



Development Management Plan (Regulation 19)

Reigate & Banstead Open Space, Sport & Recreation Assessment

Appendix 1: Previous Open Space, Sport & Recreation Standards

September 2017

1. Parks & Gardens

Quantity

- Maintain the current parks and gardens.
- Provide a park of 10ha (as described in the BLP 2005) in Horley.
- Endeavour to increase provision of park and garden function in the north of the borough to approximately 3ha by enhancing the existing park and other open spaces to provide additional function.
- In the central area, focus on improving or maintaining quality and access.

Accessibility

- Priory Park (Hierarchy 1: Borough significance): 2.5km
- Other parks (Hierarchy 2: Local significance): 1km

Quality

- 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.

Priorities & Recommendations for Policy Direction

- The LDF should safeguard all Parks and Gardens
- The new park planned as part of the BLP 2005 should be delivered in Horley. The park should be located within a town centre location.
- In the north of the borough, opportunities should be sought for enhancing the existing parks provision and for widening the characteristics of other existing open spaces to provide this function.
- In the central areas of the borough, plans should be progressed for improving the quality and value of Memorial park to meet the needs of future population growth.
- The Council will seek to achieve the quantity standard through CIL and other mechanism and by working with other partners through Neighbourhood Planning.

- The Council should require that developers provide contributions, through CIL or other mechanisms, to the provision of parks and gardens as required by the standard.
- Continue to enhance parks and gardens across the borough to meet the needs of the residents.
- Identify opportunities to increase the value of parks by linking them within a network in line with the Green Infrastructure Strategy.

2. Natural & Semi-Natural Green Space

Quantity

- Maintain current areas of NSN green space.
- Endeavour to increase NSN space in wards where provision is significantly below average borough level.
- For new developments, the report recommends the introduction of NSN greenspace as part of developments or, where appropriate, contributions to offsite NSN provision (either new provision or the enhancement of existing sites).
- For the rest of the borough, new NSN greenspaces should be introduced and existing areas improved as part of the Council's Green Infrastructure Strategy. In particular, the report says that there should be a focus on providing new NSN and enhancing existing NSN in the south of the borough and in local areas of deficiency.

Quality

- NSN 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.
- There should be sufficient seating, signage and bins, clear footpaths and information boards.

Accessibility

- The report recommends that for areas of new developments provision is provided in line with ANGST standards.
- For the rest of the borough:
 - Sites of national/ county significance: standard depends on the local conditions
 - Sites of borough significance: 800m where appropriate
 - Sites of neighbourhood significance: 600m where appropriate

Priorities and Recommendations for Policy Direction

- The LDF should safeguard all NSN for their intrinsic biodiversity value but also for their value as a part of the borough's multi-functional green infrastructure network.
- Maintain existing quantity of accessible NSN spaces. Endeavour to increase provision in areas of low provision, where appropriate.
- NSN sites which are UOL should be protected from development.
- Where development would create impact directly or indirectly, or cumulatively on NSN open space, developers would be requested to make contributions to identified environmental management projects. Developers should incorporate or contribute to the provision or enhancement of NSN in accordance with the local standards provided.
- Consider the opportunity to widen access to the sites.
- Seek opportunities for new accessible NSN sites near to homes. This could be achieved through enhancement of existing sites rather than acquiring new land. Multi-functional NSN greenspaces will also provide for flood prevention, the creation of shade in an urban area and therefore be an important integral part of development.
- Seek opportunities to enhance the biodiversity value of existing sites, identify new SNCIs and LNRs as appropriate in line with its biodiversity duty and the GI strategy for the borough focusing on the need for increased provision especially in the south of the borough.
- In association with Surrey Biodiversity Partnership and other partners, seek opportunities to improve the quality of the urban and rural NSN greenspace sites.
- Seek opportunities to improve links between the sites and between these sites and the built-up areas to improve accessibility to residents and to improve their value as part of a wider GI network.

3. Green Corridors & Accessible Countryside in the Urban Fringe

Quantity

- No provision standard set for green corridors.
- Potential green corridors will be identified as an integral part of the Green Infrastructure Strategy and incorporated into development plan documents.

Quality

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

Accessibility

- No accessibility standard was set.
- The Council will identify areas of the borough which are poorly served by green infrastructure including green corridors and put in place a programme for improvement in line with the objectives of the Strategy and where appropriate as an integral part of development plans and projects.

Priorities and Recommendations for Policy Direction

- Identify and enhance provision of green corridors and accessible countryside:
 - All Access Land, PRoW and other green corridors should be retained as valuable open space.
 - Access Land, PRoW and other green corridors should be included within the DMP DPD and indicated on the DMP DPD Site Allocations proposals map.
 - The Council should work with its partners to identify and implement a multi-functional Green Infrastructure network across the borough, including linear green corridors links.
- Improve the quality of the green corridors
 - The Council should work with its partners to enhance the quality of green corridors.
- Seek opportunities for new GI as part of development schemes
 - Developers should be required to provide, or contribute to the provision of green corridors in areas where opportunity or need has been identified.

4. Outdoor Sports Facilities

Quantity

- For new developments:
 - 1.6ha/ 1,000 people full/ restricted public access (the range of sport reflecting local needs) for new housing growth after 2010 (excl. golf)
 - 1.2ha/ 1,000 people of pitch sport
- For the remainder of the borough:
 - 1.37ha/ 1,000 people full/ restricted public provision
- Golf:
 - No increase is required

Quality

- Sites should be clean, litter free 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.

Accessibility

- Pitches: 1.2km walk
- Tennis and bowling greens: 1.2km walk
- Athletics and other more specialised sports: 20-30 minute drive, 8km
- Golf: 5km drive

Priorities and Recommendations for Policy Direction

- Protect existing provision
 - All existing sports facilities and playing fields should be protected from development through the LDF.
 - Pitches and other facilities should only be removed where a clear case has been formulated demonstrating that higher quality or value can be achieved by replacing it by another sports facility in the same location or nearby.
 - All Urban Open Land currently used for sport should be maintained as sport provision.
- Improve quality and value of existing sites and maximise their potential

- Maximise the value of existing sites by encouraging sports providers to increase the quality of their sites, and to extend their availability by introducing facilities such as changing rooms and floodlighting.
- Increase provision within the borough:
 - Develop a plan based on this assessment to ensure the optimal location of different sports provision to meet local needs and standards and that this is built into development plans.
 - All new housing provisions should be accompanied by sports provision or by contributions to provision, to the local quantity, accessibility and quality standards together with contributions to long term maintenance. Sports provision should be available to the community on an ad-hoc basis.
 - The Council should encourage sports providers to increase sports facilities across the borough as a whole to meet current deficits, and/ or improve their quality, value or accessibility.
 - The Council should encourage more efficient use of existing sites, for example by encouraging where practical, the provision of all weather pitches and flood lighting.
 - The Council should work with owners of private facilities to gain increased community access to sport provision on an ad-hoc basis and for clubs.
 - The LDF should identify appropriate new sites for sports provision. The focus for siting should be on those areas with greatest deficiency and where housing provision is expected.
 - The pitches should be provided within 1.2km of residential areas to enable the majority of people to be able to gain access to the pitch by walking or by cycling, irrespective of whether they have cars.

5. Indoor Sports Facilities

Quantity

- No overall standard identified as requirements will vary with each type of facility.

Quality

- Safeguard existing provision:

- All existing indoor sports facilities should be protected through the LDF. Facilities should only be removed when replacement by improved facilities can be achieved on or near the site.
- Enhance the quality of existing facilities:
 - In line with the Corporate Plan objectives, the Council should invest in the redevelopment of Horley and Banstead Leisure Centres and the refurbishment of Donyngs Recreation Ground to improve the value and long term use of such facilities.
- Increase provision within Reigate & Banstead
 - The Council should work with providers of existing facilities to encourage efficient use of sites and to maximise the provision at existing facilities.
 - The Council should encourage local partners to provide new, extended or improved facilities within the borough and to facilitate improved access to the existing facilities.
 - The Council should adopt a supportive stance towards suitable proposals from the private (commercial) and third sectors for new publicly accessible indoor sports facilities within the borough.
 - The LDF should seek to secure the provision of new indoor sport and recreation facilities or a contribution towards the cost of new indoor sport and recreation facilities from developers.

Accessibility

- Borough Level and specialised facilities:
 - The 3 Council leisure centres, commercial health and fitness clubs and indoor swimming pools: 5km drive
- Local level facilities:
 - School facilities (halls, sports halls and swimming pools): 3km drive
- Neighbourhood level facilities:
 - Village halls/ church halls/ community centres: walk 800m

Priorities and Recommendations for Policy Direction

- Protect existing provision:

- The LDF should safeguard all amenity green space sites for their intrinsic value but also for their value as a part of the borough's multi-functional green infrastructure network.
- Amenity green space sites which are Urban Open Land should be retained.
- Address current and future deficiencies in provision:
 - All new developments should provide amenity green space, or contribute to the provision of amenity green space, at the standard of 0.72ha/1,000 population, in line with the local quantity standard. This should be addressed through CIL. Of the amenity green space provision, 0.55ha/ 1,000 people should be suitable as children and young people's informal play space.
 - The Council will work with providers and partners through neighbourhood planning, to identify potential amenity green space sites in areas of deficiency.
- Multi-function provision and Green Infrastructure Network:
 - Seek ways to enhance the amenity provision of other open spaces within the urban area, as long as the primary objective of that typology is not compromised.
 - Where provision is low, or where there is likely to be a deficiency, opportunities should also be sought to improve their quality or value within a Green Infrastructure network, by, for example, improving links between these sites and between the urban areas and these sites.

6. Provision for Children & Young People

Quantity

- For new developments:
 - Designated formal/ equipped playing space: 0.25ha/ 1,000 people
 - Informal playing space: 0.55ha/ 1,000 people to be provided as part of the amenity green space provision.
 - FiT standards for the provision of buffer areas around these sites, should also be met.
- Remainder of the borough:
 - 0.07ha/ 1,000 people designated (primarily equipped) children/ young people provision.

- FiT standards for the provision of buffer areas around these sites, should also be met.

Quality

- Children's Play Areas:
 - Sites should be safe, clean, well-maintained play environment which is free from litter, dog mess and vandalism.
 - Sites should contain a variety of equipment and should be in a safe and secure location. Seating for supervising adults should be provided.
 - 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:
 - Sites should provide a safe, clean, well-maintained play environment which is free from litter, dog mess and vandalism.
 - Sites 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.
 - Sites should be easily accessible on foot from housing areas.
 - A mix of play areas should be provided, including secure locations near housing, and provision on a multi-purpose 'destination' sites.
 - Young people should be involved in the design and management of the sites wherever possible.

Accessibility

- New Housing Developments (Approximate FiT Standards):
 - Children's Play Areas: 240m straight line distance
 - Young People's Provision: 600m straight line distance
- Rest of the Borough:
 - Children's Play Areas: 500m straight line distance
 - Young People's Provision: 600m straight line distance

Priorities and Recommendations for Policy Direction

- Protect existing provision

- All existing children's play areas and young people's provision should be protected through the LDF.
- There should be a strong presumption against the loss of play areas and young people's provision through development. Such sites should only be removed if a clear case has been formulated demonstrating that its value in this location cannot be improved and that it will be replaced by a similar or improved site elsewhere in the locality so that local needs are satisfied.
- All Urban Open Land sites currently used for play or young people provision should be safeguarded.
- Increase provision and access
 - A strategy should be developed which will indicate where new or improved play facilities will be required, and the scope of these facilities, to best meet the needs of the increased population. These sites should be identified in the DMP DPD.
 - Designated children and young people provision will need to be supplied as an integral part of new developments and/ or through CIL. This could be provided by developers as an integral part of all new housing sites. Alternatively development should be accompanied by a contribution to off-site provision or to enhancement to existing provision if this would better serve the needs of the community.
 - Developers should discuss the optimal balance of the number of play sites, and proximity to housing and a range of facilities with the Council in order to ensure they best meet local needs whilst remaining within the local standard.
 - Agreements for on-site and off-site provision should include for ongoing maintenance costs associated with the site and equipment. Provision should be monitored to ensure it meets local needs. New provision should be provided in line with population growth.
 - Further play and young people's provision is needed across the borough to raise current provision to the borough standard. This could potentially be provided through a number of providers, community groups and other partners working together through neighbourhood planning.
 - Natural play involving the provision of play areas within the natural areas of woodland or wider countryside should be considered for improving both the provision of play and appreciation of the natural environment.

7. Allotments

Quantity

- 10 plots/ 1,000 people for all areas of population growth.
- Location of allotments to be focused on proximity to housing with small or no garden.

Quality

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

Accessibility

- 10 minute drive – 3.5km

Priorities and Recommendations for Policy Direction

- Protect existing provision
 - All existing allotments should be protected from development within the LDF, or if necessary replaced with an equally accessible, suitable or improved site.
- Meet current and future demand
 - 250 new allotment plots should be allocated within the LDF.
 - These sites should be located as close to areas of need as possible, defined as: areas of high allotment deficiency, high population density, where housing growth is predicted or where the existing or proposed housing provision is with small or no gardens.
 - These sites should meet with the suggested quality standard.
 - A range of plot sizes should be available to
 - Enable more residents to have a plot
 - To meet the demands of many residents to have smaller plots
 - Increase accessibility to allotments
 - In planning for new allotment sites, consideration should be given to identifying sites near to people's homes so as to be able to maximise the value of sites for people with no access to cars.

- Improve quality and value of allotments
 - Examine opportunities to improve quality and value of sites.

8. Cemeteries, Churchyards & Other Burial Grounds

Quantity

- No quantity standard set.

Quality

- 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 approximate 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.

Accessibility

- No quantity standard set.

Priorities and Recommendations for Policy Direction

- The LDF should include a policy to protect cemeteries because of their value for quiet contemplation, because of their role as havens for biodiversity and their opportunity to contribute to the green infrastructure of the borough.
- The Council will encourage the enhancement of the quality and value of these sites.

9. Civic Spaces

Quantity

- No quantity standard set.

Quality

- 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.

Accessibility

- No quantity standard set.

Priorities and Recommendations for Policy Direction

- The quantity, quality and value of the civic areas of the towns should be improved as an integral part of regeneration and opportunities for creation of new spaces incorporated into new neighbourhood schemes.
- Consider opportunities to improve the accessibility of the civic spaces by sustainable transport.