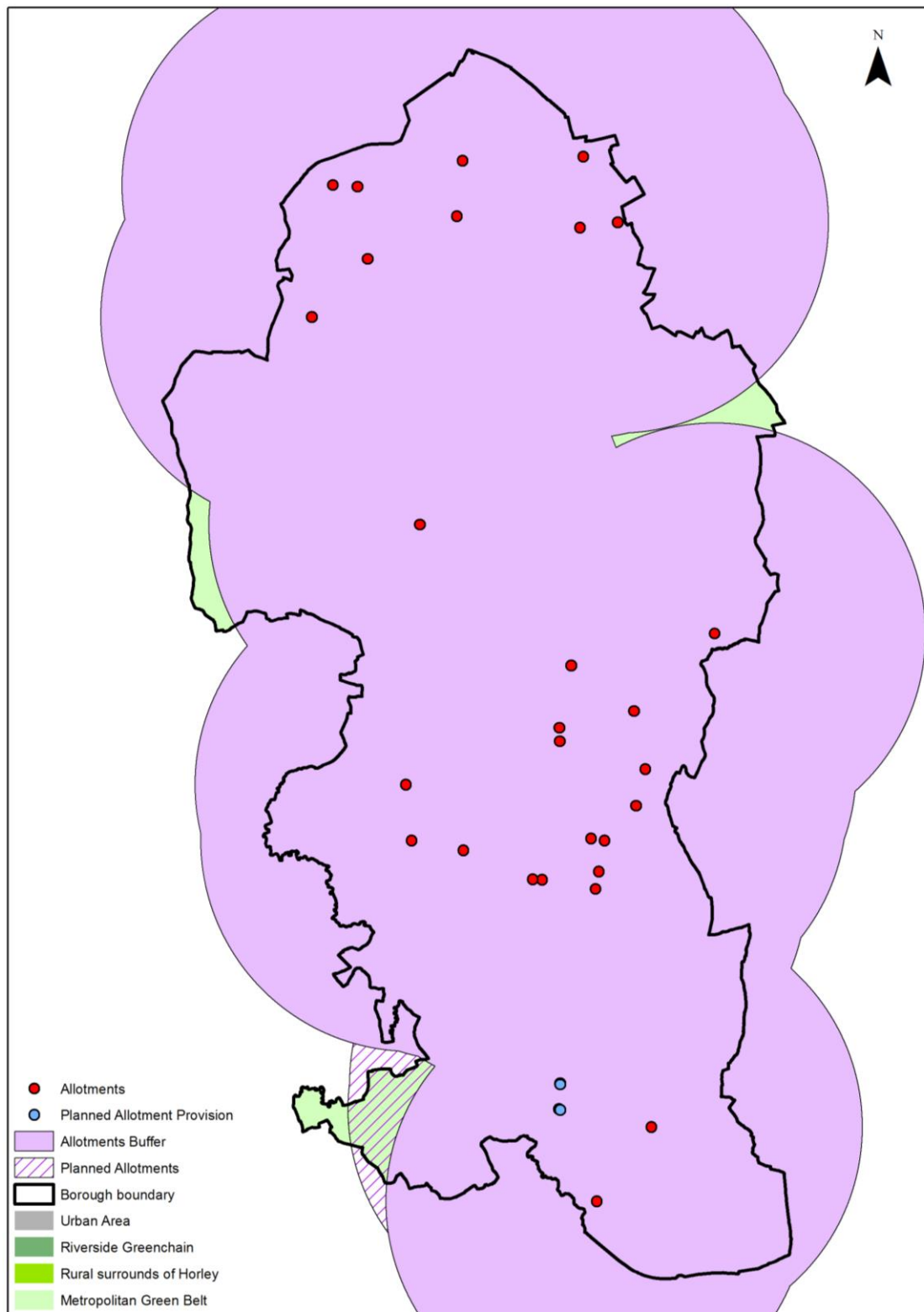
Figure 98 Allotment



© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council.

9.22 The previous report recommended a travel distance of 3.5km. The diagram below shows that with this standard there is good accessibility to allotments.

Figure 99 Allotments



© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council.

9.23 Whilst in an ideal world it would be nice to have allotments within walking distance for every borough resident, given the nature of the built up area it would not be possible. It is recommended that the ability to walk to allotments

should be taken into consideration when determining the location of new allotments.

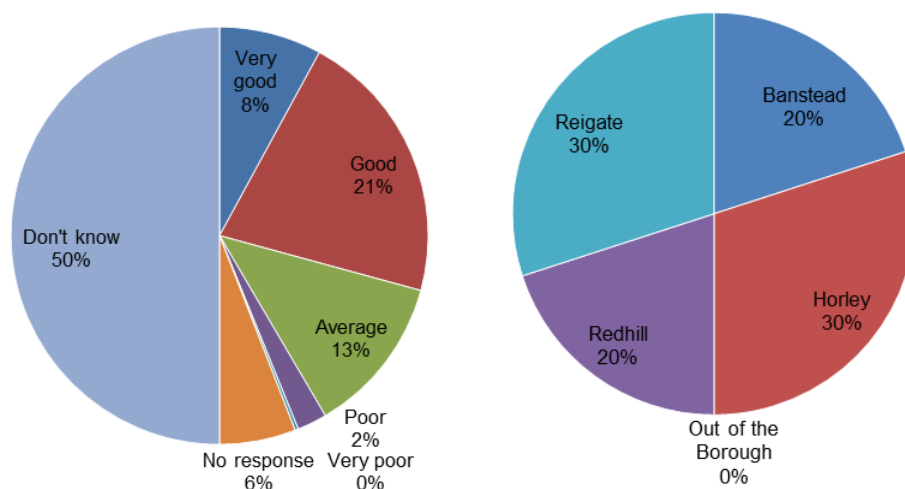
- 9.24 Taking into account the recommended driving distance (1.9-3.4km) and the previous 2011 Open Space Sport & Recreation Standard (3.5km), it is recommended that an accessibility standard of 3.4km is applied.

Recommended Accessibility Standard	
3.4km	

Quality

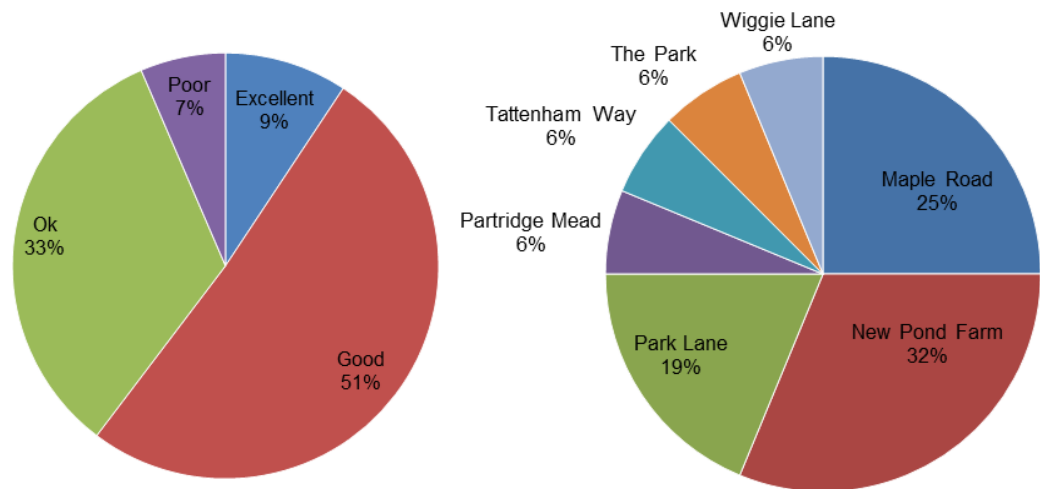
- 9.25 29% of the respondents to the general questionnaire felt that the quality of allotments was good/ very good and 2% felt that the quality was poor/ very poor. It should be noted that 50% of the respondents did not have an opinion on the quality of allotment sites.
- 9.26 Of those reporting poor/ very poor quality, there is a relatively even distribution of people living within the borough.

Figure 100 Quality of Allotment Sites (LH) and Poor/ Very Poor Quality (RH)



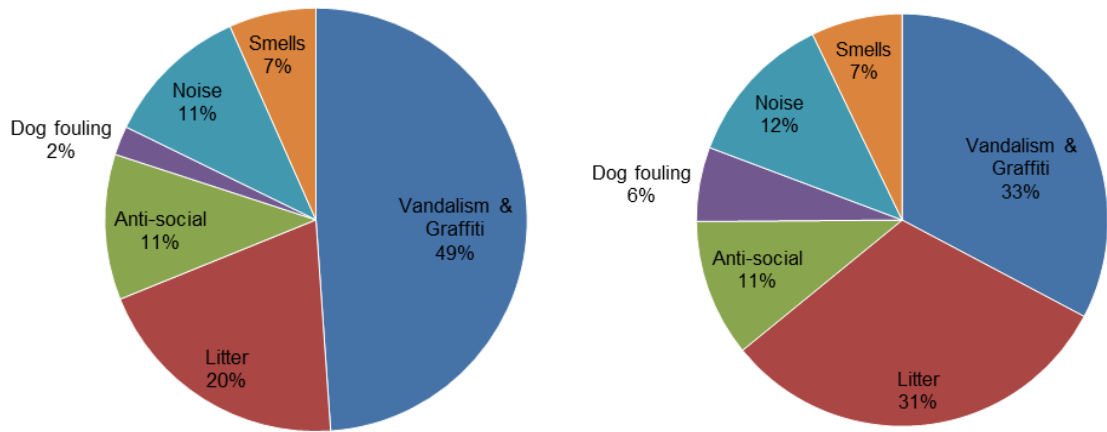
- 9.27 Over half of the respondents to the allotments questionnaire felt that the condition of the site was good (51%). Another 9% felt that the condition was excellent. Of those reporting poor condition, the greatest proportion have plots in New Pond Farm (31%) and Maple Road (25%).

Figure 101 Condition of Allotment Sites (LH) Poor/ Very Poor Condition (RH)



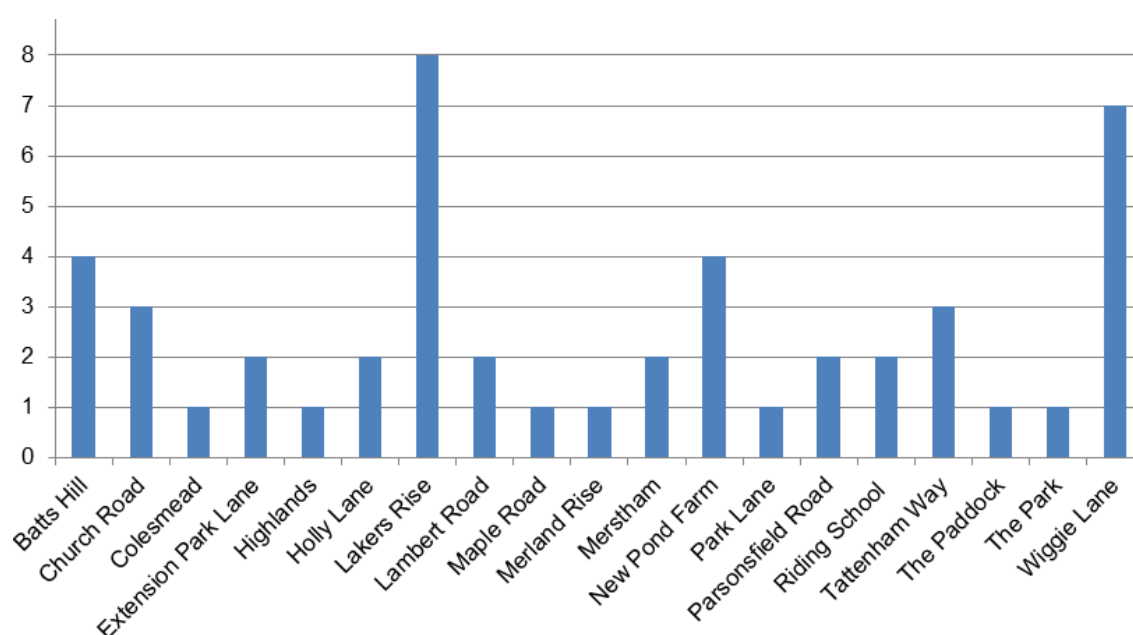
9.28 As part of the allotment holder questionnaire, allotment holders were asked whether there were any significant problems at their sites and whether there were any minor problems at their sites. Almost half reporting significant problems reported problems with vandalism and graffiti and a third of those reporting minor problems reported problems with vandalism and graffiti. This highlights the importance of maintenance, in particular the importance of good boundary fences and secure entrances.

Figure 102 Significant Problem (LH) and Minor Problem (RH)



9.29 Of those reporting significant problems, the greatest numbers have allotment plots on Lakers Rise (8 complaints of significant problems) and Wiggie Lane (7 complaints of significant problems).

Figure 103 Significant Problems



- 9.30 Whilst parking was not raised as a major concern, given that the greatest number of people travel to allotments by car, where possible, good parking provision should be provided for allotment holders.
- 9.31 In the comments section of the allotment holder questionnaire, a large number of respondents conveyed anger at the Council's strategic decision to remove toilets from the allotments due to cost reasons.
- 9.32 As part of this assessment, all allotment sites were audited and found to be of 'good' quality. A copy of the site audits is provided in appendix 16.
- 9.33 Whilst there is no national guidance for the quality of allotments, the DTLR guide 'Allotments: A plot holders guide' suggests that allotments should have accessible water supply, adequate security measures and where appropriate, toilets, site huts and sheds.
- 9.34 The 2011 Open Space, Sport & Recreation Assessment recommended that '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 provided'.
- 9.35 In the absence of national guidance, in line with the 'Allotments: A plot holders guide'; 2011 Open Space, Sports & Recreation Assessment recommendation; the high numbers travelling by car; and plot holders concerns about site maintenance, site safety and toilet provision, it is recommended that sites should be clean and litter free; have good drainage and access to good water

supply; be well maintained particularly in relation to boundary fences; have secure entrances; and where possible have sufficient parking and toilets.

Recommended Quality Standard

Allotments should be clean and litter free; have good drainage and access to good water supply; be well maintained particularly in relation to boundary fences; have secure entrances; and where possible have sufficient parking and toilets.

Applying Provision Standards

Quantity

- 9.36 The table below summarises the application of the recommended quantity standard. It demonstrates a need for an additional 246 allotment plots across the borough in order to reach the recommended standard of 10 plots/ 1,000 people by 2027.
- 9.37 In terms of the distribution of allotment plots, the table below shows that there would be no additional need for allotment plots in the central area of the borough, but that there would be an additional need for an additional 208 plots in the north of the borough and 186 plots in the south of the borough.
- 9.38 The 186 additional allotment plots needed in the south of the borough will be met through the provision of the allotments as planned in the HMP. The HMP allocates to areas equating to 1.65ha for allotment provision. If allotments are provided at the same size as the other new allotment site in Horley (62.5sqm), these additional sites could provide up to 264 plots.
- 9.39 Whilst the table suggests a surplus of allotment provision in the centre of the borough in 2027, one would need to be mindful of the accessibility of allotment provision before sites were redeveloped. One would need to be mindful of both the recommended accessibility standard of 3.4km but also the fact that a large number of people walk to allotment sites.

Table 36 Application of Recommended Quantity Standard

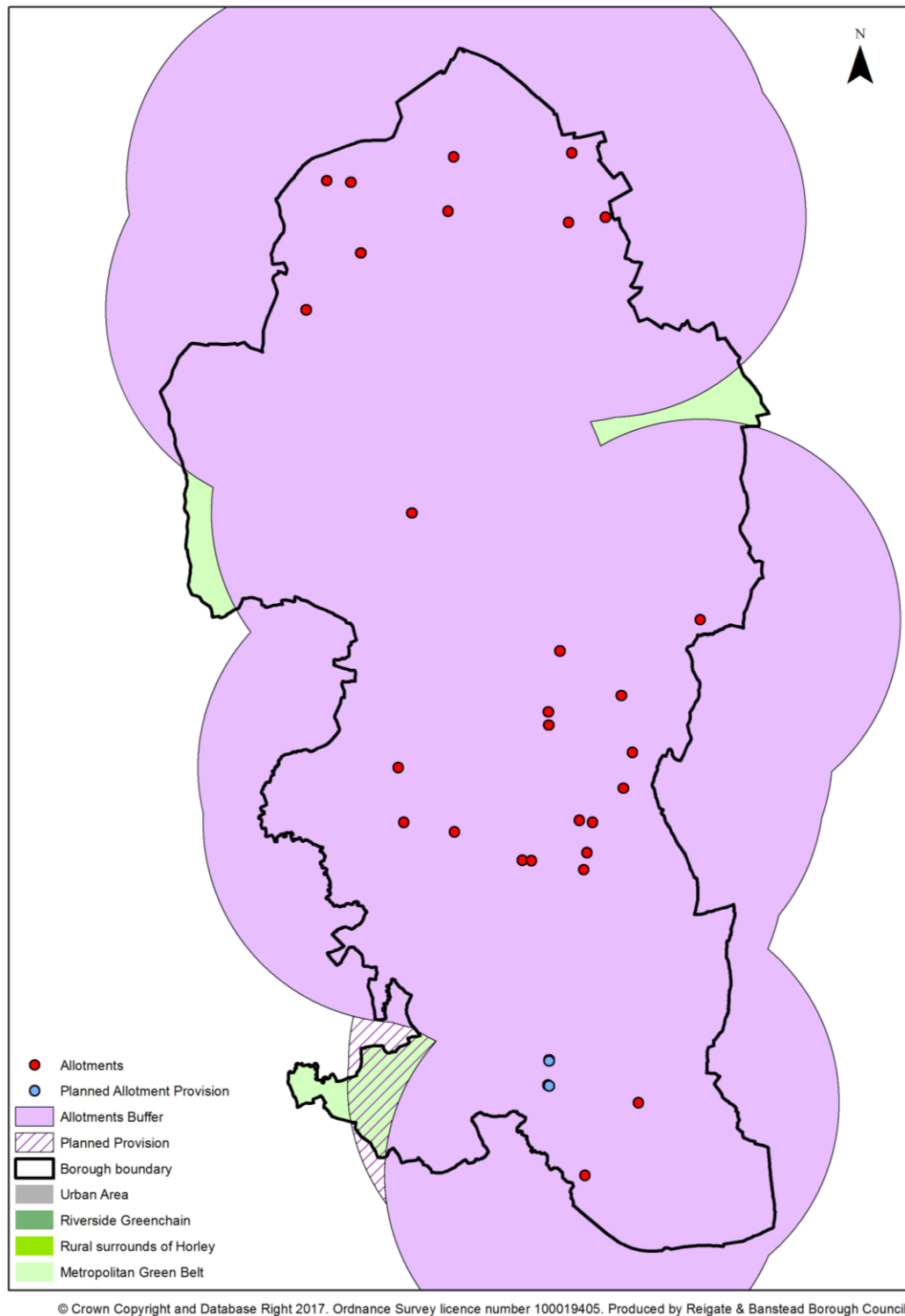
Ward	Allotments	Additional Plots Needed
BV	98	-5
CHW	38	53
KBH	32	44
N	33	53
P	0	38
TW	0	74
TAT	125	-49
1 North	326	208
EW	111	-16
MSJ	0	87
M	60	24
RE	76	34
RW	193	-85
RC	131	-49
RH	0	67
SPW	284	-210
2 Central	855	-148
HC	0	96
HE	0	76
HW	140	-19
SS	0	32
3 South	140	186
RBBC	1,321	246

- 9.40 For new developments, it is recommended that at least 10 allotment plots per 1,000 people are provided.

Accessibility

- 9.41 The report recommends an accessibility standard of 3.4km.
- 9.42 The diagram below shows that when this accessibility standard is applied that the borough as a whole has relatively good accessibility. There is more limited accessibility in the north and south, the planned provision will improve the accessibility in the south of the borough.

Figure 104 Allotment Accessibility



9.43 When applying this accessibility standard, one should bear in mind that this is based upon traveling by car and that whilst the greatest number of people travel by car (49%), a large number walk to their allotments (44%).

Quality

- 9.44 Given that all of the allotments were deemed to be of a good quality no benchmark standard has been assessed. Rather, it is recommended that the focus should be on ensuring good quality provision. In line with the concerns raised by allotment holders, particular emphasis should be paid to ensuring that the sites are secure and that there are well maintained boundaries.
- 9.45 Given that the quality of the allotment sites has been considered good, going forward the focus should be on increasing the supply of allotments.

Priorities and Recommendations

- 9.46 In order to meet the recommended quantity standard for allotments, additional allotment provision should be planned to be delivered in the north of the borough.
- 9.47 Existing allotment sites should be protected from development, or if necessary replaced with an equally accessible, suitable or improved site.
- 9.48 New developments should provide at least 10 allotment plots per 1,000 people.
- 9.49 The existing quality of allotments should be maintained. Allotment sites should be clean and litter free; have good drainage and access to good water supply; be well maintained particularly in relation to boundary fences; have secure entrances; and where possible have sufficient parking and toilets.

10. Cemeteries, Churchyards and Other Burial Grounds

Definition

- 10.1 This typology encompasses both church yards contained within the walled boundaries of churches and cemeteries outside the confines of a church. The primary purpose of these areas is for quiet contemplation and the burial of the dead. The areas also provide a valuable area of open space in the urban area, contribute to biodiversity and play an important aesthetic value.

Figure 105 All Saint's Churchyard, Banstead



Context

- 10.2 Within the borough of Reigate & Banstead there are three cemeteries which are owned and managed by Reigate & Banstead Borough Council: Reigate Garden of Remembrance, Reigate Cemetery and Redstone Cemetery. In addition there are a number of churchyards, the majority of which are closed to new burials. These areas provide space for informal recreation such as walking and relaxing. Many are also important in terms of biodiversity. Investment in their upkeep, maintenance and quality is therefore an important factor.
- 10.3 The Local Authority is a designated 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 has been assessed in the Cemetery and Crematorium Needs Regulation 18 Development Management Plan evidence paper⁶⁷. The report concluded that there is not an overriding need for either new cemetery or crematorium provision within the borough. Further work is being prepared for Regulation 19.

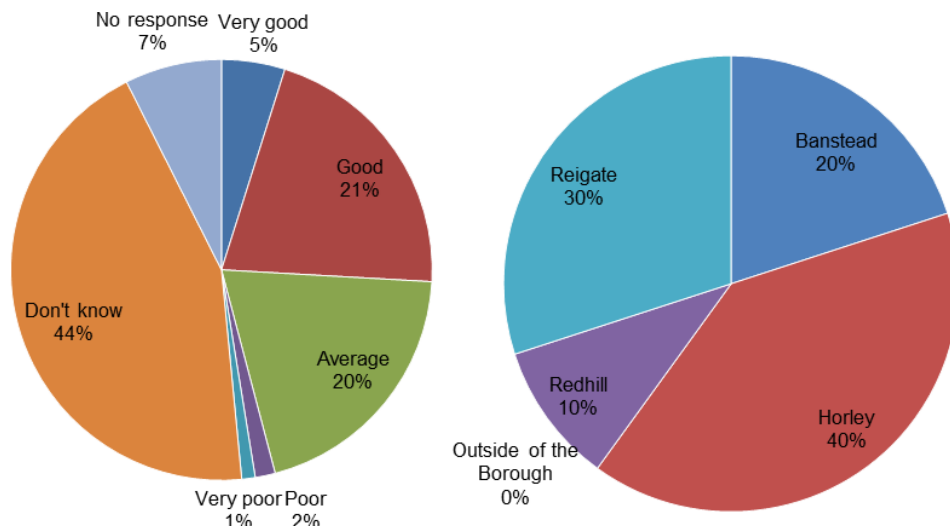
Standards

- 10.4 In line with the PPG17 Companion Report and the 2011 Open Space, Sports & Recreation Assessment, given the nature of cemeteries standards have only been set for the quality of churchyards, cemeteries and burial grounds.

Quantity

- 10.5 As part of the general survey, people were asked for their opinions on the quantity of cemeteries. 26% of the respondents felt that there was good/ very good quantity of cemeteries, churchyards and burial grounds and 3% felt that the provision was poor/ very poor. It should be noted that a large proportion of the respondents (41%) said that they did not know/ did not have an opinion on the provision of cemeteries, churchyards and burial sites.
- 10.6 Of those reporting poor/ very poor quantity, the greatest proportion live in/ near Horley (40%) and the fewest live in/ near Redhill (10%).

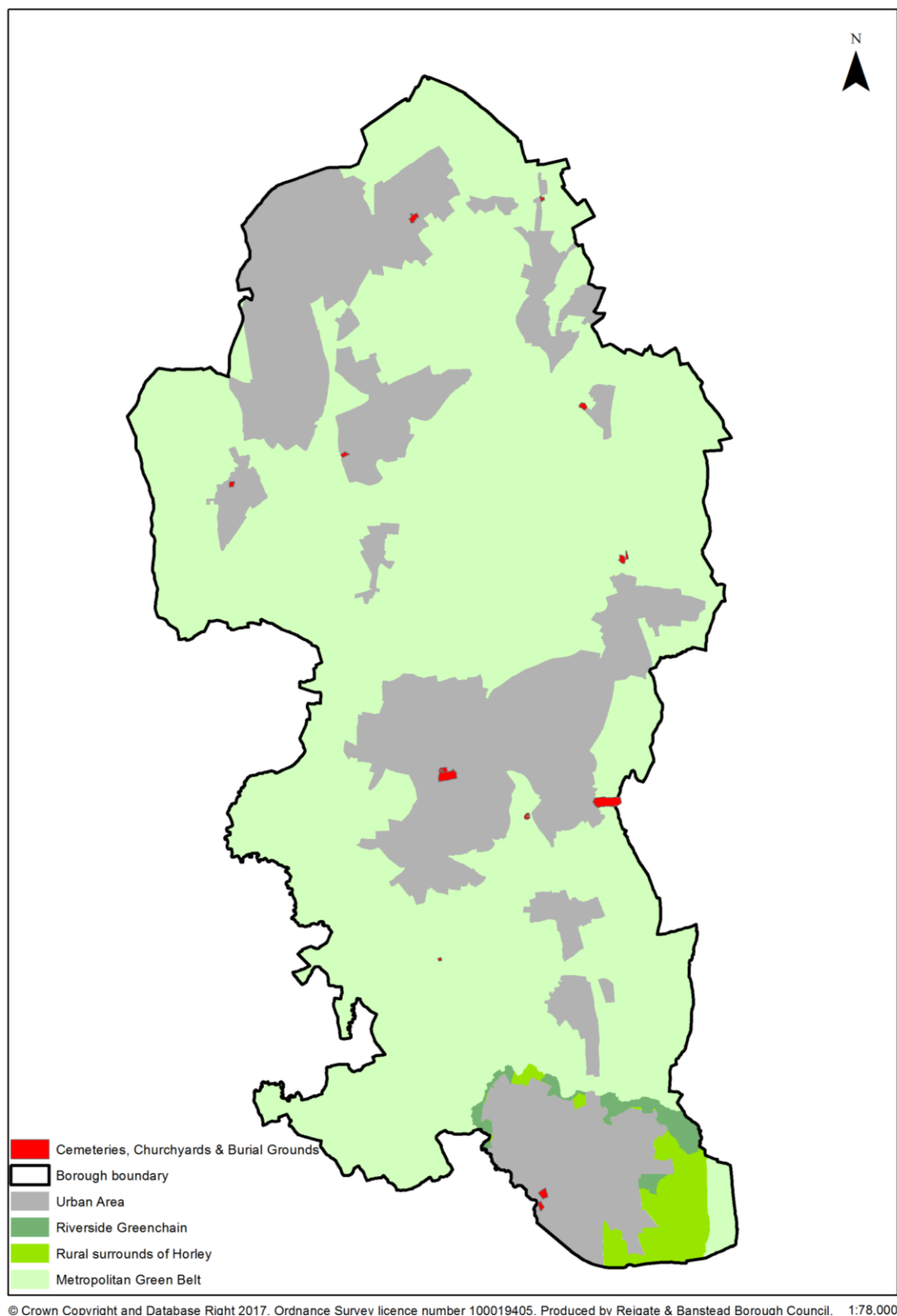
Figure 106 Quantity of Churchyards, Cemeteries and Burial Grounds (LH) and Poor/ Very Poor Quality (RH)



- 10.7 Within the borough there are 15 cemeteries and churchyards.

⁶⁷ http://www.reigate-banstead.gov.uk/downloads/file/2625/cemetery_and_crematorium_needs

Figure 107 Cemeteries, Churchyards & Burial Grounds



10.8 The largest sites in the borough are Redstone Cemetery in Redhill (6.8ha) and Reigate Cemetery in Reigate (4.3ha).

- 10.9 The table below shows that 47% of the cemeteries, churchyards and burial grounds are located within area 2.

Table 37 Cemeteries, Churchyards & Burial Grounds

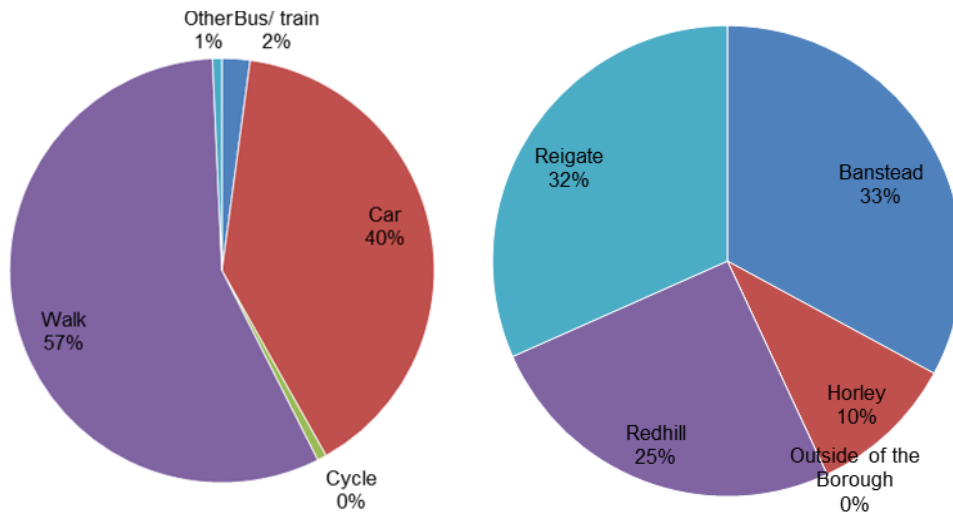
Ward	No.	Quantity (Ha)
BV	1	9,226
CHW	2	14,783
KBH	1	6,334
N	0	0
P	0	0
TW	1	2,118
TAT	0	0
Area 1	5	32,461
EW	1	68,140
M	2	7,773
MSJ	1	7,004
RE	0	0
RW	0	0
RC	3	64,294
RH	0	0
SPW	0	0
Area 2	7	147,211
HE	0	0
HC	0	0
HW	2	24,616
SS	1	2,180
Area 3	3	26,796
Borough	15	206,468

- 10.10 Given the nature of cemeteries, churchyards and burial grounds (i.e. adjacent to churches) it is not recommended that quantity standards are set.

Accessibility

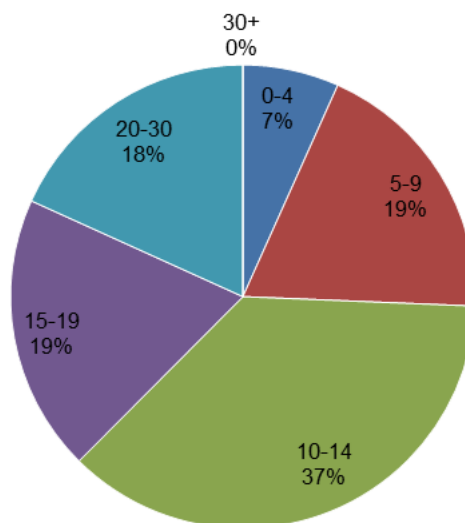
- 10.11 As part of the general survey, respondents were asked how they travel to churchyards, cemeteries and burial grounds and how far they expect to travel.
- 10.12 The majority of the respondents to the general survey either walk (57%) or travel by car (40%). Of those walking, the greatest numbers live in/ near Banstead (33%) and Reigate (32%) and the fewest live in/ near Horley (10%).

Figure 108 Travel Method to Churchyards, Cemeteries and Burial Grounds



10.13 The majority of the respondents expect to travel less than 15 minutes to cemeteries, churchyards and burial grounds (63%).

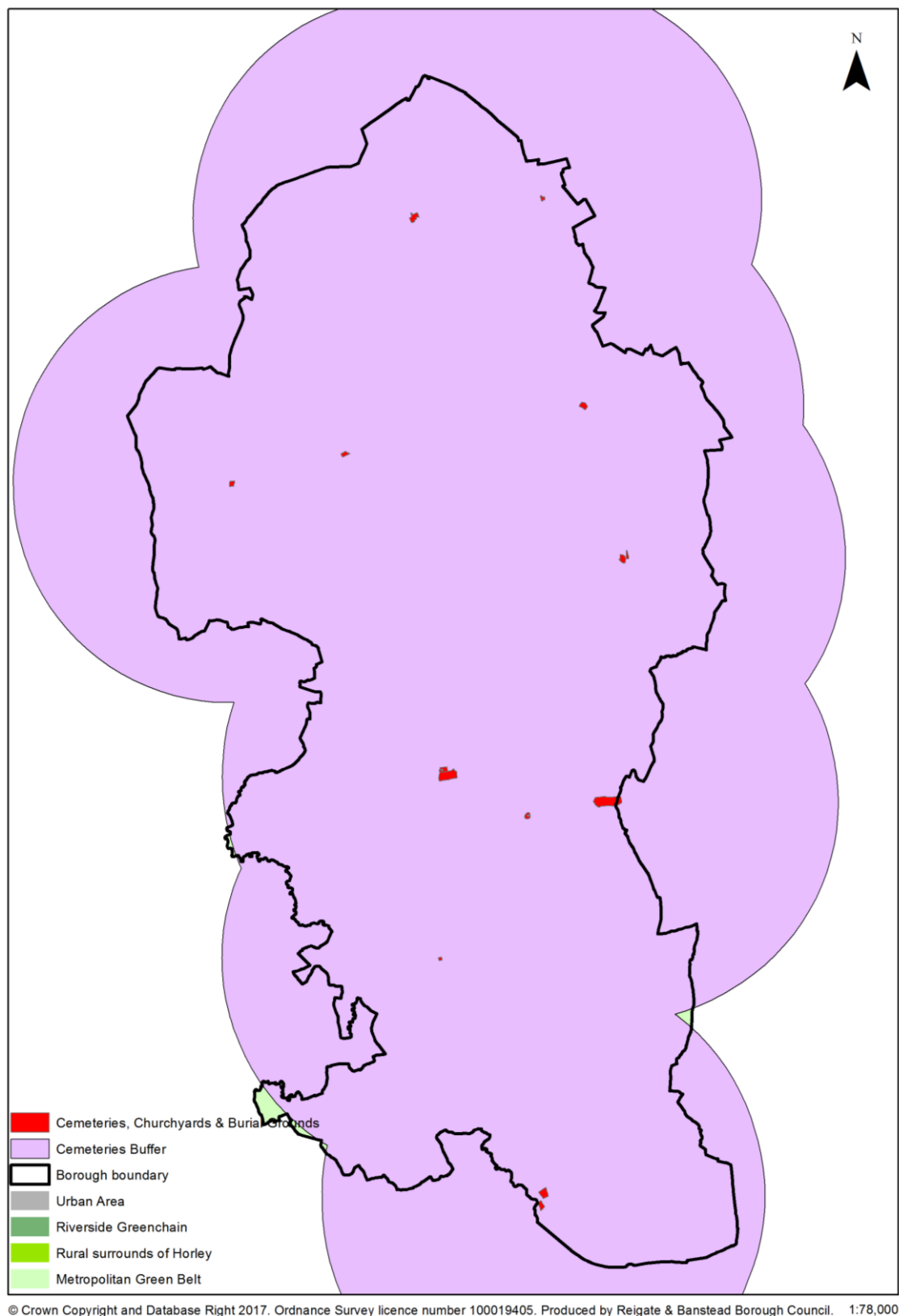
Figure 109 Expected Travel Duration



10.14 Using Sport England's Spatial Planning for Sport and Active Recreation: Sport and Recreation in Supplementary Planning Documents (2009), the responses to the general survey suggest a recommended travel distance of 3.7-5.6km.

10.15 The diagram below shows that when this is applied that the entirety of the borough has access to cemeteries, churchyards and burial grounds.

Figure 110 Cemeteries Accessibility



10.16 In line with the previous 2011 Open Space, Sport & Recreation Assessment, it is not intended to introduce a recommended accessibility standard due to the nature of cemeteries, churchyards and burial grounds (i.e. located next to

churches). It is however recommended that when opportunities arise, the accessibility of cemeteries, churchyards and burial grounds should be improved through improving pedestrian footpaths and cycleways.

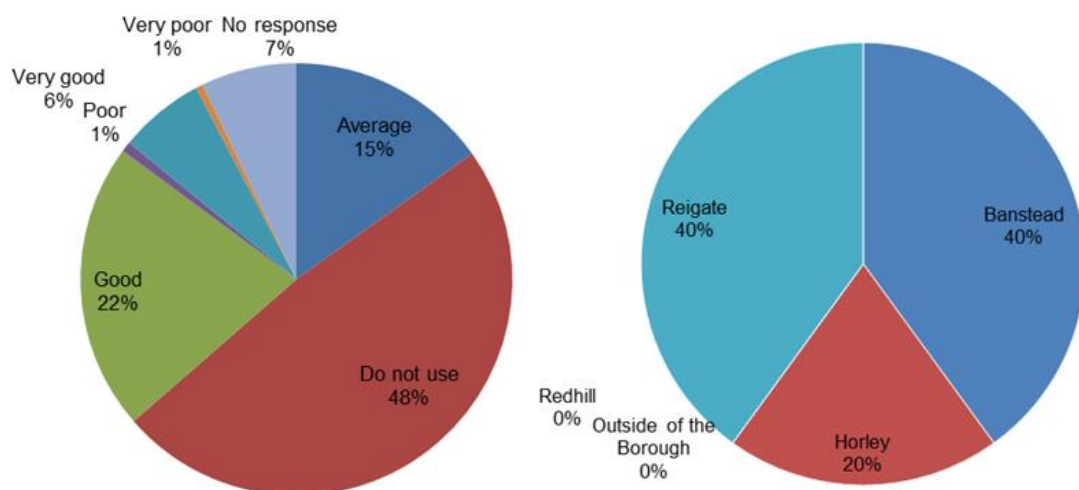
Quality

10.17 As part of the general survey, respondents were asked for their opinions on the quality of cemeteries, churchyards and burial grounds.

10.18 28% of the respondents felt that the quality of cemeteries, churchyards and burial grounds was good/ very good and 2% felt that the quality was poor/ very poor. It should be noted that 48% of the respondents either do not visit cemeteries, churchyards and burial grounds or have no opinion on the quality of the areas.

10.19 The greatest numbers of those reporting poor/ very poor quality live in Banstead (40%) and Reigate (40%).

Figure 111 Quality of Churchyards, Cemeteries and Burial Grounds (LH) and Poor/ Very Poor Quality (RH)



10.20 All of the cemeteries, churchyards and burial grounds were visited and evaluated for their quality. The site assessments are included in appendix 14. All of the cemeteries, churchyards and burial grounds were assessed to be of 'good' quality. Notable characteristics included their peaceful setting for quiet contemplation and their importance for visual amenity.

10.21 Whilst there is no national standard for the quality of cemeteries, churchyards and burial grounds there are a number of industry initiatives to encourage best practice in cemetery maintenance and management. Amongst the criteria used for determining The Good Funeral Awards 'Cemetery of the Year' are that places 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.

- 10.22 The previous 2011 Open Space, Sport & Recreation Assessment recommended that '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'.
- 10.23 Given that all of the cemeteries, churchyards and burial grounds were deemed to be of a good quality, it is recommended that the quality of the churchyards should be retained and where opportunities arise improvements (e.g. to footpaths, seating and bin provision) should be delivered.

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. Sites should be accessible to people with mobility problems, with sufficient seating and where appropriate, lighting should be provided to enhance security.

Applying Provision Standards

- 10.24 For the reasons given above, it is not appropriate to set local quantity or accessibility standards.
- 10.25 Given that all of the churchyards, cemeteries and burial grounds were deemed to be of 'good' quality, it is recommended that the quality of the churchyards, cemeteries and burial grounds should be retained and where opportunities arise improvements should be delivered.

Recommendations & Strategic Priorities

- 10.26 Churchyards, cemeteries and burial grounds should be protected for their value for quiet contemplation, their role as havens for biodiversity and their opportunity to contribute to the green infrastructure within the borough.
- 10.27 The quality of churchyards, cemeteries and burial grounds should be retained. They should be well maintained, clean and litter free and be accessible to those with mobility problems. When opportunities arise, improvements should be made.

11. Civic Spaces

Definition

- 11.1 Civic spaces include market squares and other hard surfaced areas designed for pedestrians. They 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. Poor areas attract vandalism and deter people from visiting the towns.

Figure 112 Redhill Town Centre

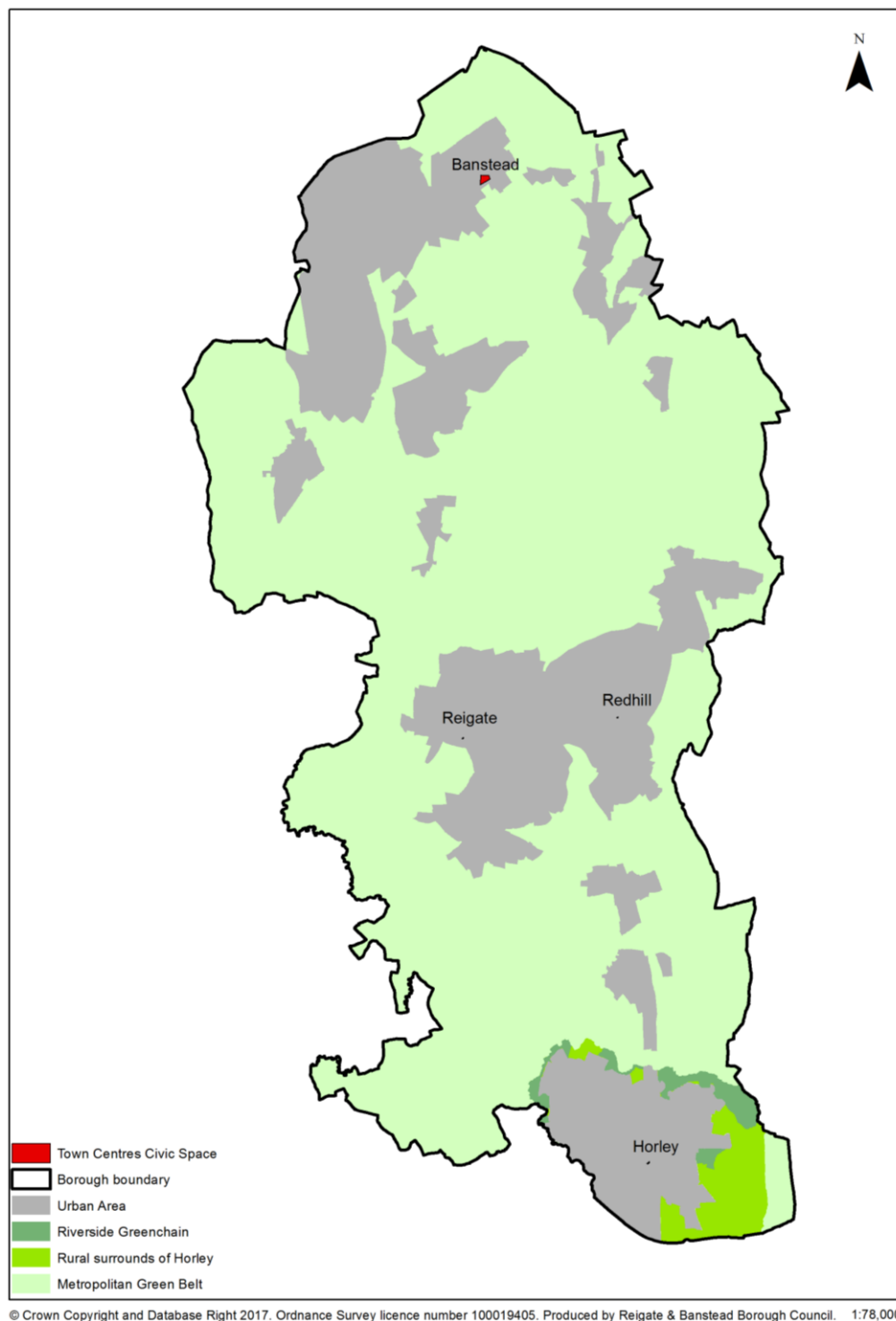


Context

- 11.2 Within the borough there are four areas of civic space: Banstead, Horley, Redhill and Reigate town centres. In addition, there are a number of other village centres which may have a civic focus. In line with the 2011 Open Space, Sports & Recreation Assessment, these areas have been excluded because of their small size.
- 11.3 Both Redhill and Horley town centres have weekly markets (Redhill has markets on Thursday, Friday and Saturday and Horley has a Saturday market) with a variety of traders including butchers, fishmongers, greengrocers, florists and food traders. Reigate has a monthly farmers market.
- 11.4 The Core Strategy recognises that the borough's town centres face competition from neighbouring shopping areas and recognises that improvements are needed within Redhill and Horley town centres.

- 11.5 Redhill town centre has recently had significant streetscape enhancements including new seating, planting, street signage and improved lighting and cycle storage.
- 11.6 The Council has also recently agreed (July 2017) to invest over £600,000 in improving Horley town centre. Improvements to parking, pavements and disabled access are planned with new street lighting and seating.
- 11.7 For Banstead and Reigate, the Core Strategy notes the importance of ensuring that the town centres remain viable and attractive.

Figure 113 Civic Space



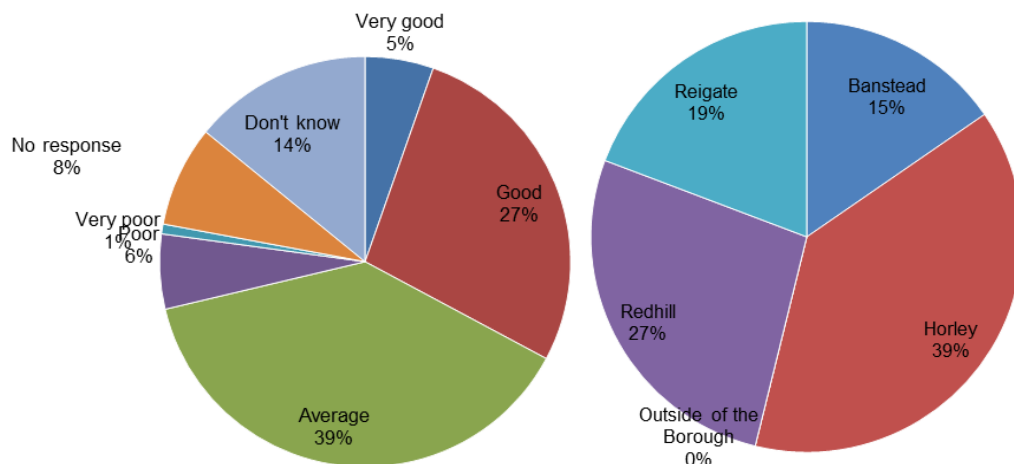
Standards

- 11.8 In line with the PPG17 Guidance and the 2011 Open Space, Sports & Recreation Assessment, given that civic space can only be provided on an opportunistic basis, no quantity and accessibility standards have been set.

Quantity

- 11.9 Within the borough there are four areas of civic space: Banstead, Horley, Redhill and Reigate town centres. In addition, there are a number of other village centres which may have a civic focus. In line with the 2011 Open Space, Sports & Recreation Assessment, these areas have been excluded because of their small size.
- 11.10 A third of the respondents to the general survey felt that the quantity of civic space was good/ very good and 7% felt that the quantity was poor/ very poor. Of those reporting poor/ very poor quantity, the fewest live in/ near Banstead (15%) and the greatest numbers live in/ near Horley (39%).

Figure 114 Quantity of Civic Space (LH) and Poor/ Very Poor (RH)



- 11.11 The table below shows that the quantity of civic space is unevenly distributed within the borough. It shows that 42% of the civic space is located in Area 1 and 55% located in Area 2.

Table 38 Quantity of Civic Space

Ward	No.	Quantity (Ha)
BV	1	14,276
CHW	0	0
KBH	0	0
N	0	0
P	0	0
TW	0	0
TAT	0	0
Area 1	1	14,276
EW	0	0
M	0	0
MSJ	0	0
RE	1	8,114
RC	1	10,293
RH	0	0
RW	0	0
SPW	0	0
Area 2	2	18,407
HE	0	0
HC	1	941
HW	0	0
SS	0	0
Area 3	1	941
Borough	4	33,624

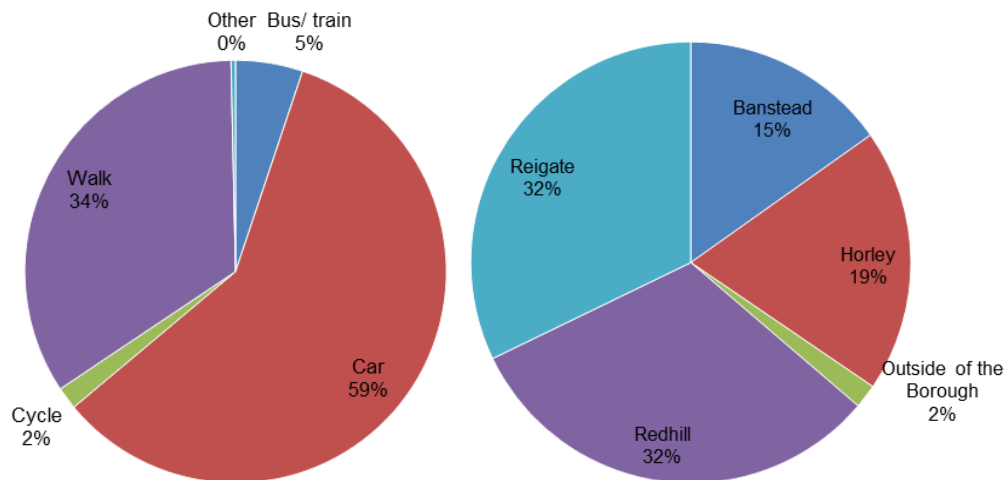
11.12 Given that civic space can only be provided on an opportunistic basis, no quantity standard is recommended.

Accessibility

11.13 As part of the general survey, respondents were asked how they travel to civic space and how far they expect to travel to civic space.

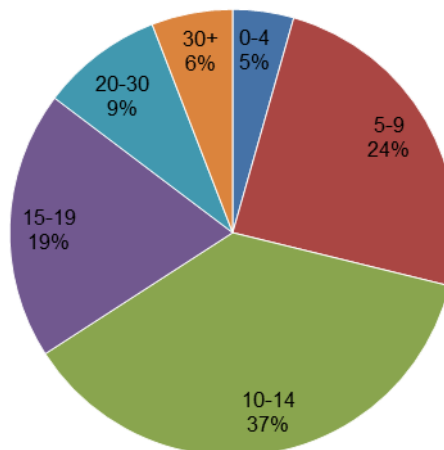
11.14 The majority of the respondents to the general survey travel either by car (59%) or walk (34%) to areas of civic space. Of those travelling by car, the greatest live in/ near Reigate (32%) and Redhill (32%).

Figure 115 Transport Method (LH) and Car (RH)



11.15 Two-thirds of the respondents expect to travel less than 15 minutes to areas of civic space.

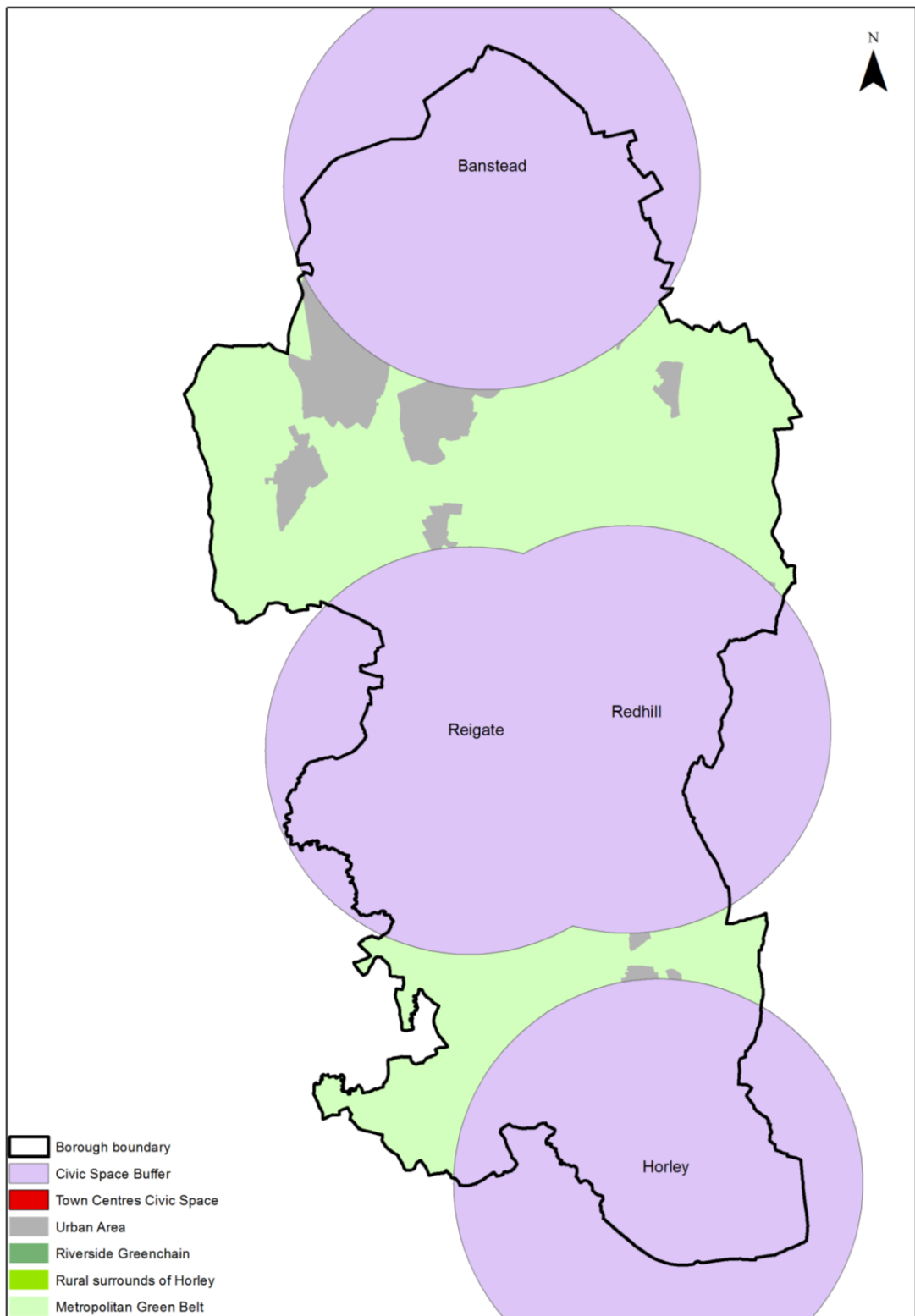
Figure 116 Travel Distance



11.16 Using Sport England's Spatial Planning for Sport and Active Recreation: Sport and Recreation in Supplementary Planning Documents (2009), local consultation suggests a 3.7-5.6km drive to civic space.

11.17 The diagram below shows that with this recommended accessibility standard there is good accessibility to civic space in the centre of the borough and more limited accessibility for the northern part of the borough.

Figure 117 Accessibility Civic Space



© Crown Copyright and Database Right 2017. Ordnance Survey licence number 100019405. Produced by Reigate & Banstead Borough Council. 1:78,000

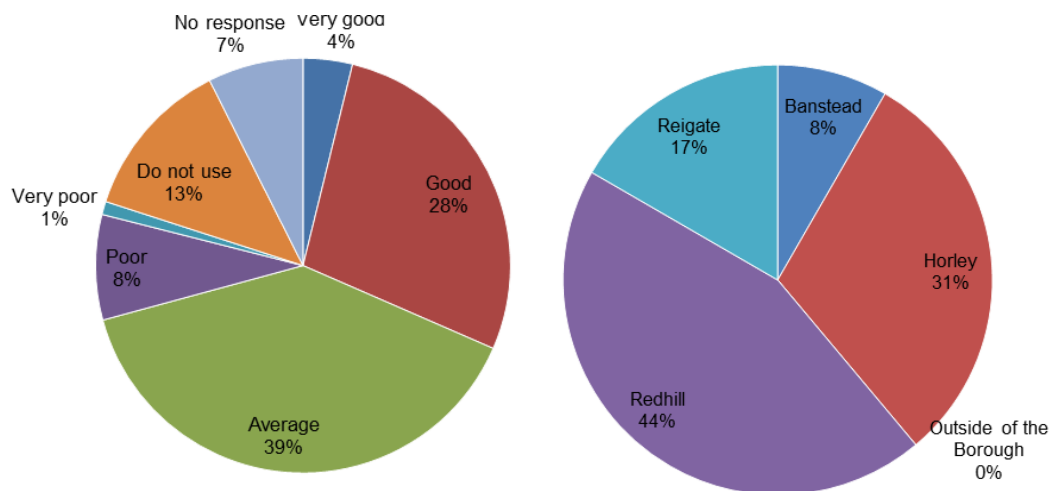
11.18 Given that the quantum of civic space cannot be increased, it is only possible to improve accessibility through improving footpath and cycle routes. No accessibility standard is therefore recommended.

Quality

11.19 As part of the general survey respondents were asked for their opinions on the quality of civic space. 32% of the respondents to the general survey felt that there was good/ very good quality of civic space and 9% felt that provision was poor/ very poor.

11.20 Of those reporting poor/ very poor quality, the greatest proportion live in/ near Redhill (44%) and the fewest in/ near Banstead (8%).

Figure 118 Quality (LH) and Poor/ Very Poor (RH)



11.21 To inform this assessment, all four areas of civic space were visited and their quality was audited. The site assessments are included in appendix 15. Notable characteristics included good street lighting, attractive planters, good bin provision and well maintained footpaths.

11.22 Given that all of the town centres were deemed to be of a good quality, it is recommended that the quality of the town centres should be retained and where opportunities arise improvements (such as additional planters/ new seating/ new signage) be delivered.

11.23 The previous 2011 Open Space, Sport & Recreation Assessment recommended that '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 possible'.

11.24 Taking into account the responses from the general survey, the site audits and the previous 2011 Open Space, Sport & Recreation Assessment, it is recommended that:

- Civic spaces should be clean, attractive, well lit and well maintained
- Civic spaces should feel safe to those wishing to use them
- There should be seating, bins and where appropriate planting to improve the attractiveness of the area and encourage wildlife
- Footpaths and cycleways should be maintained
- Where appropriate public access to toilets should be provided

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.

Applying Provision Standards

11.25 No quantity and accessibility standards have been recommended.

11.26 In terms of quality, it is recommended that civic spaces:

- Are clean, attractive, well lit and well maintained
- Feel safe to those wishing to use them
- Have seating and bins
- Where appropriate have planting to improve the attractiveness of the area and encourage wildlife
- Have well maintained footpaths and cycleways
- Have access to toilets where appropriate

11.27 Given that all of the town centres were deemed to be of 'good' quality, it is recommended that the quality of the town centres should be retained and where opportunities arise improvements should be delivered.

Priorities and Recommendations for Policy Direction

11.28 Opportunities should be considered to improve the accessibility of civic spaces by sustainable transport.

11.29 The quality of the town centres should be retained. They should be clean, attractive, well lit and well maintained. They should contain seating and bins and where appropriate planting to improve the attractiveness and encourage wildlife. Footpaths and cycle routes should be maintained and access to toilets should be provided where appropriate. When opportunities arise, improvements should be made.

12. Policy Recommendations

- 12.1 This report has made a number of recommendations for both the existing area and new developments.

Existing Urban Area

- 12.2 Recommendations for the existing urban area are detailed below.

Table 39 Existing Urban Areas

Typology	Quality	Quantity	Accessibility
Parks & Gardens	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.	Maintain current parks and gardens and improve the offer within the existing parks and gardens. <u>For Horley:</u> Upgrade Horley Recreation Ground to make it a more formal park; provide at least 5ha of the Borough Local Plan 2005 allocation at Fishers Farm for a combination of parkland and outdoor facilities; and provide an additional 8ha of open space through Sustainable Urban Extensions NWH1 and NWH2.	Priory Park (Borough significance): 3.7km Other Parks (Local significance): 0.72km
Natural & Semi-Natural Greenspace	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, have sufficient seating, signage and bins and clear footpaths.	The current areas of NSN greenspace should be maintained. The Council should endeavour to increase the quantity of NSN greenspace in areas where provision is significantly below the FiT recommended standard. The Council should endeavour to increase the number of local nature reserves in the borough. Emphasis should be placed on areas where the provision of NSN greenspace is below the FiT recommended standard.	No standard recommended
Green Corridors and Accessible Countryside in the Urban Fringe	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	No recommended standard	No standard recommended

	climate change resilience. Major Green Corridor routes for public access should be safe, appropriately signed and publicised, and where appropriate have litter, dog bins and adequate lighting.		
Outdoor sports facility	Sites should be clean, litter free and fit for the purpose for which it was designed. Sites should be welcoming, appropriately landscaped, well lit, have level and well-drained good quality surfaces, appropriate changing rooms, toilets, parking, bins, seating and where appropriate information. Sites should be well managed taking account of the need for repair and replacement overtime and there should be links with the community where possible.	Opportunities are explored to provide outdoor sports including pitches in areas below the FiT recommended standards. Opportunities are explored to provide outdoor sports including pitches within existing open spaces such as recreation grounds. Opportunities explored to provide outdoor sports including pitches within the wider countryside and urban fringe. Opportunities are explored to allow public access to facilities which currently have no public access.	Outdoor sports including pitches: 720m walking distance
Indoor Sports Facilities	All new build and refurbishment schemes should be designed in accordance with Sport England Guidance Notes. Facilities should promote the principles of the IFI Mark and seek to achieve the IFI Mark. Facilities should engage with either Quest or National Benchmarking Service to understand how their facility compares with other local facilities and understand whether there are specific concerns raised by users Facilities should be of a good quality: well maintained; have appropriate flooring; be clean, free of litter and vandalism; offer appropriate changing areas and a range of on-site facilities including parking.	No recommended standard	Borough Significance: 5.3km drive Local Significance: 3.4km drive Neighbourhood Significance: 0.8km walk
Amenity Greenspace	Amenity green space should be clean and litter free, well maintained with good foot and cycle paths linking	Existing areas will be retained. Opportunities will be sought to increase provision	Sites of borough or

	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.	of amenity greenspace in deficient areas when they arise.	local significance: 720m Sites of neighbourhood significance: 480m
Children & Young People	<p><u>Children's play areas:</u> A site should be a clean, safe, well maintained, appropriately landscaped, welcoming play area which is free from litter, dog mess and vandalism. The site should contain a variety of equipment which provides a wider range of play experiences. Sites should be accessible to both disabled and non-disabled children. Seating for supervising adults should be provided. The sites should be easily accessible on foot or from a nearby carpark. A mix of play areas should be provided, including secure locations near housing and provision on multi-purpose 'destination' sites. Children should be involved in the design of the site wherever possible.</p> <p><u>Facilities for young people:</u> A site should be a clean, safe, well maintained, appropriately landscaped, welcoming area play area which is free from litter, dog mess and vandalism. The site should contain a variety of equipment tailored to the needs of young people of a range of ages and disabilities 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</p>	<p>Explore opportunities to provide additional facilities in all wards with a particular focus on those with the greatest deficits.</p> <p>Explore opportunities to provide play areas within the borough's green fabric and provide alternative play areas (e.g. play areas within the borough's extensive woodland and other natural areas of the borough.</p>	<p>Children's play areas: 480m walk</p> <p>Young people's provision: 720m walk</p>

	locations near housing, and provision on multi-purpose 'destination' sites. Young people should be involved in the design and management wherever possible.		
Allotments	Allotments should be clean and litter free; have good drainage and access to good water supply; be well maintained particularly in relation to boundary fences; have secure entrances; and where possible have sufficient parking and toilets.	No standard recommended	3.4km
Cemeteries, churchyards and other burial grounds	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. Sites should be accessible to people with mobility problems, with sufficient seating and where appropriate, lighting should be provided to enhance security.	No standard recommended	No standard recommended
Civic Space	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.	No standard recommended	No standard recommended

New Developments

12.3 The document recommends the following standards for new developments.

Table 40 New Developments

Typology	Quality	Quantity	Accessibility
Natural & Semi-Natural Greenspace	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, have sufficient seating, signage and bins and clear footpaths.	1.8ha per 1,000 people	720m
Outdoor sports facilities	National guidance	1.6ha per 1,000 people of which 1.2ha/ 1,000 people is pitch sport	1,200m
Amenity Greenspace	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.	0.8ha per 1,000 people	480m
Children & young people	National guidance	0.25ha/ 1,000 people children's play facilities 0.30ha / 1,000 people youth facilities	LAP: 60m LEAP: 240m NEAP: 600m Young people's provision: 420m

Allotments	Allotments should be clean and litter free; have good drainage and access to good water supply; be well maintained particularly in relation to boundary fences; have secure entrances; and where possible have sufficient parking and toilets.	10 plots per 1,000 people	3,400m
------------	--	---------------------------	--------

12.4 In order to ensure that new areas of different types of public open space provided within developments, are useable and fit for purpose, and to ensure that the policy requirements are reasonable and viable for a development scheme to provide, the following site thresholds and requirements are proposed. These are based on national guidance on sizes and standards for play areas and playing fields, and on the size of existing open spaces in the borough.

Table 41 Useable Space

Typology	Minimum Size	Number of Dwellings
Natural & semi-natural greenspace	0.20ha	463
Amenity greenspace	0.05ha	26
Allotments	0.125ha (20 plots of 62.5sqm)	833
Outdoor sports facilities		
Non-pitch	0.28ha	292
Outdoor pitch	0.82ha	285
Children & young people		
LAP ⁶⁸	0.02ha	38
LEAP ⁶⁹	0.16ha	267
NEAP ⁷⁰	0.36ha	600
MUGA ⁷¹	0.36ha	500

12.5 The following approaches are therefore recommended.

Natural & Semi-Natural Greenspace

12.6 On sites of over 460 dwellings, 1.8ha of natural and semi-natural greenspace should be provided per 1,000 people.

⁶⁸ LAP: 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.

⁶⁹ LEAP: areas aimed at children who can go out to play independently. They are areas with play equipment designed for 4-8 year olds, with a minimum size of approximately 400m².

⁷⁰ NEAP: aimed at older children. These are play areas specifically designated, laid out and equipped for older children, with a minimum size of approximately 1,000m².

⁷¹ MUGA: multi-use games area

Amenity Greenspace

- 12.7 On sites of 25 dwellings or more, 0.8ha of amenity greenspace should be provided per 1,000 people.
- 12.8 On sites of less than 25 dwellings, it is recommended that, where possible, some amenity green space is provided.

Allotments

- 12.9 On sites of 830 dwellings or more, it is recommended that 10 allotment plots should be provided per 1,000 people.

Outdoor Sports Facilities

- 12.10 On sites of 290 dwellings or more, it is recommended that 1.6ha of outdoor sports provision per 1,000 people should be provided including as a minimum 1.2ha per 1,000 people of pitch sport.
- 12.11 Outdoor sports facilities should be provided in line with national quality standards.

Children and Young People

- 12.12 FiT provide recommendations on the types of provision that developments should provide.

Table 42 FiT Recommended Application

Scale of Development	LAP	LEAP	NEAP	MUGA
5-10	X			
10-200	X	X		Contribution
201-500	X	X	Contribution	X
501+	X	X	X	X

- 12.13 Given the analysis in table two and the FiT recommended standards (table 2) the following approach is recommended.

Children's Play Facilities

- 12.14 For sites of 38 dwellings or more, 0.25ha of children's play facilities should be provided per 1,000 people.
- 12.15 This should include at least:
- 1 LAP for sites with 40 dwellings or more
 - 1 LAP and 1 LEAP for sites with 265 dwellings or more
 - 1 LAP, 1 LEAP and 1 NEAP for sites with 600 dwellings or more

Youth Facilities

- 12.16 For sites of 200-500 dwellings 1 MUGA should be provided.
- 12.17 For sites of 500 dwellings or more, 0.30ha of youth facilities should be provided per 1,000 people. This should include at least 1 MUGA.
- 12.18 Children's play facilities and youth facilities should be provided in line with national quality standards.
- 12.19 It is not recommended that contributions are sought for either MUGAs on sites of between 10-200 dwellings or NEAPs on sites of 201-500 dwellings as this has been incorporated into CIL, as set out in the Council's Regulation 123 Infrastructure list.