The Horsham District Sport, Open Space and Recreation Assessment: February 2014

Contents

Other Appendices (bound separately)

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Summary

Preface

Horsham District Council would like to take this opportunity to place on record its sincere thanks to Kit Campbell for the production of both the 2005 PPG17 assessment and this assessment which updates the findings of that study. The work on the current report commenced in 2012 with the collation of information and the updating of databases with finalisation of the draft report coming in 2013. In the summer of 2013, Kit Campbell announced his retirement and so HDC Officers have undertaken an updating of the final draft. For clarity, and in order to maintain the integrity of the work undertaken independently by Kit Campbell, HDC Officer comments and observations are stated separately at the end of each chapter as appropriate.

Introduction

This report updates the 2005 PPG17 assessment for the Horsham District.As a result of the publication of the National Planning Policy Framework, which replaced PPG17, it is now known as the Sport, Open Space and Recreation Assessment. It:

- Reviews the provision of allotments, bowling greens, built sports facilities, village and community halls, play provision, golf facilities, multi-functional greenspaces, sports pitches, tennis and multi-courts, and youth activity areas and suggests some new provision standards. There is one section of this report on each of these forms of provision.
- It also suggests possible approaches the District Council could take to its greenspace strategy and puts forward recommendations for the policy for open space and sport and recreation provision in its Local Development Framework

This summary reverses the approach taken in the main body of the report by first summarising the suggested approach to greenspace strategy and planning policy in order to set the scene for an overview of the provision-specific chapters.

Strategic Goals

The Council should base its greenspace strategy, and any related strategies for play and sports facilities, on five strategic goals:

- Promote pride and community involvement in the

District's attractive and high quality environment
- Ensure that the District's greenspaces and sport and recreation facilities meet local needs and are accessible, of high quality, fit for purpose and well managed and maintained
- Support physical activity and mental well-being
- Promote nature conservation and biodiversity
- Harness natural systems and processes in order to promote sustainability.

Spatial Objective

Accordingly, a suitable spatial objective for inclusion in the Council's Core Strategy will be along the lines of:

> *To enhance the District as an area in which to live and work, and promote good health and well-being, by ensuring there is sufficient accessible and sustainable high quality and high value greenspace provision, and an adequate supply of well designed and managed, sustainable, accessible and affordable sport and recreation facilities to meet current and future community needs*

Strategic Priorities

The broad priorities that the Council should adopt in order to achieve this objective are:

- To enhance existing provision which is accessible and meeting, or capable of meeting, local needs
- To ensure that each of the settlements in the District has an appropriate range of provision and that it is of both high quality and high value.

The Towns and Larger villages in the District should have at least:

- Where appropriate, sufficient third generation ("3G") artificial turf pitches to accommodate a proportion of local football demand, potentially funded through the Community Infrastructure Levy.
- Floodlit tennis courts, ideally managed by a tennis club
- A bowling green, ideally managed by a club
- One or more floodlit multi-courts with a suitable all-weather surface, designed to be suitable for 5-a-side football (the tennis courts and multi-courts can be combined if required)
- At least one youth activity area with at least a teenage shelter plus additional facilities such as a skateboard area, ball court or basketball area
- Equipped play areas for children of different ages; their location should be planned using the distance thresholds recommended in this report.

Each of the medium and smaller villages should have:

- A recreation ground at least large enough for a football pitch – whether there is an adult, youth or mini-soccer pitch will depend on local circumstances – and where there is a local club using the site as its "home" ground, there should also be a changing pavilion
- A multi-court with an appropriate all-weather surface designed for at least tennis and 5-a-side football
- A childrens' play area
- A teenage shelter
- A village hall

Policy Principles

The principles on which the Council should base its core policy for greenspace, sport and recreation are:

- It should give a higher level of protection to those spaces and facilities that are well located, well used and most valuable to communities than those which are poorly located or of relatively little value.
- It is inevitable that development proposals will come forward that, if approved, will involve the loss of greenspaces. Accordingly the Council should set out a criteria-based policy framework that will allow it to make robust decisions in relation to such proposals.
- If a development proposal will create or exacerbate a qualitative or quantitative deficiency in its vicinity, the Council should require the developer to provide or fund additional or enhanced provision within the appropriate distance threshold sufficient to meet the needs likely to arise from the development
- Some proposals for new or enhanced greenspace provision may not be related to any other form of development, for example if there is conversion of a grass pitch to an artificial turf pitch one. Alternatively, the Council may wish to use developer contributions to create or enhance existing facilities and may need to apply for planning permission in order to do so. Therefore it should have a criteria-based policy to aid consistent and transparent decision-making
- The Council should actively promote the development of sustainable transport corridors and – although it is primarily a County function – access to the countryside
- In many instances the Council will require developers to provide new on-site greenspaces or facilities and will therefore also have to determine the most appropriate way of managing and maintaining them to an acceptable standard. What is needed is an

approach which:

Is administratively simple for the Council and acceptable to developers and residents
Ensures a consistent and adequate standard of maintenance for publicly accessible spaces for as long as a development exists
Does not have long term revenue funding implications for the Council
Does not unnecessarily increase house prices.

Development Plan Policy

Policy can be set only in a Development Plan Document that is subject to public examination. Section 13 suggests a suitable development plan policy based on the above principles and also recommends the preparation of a Supplementary Planning Document (SPD) to provide guidance for developers and the Parish and Neighbourhood Councils on how the Council will apply its policy in the longer term. Ideally the SPD should cover at least:

- The Council's provision standards and how it will apply them, including in relation to phased developments and those that may involve more than one developer
- How the Council will use conditions and planning obligations
- Acceptable arrangements for the management and maintenance of on-site greenspaces or sport and recreation facilities
- How the Council will require developers to build in green infrastructure systems and processes.

The recommended quantity standards and distance thresholds are summarised in Section 13 and the proposed quality standards in Appendix A. Section 13 also suggests an approach, based on the use of standard conditions, to ensuring that the management and maintenance of new on-site spaces and facilities provided by developers is of high quality without incurring any significant cost to the Council.

Allotments

There is a deficiency in the amount of allotments provision throughout most of the District. This suggests that the Council should:

- Allow the redevelopment of existing allotment sites only if the developer either makes or funds compensatory provision of at least the same size and quality in a suitably accessible location

- Require residential developers to contribute to additional allotment provision wherever there is a clear local need.

Bowling Greens

There are more than enough outdoor bowling greens in the District to meet current demand and existing clubs should have sufficient spare capacity for the foreseeable future to be able to accommodate any growth in demand as a result of either housing growth or, more likely, an increase in the number of active elderly people in the District's population.

Built Sports Facilities

Artificial Turf Pitches

Climate change coupled with the underlying geology of the District suggest that the Council should develop a network of at least five "third generation" artificial turf pitches for football training and matches and some rugby training. This network may potentially be funded through the Community Infrastructure Levy and any external funding the Council can attract.

Athletics Tracks

The Council's proposed relocation of the athletics track at the Broadbridge Heath Leisure Centre to the Tanbridge House School site should meet the local need for athletics facilities both now and in the future.

Health and Fitness Facilities

The existing and proposed fitness facilities across the District should be capable of accommodating the current and future demand for health and fitness provision. If it is not, private sector provision is likely to expand to make good any deficiency there may be.

Indoor Tennis Courts

The Council should investigate the need for indoor tennis courts. There is likely to be a need for up to four courts, which might be provided as part of the proposed replacement of the Broadbridge Heath Leisure Centre.

Sports Halls

The existing and proposed sports halls across the District should be capable of accommodating both current and future demand for the hall sports.

Swimming Pools

The existing swimming pools across the District should be capable of accommodating both current and future

demand for swimming.

Village and Community Halls

The District Council should encourage the Parish Councils in the rural parts of the District to identify the extent to which there is a need to extend, upgrade or replace the halls in their areas. This will enable any needs to be reflected as appropriate through the Community Infrastructure Levy. The priority for enhanced provision should be the larger settlements where provision is outmoded and there is likely to be sufficient new housing to generate significant funding from housing developers. There is also a need for a comprehensive study of hall provision in Horsham town.

Play Provision for Children

There seems to be a need for more play provision across the District, especially in relation to new housing developments, and therefore the Council's current intention to update its play strategy is timely. Given the poor play value of many existing sites, the main priorities in the new strategy should be:

- Enhancing the quality of existing play facilities
- Identifying and developing more opportunities for "natural play"
- Ensuring that local greenspaces, especially those in housing areas with a significant proportion of families and children, provide high value play opportunities for children

Golf Facilities

Only one of the current golf clubs has a waiting list and several have significant spare capacity. Accordingly there is ample provision for golf in the District.

Multi-functional Greenspace

"Multi-functional greenspace" (MFGS) is an umbrella term that includes amenity greenspaces, natural greenspaces and parks and recreation grounds. Broadbridge Heath and North Horsham are the only areas which are likely currently to have a significant deficiency in provision, but new housing developments across the District are likely to create additional deficiencies. As a result the Council should aim:

- To secure long term public access to strategically important privately owned sites
- To increase the amount of MFGS within easy reach of the residents of Horsham and Broadbridge Heath, for example by promoting continuous paths around their periphery in the urban fringe that link to the rights of way network and the wider countryside
- To enhance those existing greenspaces of low quality or value

To ensure that new developments include an appropriate amount of new greenspace provision by applying a quantity standard for neighbourhood provision of at least 17 sq m per person and allocating appropriately located and accessible land for new greenspaces in masterplans

and planning briefs.

Sports Pitches

The relatively small number of club and private playing fields emphasises the extent to which the pitch sports in the District depend on public sector provision, mainly in the form of local recreation grounds. Therefore the District and Parish Councils should aim to ensure that their pitches are as high quality as possible, but should take into account any capacity in artificial turf pitches to accommodate it.

All of the club and private facilities play an important role in meeting demand by offering opportunities for individuals to join a facility-owning club. Therefore the Council should protect all their sites and require compensatory provision that complies with the policy tests in paragraph 74 of the National Planning Policy Framework if faced with a planning application for their redevelopment for another purpose.

Tennis and Multi-Courts

While there appears to be a need for more courts across the District, both now and in the future as a result of population growth, a better approach may be to encourage the floodlighting of more existing courts where this will not create noise and light nuisance for the occupants of neighbouring dwellings. This will maximise the benefits of the existing investment in courts. However, the Council should also support the development of new courts wherever possible.

Youth Activity Areas

Local residents across the District strongly endorse the need for more youth facilities – indeed, it emerged as the top priority in the 2011 residents survey undertaken by the Council.

It will rarely be sensible for the Council to require developers to provide on-site youth provision as part of residential developments because of the likelihood of noise generation and litter. Therefore it should normally seek contributions to off-site provision, and adopt four broad priorities for their use:

- Ensure that all existing facilities are fit for purpose, while being careful not to use contributions as a substitute for adequate maintenance
- Increase the range of youth-oriented facilities offered at existing sites: the ideal mix is probably a shelter, a skateboard area and a ball court or basketball area, taking up about 5-600 sq m of land
- Develop additional sites across the District, but particularly in the areas highlighted above – those parts of Horsham without ready access to youth facilities, most of Broadbridge Heath and Washington.
- Respond positively to emerging trends, such as Parkour, provided local teenagers have expressed an

interest in using such facilities.

Horsham District Council Officer Comments

It should be noted that funding through the Community Infrastructure Levy will be used to fund a range of infrastructure requirements. The levy cannot be set at a level which renders development unviable. In some developments the provision of sport, open space and recreation facilities may still be need to be delivered through S106 agreements.

1: Introduction

1.1 We were originally appointed by Horsham District Council to undertake a PPG17-compliant assessment of open spaces and sport and recreation facilities, which we completed in 2005. The overall purpose of such assessments is to ensure that there will be sufficient provision, of an appropriate quality and in the right place, to meet local needs.

1.2 Since then, the world has changed in many ways. The financial crisis is slowly hitting public sector budgets harder and harder; regional spatial strategies have been abolished; and the National Planning Policy Framework (NPPF) promotes sustainable development to a greater extent than previous national guidance. However, greenspace and sport and recreation provision are essential components of sustainable communities and therefore paragraph 73 states:

> *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. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.*

1.3 In order to comply with this policy guidance, the District Council concluded that it would be desirable to update the original assessment. Hence this report.

1.4 We wish to thank the District Council for the preliminary work it did for the updating, particularly in terms of updating the provision database and circulating

a questionnaire to the District's Parish Councils. We have taken the opportunity to restructure both the report and the provision database that underpins it and hope that this helps both the District Council and the various Parish Councils in their efforts to ensure that the Horsham District remains one of the best areas in which to live in the UK.

1.5 This revised assessment is in two main parts:

- Provision–specific chapters on allotments; bowling greens; built sports facilities; community halls; golf facilities; multi-functional greenspace; play provision; sports pitches; tennis and multi-courts; and youth activity areas. These chapters review the current levels of provision and the provision standards recommended in the original assessment and provide a District-wide overview. They also apply the recommended quantity standards to reach tentative conclusions on whether there is a surplus, deficiency or balance in the supply of and demand for each from of provision across the District.
- Spatial assessments for each of the District's parished and non-parished areas, taking account of the views expressed by the various Parish and Neighbourhood Councils. These chapters provide a more detailed listing of needs and opportunities in each area.

1.6 Apart from the restructuring of the report, there are two particularly significant changes in this update:

- The grouping of amenity greenspace, natural greenspaces and parks and gardens – and to some extent sports pitches – into a new typology of "multi-functional greenspaces" (MFGS). This responds directly to one of the significant concerns identified by the Council in relation to the original assessment – that a site might appear in more than one part of the provision database. For example, Horsham Park was included in the databases for parks and gardens; play areas; youth activity areas; tennis and multi-courts; sports pitches; and bowling greens. The new MFGS typology has two main purposes. It provides a composite database that eliminates potential double counting of spaces; and it recognises that many greenspaces are indeed multi-functional.
- A significantly more detailed assessment of built sports facilities. This has become possible as the result of the creation by Sport England of a set of strategic planning tools. The first is Active Places Power. Essentially, this is a database listing of the main sports facilities in each local authority area in England plus a number of tools that make it possible to benchmark any local authority area with other areas or regions across England. The second is the

Market Segmentation Tool. This uses information from Sport England's Active People Survey to create "synthetic estimates" of the likely number of participants in a wide range of sports in any local authority area.

1.7 As with the original assessment, this report is complemented by a number of Microsoft Excel workbooks which together give comprehensive details of all the spaces and facilities on which we have based the analysis. This Horsham-specific database provides a corporate resource for the Council and should be especially useful for development control purposes.

Population Data

1.8 We have used the County Council's estimate of the population of the various parished and non-parished areas when establishing and applying the quantity standards we recommend in this report. (HDC Officer note: this study was commissioned prior to the 2011 Census data being made available). However, the MS Excel workbooks are set up in such a way that it will be quick and easy to update them for changes to the District's population.

The Hierarchy of Provision

1.9 In large part, the analysis in this report is based on a three level hierarchy of provision:

- **Neighbourhood provision**: facilities or spaces intended to serve a particular village or a neighbourhood in one of the larger settlements; most residents should be able to walk to make use of them
- **Sub-district provision**: facilities or spaces which serve a part of the District such as a group of parishes or neighbourhoods. Good examples are the swimming pools in Steyning and Billingshurst; the sports halls in Henfield, Storrington and Steyning, Henfield; Jubilee Playing Fields on the edge of Billingshurst; and Horsham Park.
- **Strategic provision**: facilities or spaces which are large enough and of such quality or interest that they are likely to appeal to all residents of the District and may also serve a County-wide strategic purpose and therefore attract a significant proportion of visitors or users from outside the District. Such spaces and facilities are an important part of the overall "image" of the District when seen from other council areas. Pavilions in the Park in Horsham is probably the best example as it contains both a specialist gymnastics training hall and the only 8-lane competition pool in the District.

2: Methodology

Introduction

This chapter provides an overview of the methodology used for the updated assessment under the following broad heads:

- Experience of using the 2005 assessment
- Assessing needs
- The provision database
- Mapping
- Provision standards
- Policy conclusions
- Parished and non-parished areas

Experience of Using the 2005 Assessment

One of the most significant inputs to this update has been a review by District Council officials of their experience of using the original assessment. In summary, their views are that:

- As a result of staff changes, Council officials lack detailed knowledge of the thinking behind the assessment and how best to use it. **Therefore** there is a need for current Council staff to have some form of training, support document or other aid to help with the interpretation and implementation of the assessment.
- Council officials have sometimes found it difficult to determine an appropriate balance between quality and quantity, particularly in relation to play areas. **Therefore** the chapter of this report dealing with development management sets out a logical "line of thinking" that the Council should use. In addition, the Council intends to draw up a "Play areas design guide".
- There are issues related to double counting of spaces and facilities in the 2005 assessment. For example, spaces like Horsham Park contain a range of specific facilities – a bowling green, tennis courts and a major play area - as well as multi-functional greenspace for informal use. The overall area of multi-functional space also includes pitches which are sometimes used as a formal sports facility but for most of the week are simply part of the Park. **Therefore** the new assessment deducts the area of

specific facilities from that of multi-functional spaces in order to avoid any double counting and provides greater clarity on the planning of multi-functional spaces.

- Council officials have identified a need for a clearer policy in relation to when they should require a developer to make new provision and when they should seek any combination of land, a contribution or a commuted maintenance sum. **Therefore** the revised assessment provides this guidance.
- There is a need to clarify how the assessment links to the Community Infrastructure Levy. **Therefore** the revised assessment provides guidance on this.
- Residential and sometimes other developers often use "space left over" or SUDS components as amenity greenspace and this tends to result in spaces which can be difficult to maintain. **Therefore** the revised assessment suggests a way of resolving this problem.
- The District is underlain primarily by heavy clay and this makes the long term maintenance of some spaces and facilities, particularly sports pitches, difficult and costly as a result of the constant need for drainage works. In some areas it will be better to concentrate on providing artificial surfaces than natural ones. **Therefore** the revised assessment gives greater priority to artificially surfaced pitches.
- The District lacks a single consolidated database of leisure and greenspace provision and has no procedures in place for recording new or enhanced provision. **Therefore** the revised assessment provides a single consolidated database and includes recommendations for keeping it up to date.

Assessing Needs

We have based the updating of the needs assessment part of the work on a formal survey of Parish and Neighbourhood Councils undertaken by the Council's Leisure Services Directorate, supplemented by telephone interviews with relevant stakeholders such as sports bodies. In addition, we have sought additional information from Parish and town Councils where necessary.

The Provision Database

The 2005 assessment resulted in a database of provision across the District provided largely by Parish Councils with additional input from District Council officials. This updated assessment uses the same basic database, but revised in two main ways:

- An updating of the list of sites across the District undertaken by District Council officials on the basis of their local knowledge; however, they have not updated other aspects of the database such as the quality and value assessments, levels of use and the possible need for enhancements
- An on the ground audit by KCA of new spaces and facilities identified by District Council officials as

missing from the 2005 database or constructed since its compilation

Mapping

The 2005 assessment used an Ordnance Survey Landline map base but this update has used the much better Mastermap. This not only allows clearer mapping, but makes it much easier to identify site boundaries and therefore to map specific sites more accurately. More importantly, it allows the accurate identification of site sizes. As a result the 2012 assessment does not rely on any estimated site sizes – for example, in 2005 we estimated the size of play areas by multiplying the number of pieces of play equipment items by an average of 80 sq m per item. In addition, comparing the much better map base with Google Earth satellite photography has highlighted that the grid references as well as the site boundaries for some of the spaces and facilities in the 2005 assessment were wrong. This has resulted in a number of further changes to database of provision. Overall, therefore, the 2012 database is very much better than the 2005 one.

Provision Standards

In accordance with PPG17, the 2005 assessment recommended a comprehensive set of quality, quantity and accessibility standards. Where necessary we have updated the quantity standards; the quality and accessibility standards, on the other hand, are generally still valid and require no revision. Nonetheless, we recommend some limited changes to the quality standards in response to the feedback from Council officials on their use of the original assessment.

Policy Conclusions

This update uses the results of the analysis to draw a number of new policy conclusions for the future, particularly in relation to planning policy and how the Council should use planning obligations in the short term and the Community Infrastructure Levy in the longer term.

Parished and Non-parished areas

Most of the District is parished with the exception of some parts of Horsham town. Map 1 below shows the various parished and non-parished areas.

The Horsham District
PPG17 Assessment 2012

Map 1
Parished and Non-parished Areas

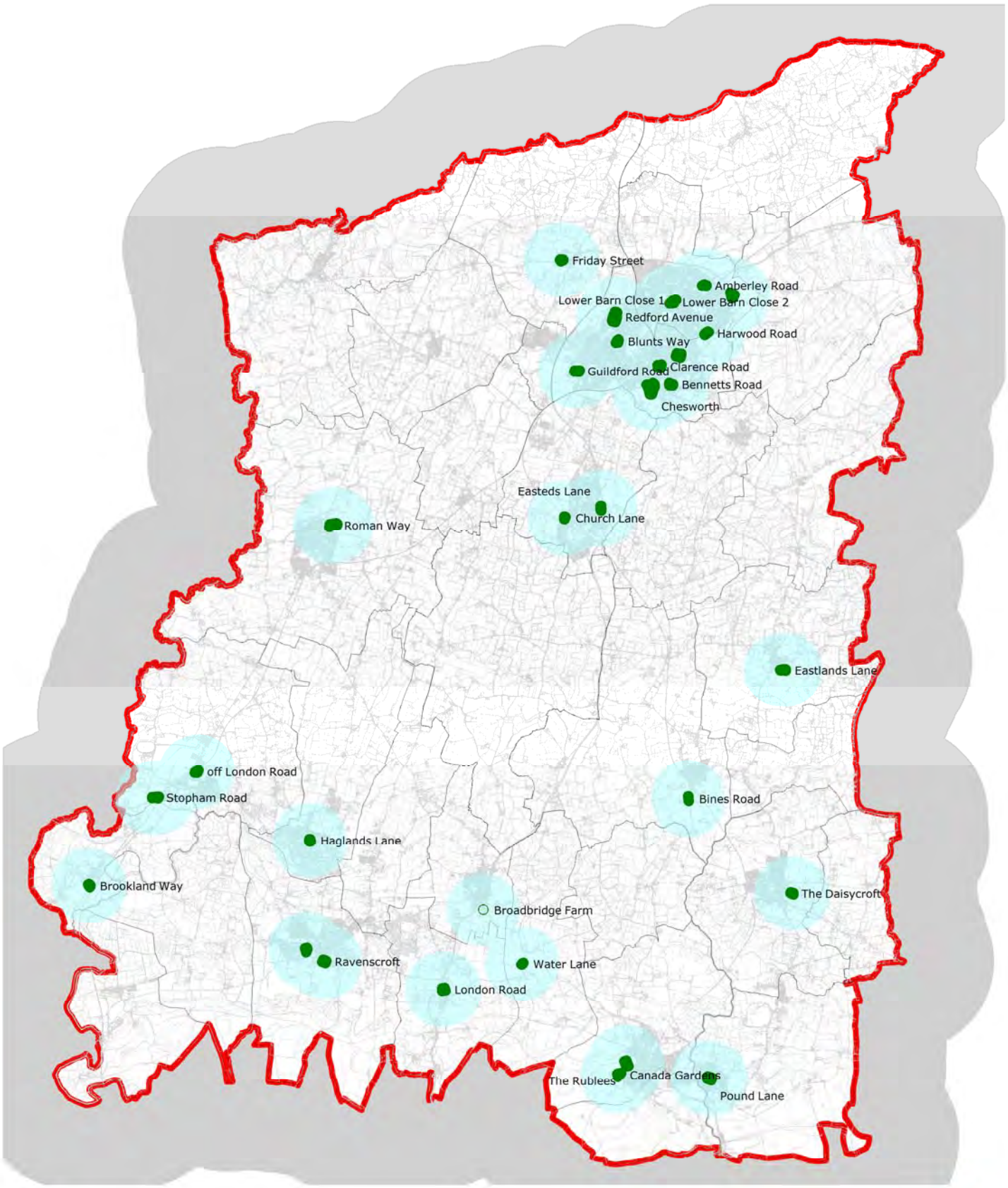
3: Allotments

The Position in 2005

3.1 The audit undertaken by the District Council for the 2005 assessment identified a total of approximately 1,107 plots of varying size on 25 sites, the vast majority of them in the larger settlements. However, this included 20 plots in Ashurst which seems to have been a mistake as there are no allotments in the Parish. It also included Rusper Road (both in Horsham itself) as having 15 plots and the two Lower Barn Close sites as having a total of 21. As Rusper Road is also known as Lower Barn Close there seems to have been some double counting and so the actual level of provision is likely to have been approximately 1,072 plots on 23 sites. The total of 1,072 is approximate only because plots are constantly being sub-divided and so the total number is continually changing.

The Position in 2012

3.2 The audit which underpinned the 2005 assessment identified primarily sites owned by the District or a Parish Council and therefore excluded several privately owned sites. With the more sophisticated GIS software now available, it has been possible to identify additional privately owned sites in Henfield, Slinfold, Pulborough and Partridge Green (in West Grinstead Parish). The analysis below is based on a mix of land area (which should be accurate) and the number of plots, which is constantly changing. However, based on the average size of plots on those sites for which the number of plots is known, the total current provision is likely to be around 272,000 sq m (27.2 ha) or approximately 1,525 plots of varying size on 31 sites. Map 3.1 shows the location of the various sites and C1 gives details of them.



Allotment sites

1 km walking distance

The Horsham District
PPG17 Assessment 2012

Map 3.1
Allotment Sites

Note: sites shown enlarged for clarity

3.3 This is nearly 500 more plots than in 2005, of which about 110 are on sites that the 2005 assessment did not include. Therefore there has been a substantial increase in the number of plots, which has arisen mainly as a result of the sub-division of traditional 10-rod plots into smaller ones. Against this, there has also been a slight reduction in the size of the Hills Farm site in Guildford Road, Horsham, as some of the site has been used to extend the Guildford Road Cemetery.

3.4 In spite of the increase in the total number of plots available, the overall occupancy level has also increased from an average of 89% to an average of 96%. Even so, there are still waiting lists at the majority of sites and across the District as a whole the total number of people on a waiting list equates to about 18-19% of the known number of plots. The waiting list includes 20 Thakeham residents although there are no allotments in the Parish. However, it is possible that a few would-be plotholders are on a list for more than one site, but overall it seems clear that demand exceeds supply by nearly 20%.

Planned Changes in Provision

3.5 At present there is only one site in Billingshurst, off Roman Way, containing approximately 58 plots. However, the landowner has planning permission to redevelop the site for housing. When this development proceeds, the District and Parish Councils will provide a replacement 58 plots through a S106 planning obligation on the 1.26 ha former football pitch site at Manor House Field off Coombe Hill in order to retain the current number of plots in the Parish. It is no longer needed for football as a result of the provision of the Jubilee Playing Fields.

3.6 In addition, the District Council anticipates that there will be a need to reduce the size of the Hills Farm Allotments in Guildford Road, Horsham, within the next five years in order to expand the adjacent cemetery.

Quantity Standard

3.7 The 2005 assessment recommended a quantity standard of 1.25 sq m per person, based on a “normal” plot size of 5 rods or approximately 126.5 sq m.

3.8 The County Council has estimated that the 2011 population of the Horsham District was 130,848. The average level of allotment provision is therefore some 1.98 sq m per person. However, the 31 sites are located in a total of only 17 of the 33 parished or non-parished areas. In aggregate these areas are home to slightly fewer than 109,600 residents and so the average level of provision in them is 2.37 sq m per person.

3.9 Over the years, the demand for allotments has varied from year to year. There was certainly a significant nation-wide increase in the early years of this century, some of which was accommodated by a widespread sub-division of former 10-rod plots, but the Council believes that in the Horsham District it peaked in about 2009 and is now declining slowly. Nonetheless, current demand exceeds supply and the current need is for something like an average of 2.37 sq m per person plus 18% = 2.8 sq m per person. Therefore the provision standard of 1.25 sq m per person in the 2005 assessment should be increased.

Quality Standard

3.10 The quality standard recommended in the 2005 assessment is still valid and there is no need to change it. It is set out in Appendix A.

Accessibility Standard

3.11 The accessibility standard or distance threshold of a 1,000 m (1 km) straight line walking distance threshold recommended in the 2005 assessment is still valid and there is no need to change it.

Application of the Provision Standards

Quantity

3.12 Appendix C1 also applies the new quantity standard of 2.5 sq m per person to the estimated population of each of the parished and non-parished areas of the District in 2011, 2016, 2021 and 2026. It concludes that there are likely to be small surpluses of provision in only seven areas – Coldwaltham, Cowfold, Horsham, Steyning, Upper Beeding, Washington and Wiston – and a possible need for more in all other areas. However, the possible deficiency is less than 0.5 ha in 19 of the 33 parished or non-parished areas so the overall deficiency may be less than the 6.8 ha of additional provision apparently required for the 2011 population.

3.13 Map 3.2 at the end of this chapter shows the extent to which the provision in each area is above or below the amount required to meet the quantity standard of 2.5 sq m per person for the 2011 population. Over the next 15 years, the overall District-wide deficiency is likely to increase if the current level of demand for plots continues:

- For the 2016 population 8.2 ha
- For the 2021 population 9.2 ha
- For the 2026 population 10.3 ha

Quality and Value

3.14 The Council's original audit did not assess the quality and value of allotment sites. However, the fact that most sites are fully tenanted and also have a waiting list is a clear indication that they are all of reasonable quality and valued by local communities.

Accessibility

3.15 Across the District as a whole, approximately 72% of all dwellings lie within the 1,000 m straight line distance threshold of at least one allotments site. Map 3.1 also shows the distance threshold around each of the allotment sites. It suggests a possible need for allotments on accessibility grounds to serve:

- The central part of the District, i.e. in Shipley, West Grinstead and the northern part of West Chiltington. However, these areas have low populations and a number of houses with large gardens so demand is also likely to be low.
- Rudgwick
- Rusper
- Ashington and Thakeham

Conclusions

General

3.16 Approximately 22 of the 31 sites are fully tenanted and have a waiting list, although some are very small. This suggests a need for additional allotment provision in many parts of the District, although this will probably vary according to whether residents have gardens and, if they do, whether they are large enough to allow the growing of produce. However, only one site has an occupancy of less than 90% - Pulborough Garden Centre – although this may be because plots there are seen as expensive when compared with other sites. There is a waiting list for a plot at the alternative Pulborough site off London Road.

3.17 Looking to the future, the need to make new houses more affordable is leading to higher densities, especially for starter homes. This will inevitably result in

most new dwellings having only small gardens and, as a direct consequence, may generate growth in demand for allotments.

Planning Policy / Development Management

3.18 This suggests that the Council should adopt a planning policy for allotment provision that :

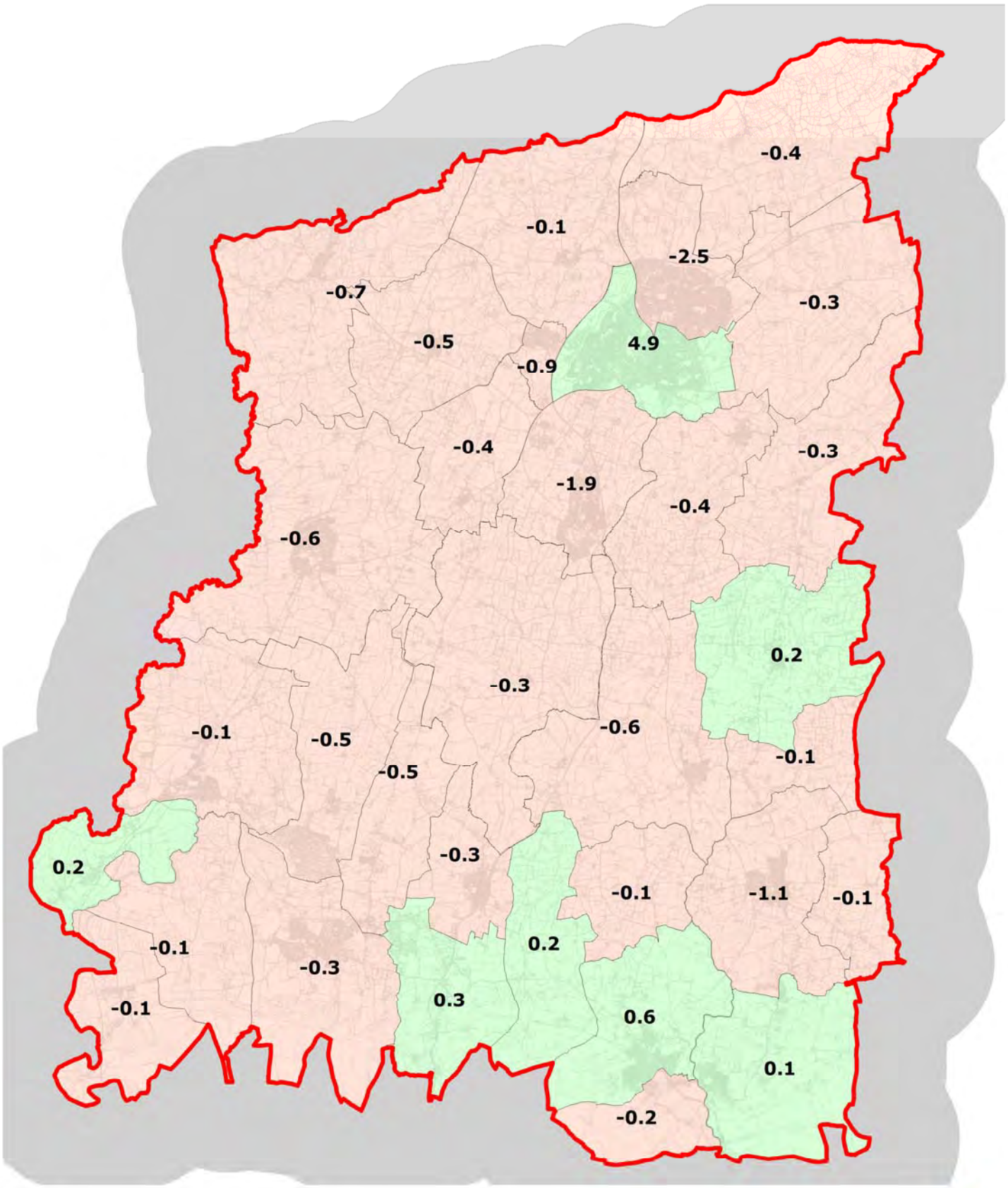
- Allows the redevelopment of existing allotment sites only if the developer either makes or funds compensatory provision of at least the same size and quality in a suitably accessible location
- Requires residential developers to contribute to additional allotment provision wherever there is a clear local need.

Horsham District Council Officer Comments

Re: 3.8 It should be noted that the study was undertaken prior to the availability of the latest Census data.

Re: 3.9 The Council has concerns regarding the achievability of a higher quantity standard, in terms of both availability of land to bring forward new sites, and the impact that this may have on the viability of some developments. In addition, the long term fluctuations in demand for allotments could lead to increased provision that is made now falling into disuse in the future. It is therefore considered that the level of provision should be set on a scale between 1.25 and 2.0sq metres per person according to exiting local provision and levels of demand at the time of an application.

Re: 3.17 It should also be recognised that lower density developments may require allotment provision.



Surplus against quantity standard (ha)

Deficiency against quantity standard (ha)

The Horsham District
PPG17 Assessment 2012

Map 3.2
Allotments:
Quantity of Provision against Quantity Standard

4: Bowling Greens

The Demand for Bowls

4.1 Nationally, the demand for bowls has reduced quite sharply over the past few years. The Active People survey has found that the number of adults playing at least weekly reduced from approximately 278,000 on 2007-8 to approximately 214,000 in 2011-12, a decline of about 23%. Not surprisingly therefore, many clubs are struggling. Sport England's Market Segmentation Tool estimates that there are likely to be slightly fewer than 1,000 active bowlers in the District, with most of them in the northern half.

4.2 There is very little casual bowls and almost all participation in the sport takes place through clubs. Typically, a club with a six-rink green will aim to have around 120-150 playing members. Accordingly the demand in the District equates to approximately 7-8 greens.

Supply

4.3 Horsham District has a total of nine bowls clubs or greens that are reasonably well distributed across the District. Map 4.1 below shows their location.

Distance Thresholds

4.4 There is no need to amend the accessibility standards or distance thresholds of 1 km for walking and 3 km for driving recommended in the 2005 Assessment.

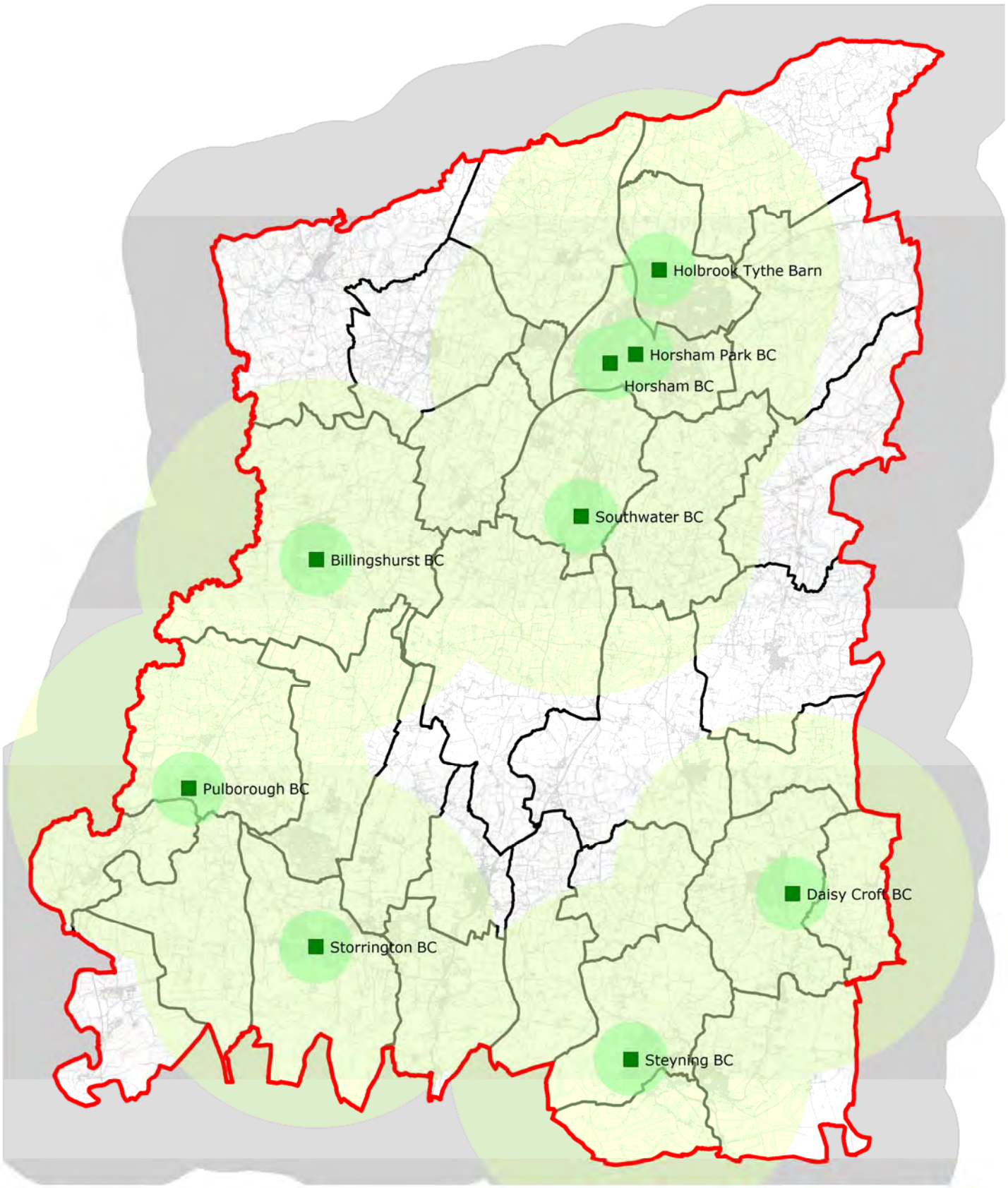
4.5 Across the District as a whole, approximately 45% of dwellings lie within the 1 km walk-in distance threshold and 93% within the 5 km driving threshold.

Conclusions

4.6 There is adequate provision for bowls in the District and this is likely to remain the case for the foreseeable future as the existing clubs are likely to have spare capacity to accommodate additional members. Therefore there is no need for a quantity standard.

Horsham District Council Officer Comments

Re 4.3 It should be noted that the site at Holbrook Tythe Barn existed in 2005 but was omitted from the 2005 PPG 17 study. This is because the site is not in a useable condition. This remained the case at the time of this assessment, although it was added in to the database for completeness.



Bowling Clubs (outdoor)

1 km walking distance threshold

5 km driving distance threshold

The Horsham District
PPG17 Assessment 2012

Map 4.1
Outdor Bowling Greens

Sites shown enlarged for clarity

5: Built Sports Provision

Introduction

5.1 This chapter reviews the provision of major sports facilities in and around the periphery of the District that might be used by Horsham residents. It covers:

- Artificial turf pitches
- Athletics tracks
- Fitness facilities
- Indoor bowls facilities
- Indoor tennis courts
- Sports halls
- Swimming pools

Artificial Turf Pitches

5.2 Broadly speaking, there are now three types of artificial turf pitch (ATP):

- **Sand-based or sand-dressed**: these pitches have a sand fill and are suitable for local league hockey and football training. Sand dressed pitches have less fill than sand-based ones.
- **Water-based**: these pitches have a short pile and no fill but are watered before use; as a result they are expensive to operate. They are suitable for high level competitive hockey and football training.
- **Third Generation or 3G**: there are three types of 3G surface with a rubber crumb filling. A 65 mm pile pitch with a shock pad is suitable for rugby and is referred to as an "IRB22" pitch because it accords with International Rugby Board Regulation 22; a 55-60 mm pitch is the preferred form of 3G pitch for football and has been approved by FIFA, but can also be used for some rugby training; and a 40 mm 3G pitch is acceptable for local football and hockey and touch or tag rugby.

5.3 Given the costs of water for water-based pitches, for local authorities wishing to provide facilities for local sport the practical options are to provide sand dressed where the priority is hockey, 40 mm 3G where the priority is both hockey and football; 55-60 mm 3G where the priority is football; and 65 mm 3G with a shock pad where the priority is rugby.

Pitches for the Future

5.4 ATPs, also known as Synthetic Turf Pitches (STPs) or Artificial Grass Pitches (AGPs), are becoming an increasingly important form of sports provision. It is likely that they will progressively come to be seen as "mainstream" pitch provision for football and rugby, and a better alternative to grass pitches, just as they have for hockey. Their benefits are simply too important to ignore and the national policy emphasis given to the protection of grass playing fields is looking increasingly misguided. Their benefits include:

- They can be used in most weather conditions, including during or immediately after all but snow and the heaviest rain
- In theory they can be used 24 hours a day, seven days a week without having to be "rested" to allow the grass to recover – although in reality there are obvious constraints imposed by the availability of players and the undesirability of having floodlit pitches in use during the night because of light spill and the noise generated by players and referees' whistles
- They provide consistent playing conditions and the ball bounce and roll is both more consistent and truer than all but the very best grass pitches
- For any significant number of weekly games they make very much better and therefore more cost effective use of changing accommodation, land and car parking than grass pitches. Most local authorities have very little idea of the extent to which they subsidise grass pitches, but in general they are the most highly subsidised of all publicly funded sports facilities on a cost per player basis. More information on this is given below.
- ATPs can also be cheaper than grass pitches in terms of total capital cost if the cost of land and changing accommodation is taken into account.

5.5 For the purposes of illustration, Birmingham University's playing fields contain 13 grass pitches and 3.5 ATPs. In round figures, the grass pitches generate a deficit of £200,000 per year and the ATPs a surplus of £200,000. These figures include pavilion and all grounds maintenance costs.

The Financial Benefits of ATPs

5.6 Sport England has published figures for the capital and revenue costs of different pitches and pavilions that make it possible to identify the financial benefits of ATPs. Appendix E gives the detailed

calculations using the Sport England figures. In summary, and assuming that all the capital costs are funded entirely by a loan that is paid off over 25 years at 5% interest, the annual cost for a grass or 3G pitch and pavilion will be:

Adult grass pitch and 2-team changing pavilion

Capital cost of pitch	£75,000
Capital cost of changing pavilion	£235,000
Annual loan repayment for pitch	£5,321
Annual loan repayment for pavilion	£16,674
Sinking fund (4.4% of cost of pitch/year)	£5,006
Maintenance (16.7% of cost of pitch/year)	£12,794
Total annual cost	£39,796

3G artificial turf pitch and 4 team changing pavilion

Capital cost of pitch	£840,000
Capital cost of changing pavilion	£575,000
Annual loan repayment for pitch	£59,600
Annual loan repayment for pavilion	£40,798
Sinking fund (3.2% of cost of pitch/year)	£49,321
Maintenance (0.5% of cost of pitch/year)	£35,828
Total annual cost	£185,546

Notes:

- The capital costs of the pitches include the cost of external works such as roads, paths and parking.
- Sport England's costs vary significantly from those given in the National Audit of Scotland's Sports Facilities (**sport**scotland, 2006). It gave the capital cost of a sand slit grass pitch, excluding roads and parking, as approximately £104,000 at 2006 prices (approximately £130,000 now), with a maintenance cost of approximately £12,500 (£15,000 now). For 3G pitches the costs were £530,000 (about £650,000 now) and £2,600 (about £3,200 now) respectively. Therefore the Sport England figures probably understate the costs of grass pitches (if £75,000 is the cost of a pitch plus parking, the pitch alone must be remarkably cheap) and overstate those of 3G pitches. However, the above calculations use the Sport England figures.
- The sinking fund for grass pitches covers items such as replacement of equipment, reinstatement of sand slits and mole drains at intervals reflecting best practice. For artificial turf pitches it covers replacement of carpet, shock pad, equipment, fencing and lighting, redecoration of fencing, re-lining of pitch and relamping of floodlighting at

appropriate intervals reflecting best practice.

- The maintenance cost for grass pitches covers mowing, application of herbicide and sand top dressing, drill seed, verti-draining, spiking and slitting, application of earthworm suppressant, rolling, verti-cutting and line marking. For artificial turf pitches they include application of herbicide spray and moss killers, top dressing, fortnightly drag brushing, bi-annual decompaction, annual condition reports and inspection of joints, seams and marking. Most councils maintain their grass pitches significantly less than implicitly recommended by Sport England, which is of course one reason why so many are in poor condition.
- Neither set of figures includes any allowance for the operating costs of pavilions, for example, utility costs, repairs and maintenance
- It will often be possible for a local authority to obtain external funding for pitches and pavilions and this will obviously reduce the annual cost of any loan that may be required to fund them

5.7 Accordingly, on the basis of the Sport England costs the total annual cost of an ATP is four to five times that of a grass pitch. However, the maximum sensible use of a winter grass pitch is around 4-5 hours per week, usually for about half the year because they have to be "rested" in summer – which gives a total usage of say 125-150 hours per year - while most ATPs are used for at least 30 hours per week. Therefore ATPs are used for about the same number of hours in a month as a grass pitch in a year. Moreover, ATPs can be used all year round. Assuming that winter grass pitches are used for 150 hours per year and ATPs for 1500 hours, the annual whole life cost per hour of use is approximately:

- Grass pitch £265
- ATP £124

5.8 This calculation takes no account of income. The District Council currently charges local clubs £32 per match for a pitch, which is equivalent to approximately £16 per hour. Therefore, against the Sport England whole life costs, it is subsidising its grass pitches by about £250 per hour of use. This leads to the wholly counter-intuitive conclusion that it would be cheaper for the Council to make ATPs available and not charge for them than to continue providing grass pitches and levy the current charge for them. Alternatively if all football transferred to ATPs, it could make the same charge as for grass pitches and generate a significant annual saving.

5.9 If pavilion maintenance costs are included the economics of ATPs are even better because while it costs significantly more to operate one 4-team pavilion for 1500 hours of use each year than one 2-team pavilion for 100-150 hours, it will be necessary to have about ten grass pitches and associated pavilions to accommodate the same level of use as one ATP with a 4-team pavilion. The total land cost for the grass pitches will also be much higher. Moreover, small pavilions serving grass pitches tend to be isolated and suffer badly from vandalism.

5.10 The conclusion is clear: the economic case for ATPs is overwhelming where there will be enough demand to ensure they are well used.

Participation Trends

5.11 Sport England's Active People Survey has been measuring participation continuously since 2006-7. It is possible to define participation in various ways, but as regular pitch sport players tend to play at least once a week, the best measure is the proportion of people participating at least once a week. The most recent figures (2012) reveal that since 2006-7:

- Adult participation in cricket has declined to a statistically significant extent
- Adult participation in football decreased to a statistically significant extent, including participation by 19 year olds, although participation by 18 year olds has remained constant
- Adult participation in hockey has not changed
- Adult participation in rugby decreased to a statistically significant extent but remained constant amongst 18-19 year olds

5.12 In the case of rugby, the decline has been so steep that Sport England recently withdrew some of its funding from England Rugby.

5.13 This suggests that current approaches to promoting participation in the traditional pitch sports are failing. The governing bodies are responding by developing new forms of their sports designed to take less time; to involve smaller and therefore more easily organised teams; that can be played any day of the week (and therefore depend on access to floodlit artificial surfaces); and require cheaper than traditional 11 or 15-a-side facilities. For example:

- Cricket is beginning to promote T20 and softball versions of the game, sometimes played on sand-based artificial turf pitches. There is also a

successful commercial franchise called “Last Man Stands” that involves matches that last for only two and a half hours.

- Hockey has developed and is promoting a small-sided form of the game called “Rush Hockey” designed to last only 40 minutes
- Rugby is actively promoting Rugby Sevens, Tag and Touch.
- Five-a-side soccer is already the most popular form of football, although the Football Association is also trying to promote a slightly different format called Futsal that grew up in South America

5.14 These new initiatives are likely to have a significant impact on the pitch sports. The governing bodies obviously hope that they will help to halt the decline in participation and attract new participants who will then progress on to the traditional forms of their games. Given current trends, however, and the growing pressures on individuals’ leisure time, it is probably more likely that they will grow in popularity while traditional formats of the sports will wither.

5.15 To some extent, planning for future ATP provision is an act of faith. Should we continue to take the view that ATPs for football and rugby are primarily midweek training facilities, and therefore grass pitches should continue to be protected and regarded as the most important form of provision? With this approach the number of ATPs needed in any area will be limited and the number required will be dictated largely by training needs. Or should we say that grass pitches have had their day and as much participation as possible should move onto artificial surfaces in order to provide better playing conditions for players, allow the development of more midweek participation in new forms of traditional games and reduce costs for pitch providers? This approach has certainly worked for hockey and no hockey players want to go back to grass. If football and rugby follow there will then be a need to provide a significant number of ATPs.

5.16 Some football and rugby players and administrators remain opposed to ATPs – and particularly to staggered match start times at the weekend - but opinion is changing fast. The international governing bodies for football and rugby have both approved artificial surfaces for all standards of play. Several professional clubs in countries such as France and Italy already do. There are also a handful of rugby clubs playing matches on artificial pitches in the UK, including Brighton Football Club (RFU) Ltd, while Saracens, a professional team currently ground-sharing with Watford FC, will move into a redeveloped Barnet

Copthall Stadium with a 3G pitch in north London in early 2013. Further afield, Norway, with a population of about 5M, or is on target to have around 800 3G football pitches by the end of 2012. Pro rata, the Horsham District should have about 20, plus additional ATPs for other sports.

Current ATP Provision

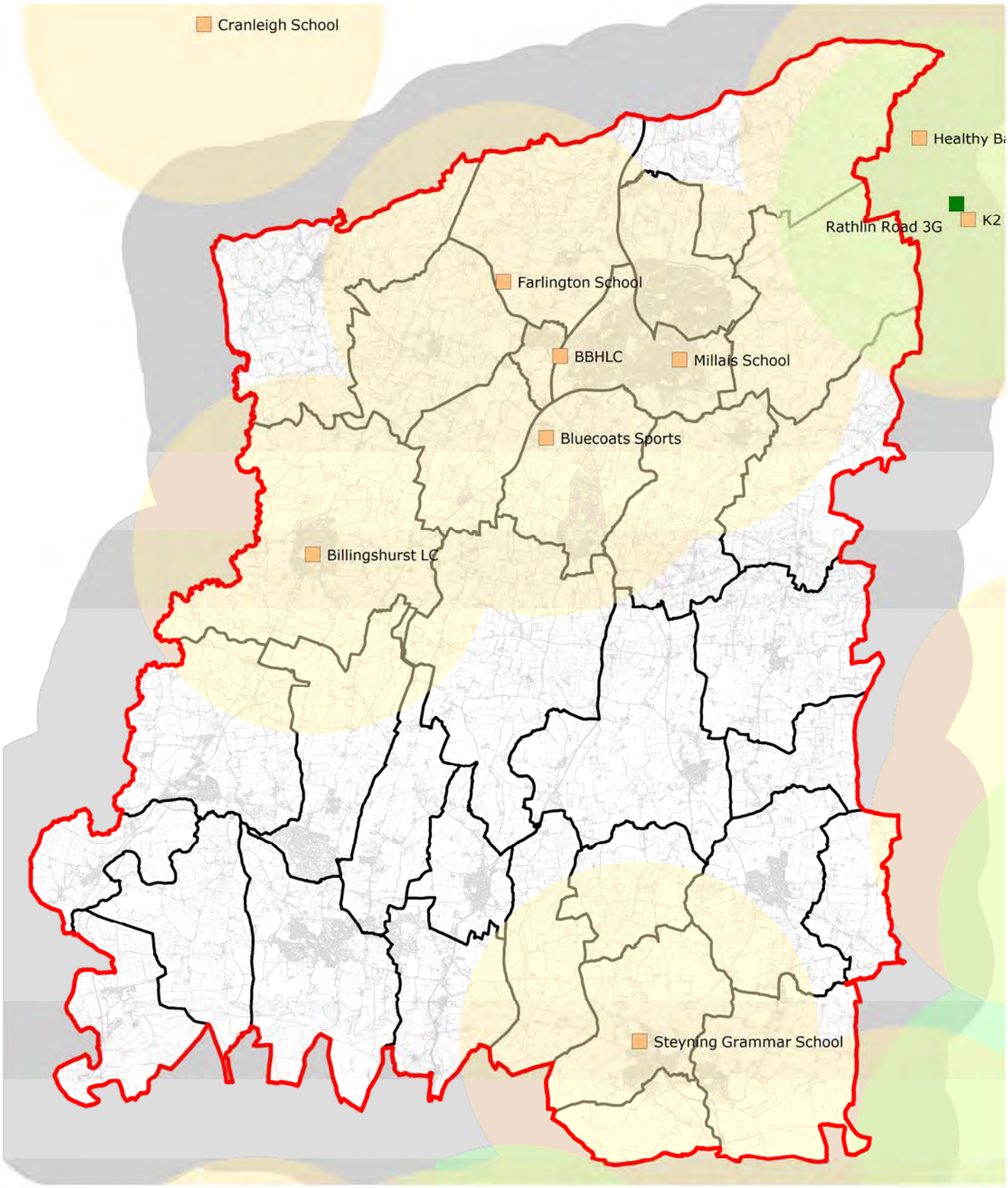
5.17 Map 5.1 below shows the location of the six ATPs in the Horsham District. All are sand-based, with four in and around Horsham itself. There are also a number of ATPs around the periphery of the District, with the closest being to the north–east in the Crawley area.

5.18 Overall, 71% of the dwellings in the District lie within 5 km as the crow flies or approximately a 15 minute drive of at least one sand-based ATP. However, only 1.3% lie within this distance of a 3G pitch. The only 3G pitch readily accessible to Horsham residents is the Rathlin Road pitch in Crawley. Accordingly there is a deficiency in access to 3G pitches.

5.19 Sport England's Active Places Power planning tools indicate that Horsham has 0.06 ATPs per thousand residents, compared to 0.04 in England as a whole and 0.05 in the south east region. Accordingly the District has good provision in quantitative terms, but qualitatively it lacks 3G pitches.

5.20 In principle, each of the larger settlements could have at least one ATP in order to provide opportunities for local teams to train and practise midweek as well as play weekend matches. There is no reason why there should not also be a midweek league, possibly with a shorter match time than the traditional 90 minutes. Four of the larger settlements - Billingshurst, Broadbridge Heath, Horsham and Steyning – already have at least one ATP, so the priorities should be 3G pitches in Henfield, Pulborough, Southwater and Storrington-Sullington. In addition it will be desirable for Horsham, as the main centre of population, to have a 3G ATP. The best locations will be on sites at which there is already a staff presence when there will be a demand for community use. This suggests secondary school sites where there is already community use in the evenings. However, this will not be possible in Pulborough, Southwater and Henfield, although there is an obvious site in Henfield next to the Leisure Centre. The Council is proposing to transfer the Broadbridge Heath Leisure Centre to the ownership of Tanbridge House School in September 2014. In addition, whenever any of the existing ATPs require resurfacing the Council and/or County Council and school should consider a 3G surface.

If schools wish to retain a multi-purpose artificial surface they should specify a 40 mm pile. However, any new ATPs should have a 60-65 mm pile length so as to be suitable for both football and rugby.



Sand-based ATPs

5 km distance threshold for sand-based ATPs

3G ATPs

5 km distance threshold for 3G ATPs

The Horsham District
PPG17 Assessment 2012

Map 5.1
Artificial Turf Pitches

Sites shown enlarged for clarity

5.21 Accordingly we recommend that the Council should include the provision of up to five 3G pitches as projects that could potentially be funded through the forthcoming Community Infrastructure Levy.

Athletics Tracks

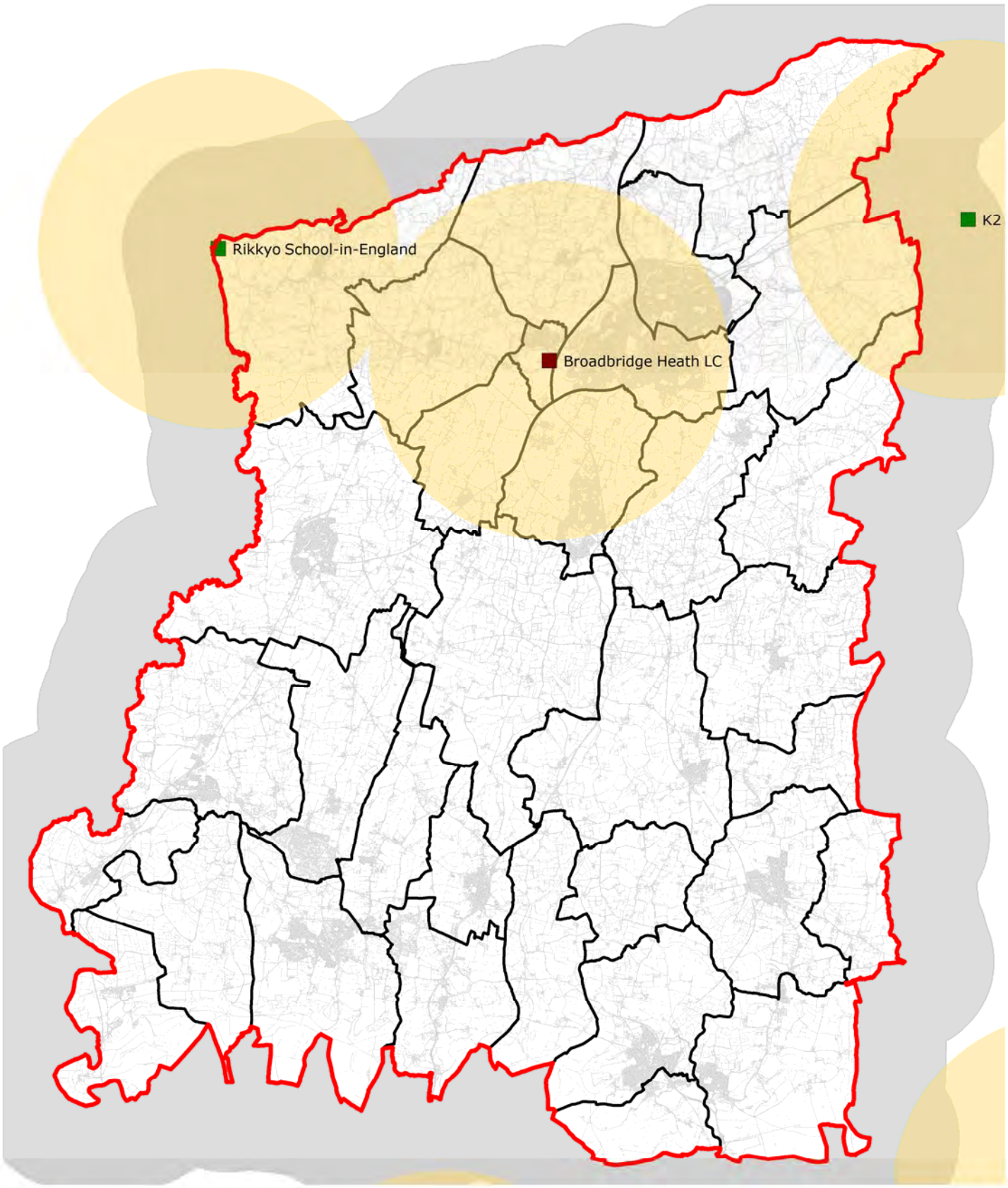
5.22 While a number of schools mark out grass tracks in the summer term, they are of little use for "serious" or club athletics which requires a synthetic track and full field events facilities. There are two such tracks in the District: the six lane track at the Broadbridge Heath Leisure Centre (complemented by an indoor training area) and the 8-lane track at the Rikkyo School-in-England in Rudgwick. Map 5.2 shows their location. Overall, 50%of dwellings in the District lie within 5 km as the crow flies, or approximately a 15 minute drive.

5.23 Sport England's Active Places Power planning tools indicate that the District has 0.11 lanes per thousand residents compared with 0.05 for both the south region and England as a whole. However, this is based on the District having 14 lanes – six at Broadbridge Heath and eight at the Rikkyo School. If the Rikkyo School provision is discounted, as it is not generally available to community users, Horsham has 0.05 lanes per thousand residents, the same as the England average.

Participation Trends

5.24 According to Sport England's Active People Survey, athletics is one of the very few sports in which participation has increased since 2006. However, in the survey, "Athletics" includes jogging. One of the consequences of the recession has been that many individuals have given up their gym memberships and many are going jogging instead. Therefore it is unlikely that participation in track and field athletics has actually increased to any significant extent.

5.25 Relatively few area association athletics meetings are held at 6-lane tracks if there is an 8-lane one reasonably nearby. Having more lanes can reduce the number of heats needed for popular events and lead to shorter meetings. While the Rikkyo School has an 8-lane track, it is not available for community meetings and therefore the main 8-lane athletics venue accessible to the Horsham area is the K2 Centre in Crawley.



6 lane tracks

8 lane tracks

Region

The Horsham District
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Map 5.2
Synthetic Athletics Tracks

Sites shown enlarged for clarity

5.26 The Broadbridge Heath Leisure Centre facilities are also showing their age and this applies not only to the indoor and outdoor athletics areas but the indoor centre in general. As the District Council has decided to close and demolish the Centre, it follows that the track will also close. Because it is an important local facility, the Council has agreed to provide replacement track and field facilities on the site of the nearby Tanbridge House School. However, it will not be replacing the indoor training area because UK Athletics has not identified Horsham as a strategic location for indoor athletics training facilities in the south east.

Indoor Bowls

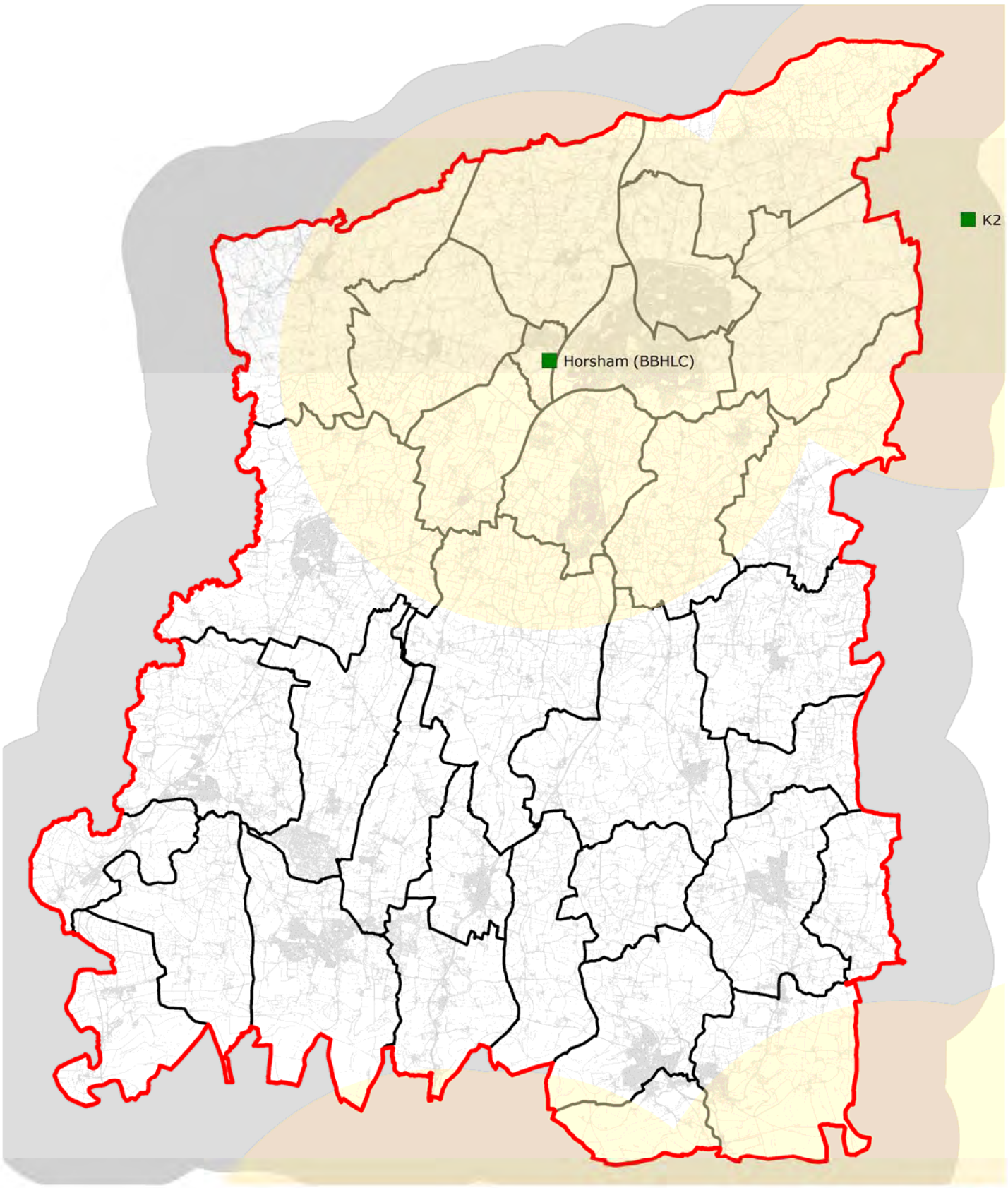
Participation Trends

5.27 The decline of participation in bowls highlighted in Section 4 of this report is not confined to the outdoor form of the game. Indeed, it seems to have been hitting indoor bowls particularly hard, not least as clubs depend on a healthy social income in order to meet their costs. As a rule of thumb, an indoor rink is roughly equivalent to an outdoor green in terms of membership potential and can therefore accommodate about 120-150 members per rink. However, many clubs up and down the country are currently operating at well below this – anything below about 75 members per rink and clubs are likely to struggle financially - and some have closed as uneconomic, such as the Spooners Club in East Grinstead.

Provision in and around Horsham

5.28 The 8-rink Horsham Club in Broadbridge Heath has not been immune to the decline in indoor bowls. At the time of the original PPG17 assessment, in 2005, it had around 550 members (about 70 members per rink), but it is now down to well below 500.

5.29 Map 5.3 shows the indoor bowls halls in and around the District together with a 7.5 km/20 minute drive time distance threshold. The K2 Centre in Crawley has only two rinks and so it contributes little to meeting demand in the area. Only the Horsham Club is within easy reach of most Horsham residents, although there are a number of centres on the south coast that those living in the southern part of the District will be able to access by travelling for more than 20 minutes. Overall, 58% of dwellings lie within a 20-minute distance threshold of an indoor bowls hall.



Indoor Bowls Halls

20 minutes driving distance threshold

The Horsham District
PPG17 Assessment 2012

Map 5.3
Indoor Bowls Halls

Sites shown enlarged for clarity

5.30 Sport England's Active Places Power planning tools suggest that the Horsham population is likely to generate a demand for approximately 1,180 normal peak period visits to indoor bowls halls and the Horsham Club at Broadbridge Heath has the capacity to accommodate approximately 1100 peak visits per week. It also suggests that 96% of the demand arising in the district can be met at the Broadbridge Heath facility. However, the parameters that Sport England uses for indoor bowls do not reflect the decline in the game over the past few years and as a result significantly overstate demand.

5.31 Active Places Power indicates that Horsham has 0.07 rinks per thousand residents compared to 0.05 for the south east region and 0.04 for England as a whole. Accordingly Horsham has an above average level of provision at present.

Health and Fitness

5.32 Health and fitness provision is something of a moving feast as small commercial clubs come and go. However, fitness is one of the few real success stories in physical recreation over the past decade or so, but there are significant changes in the market. The larger and more expensive clubs are beginning to find it more difficult to sustain their memberships in the face of increasing competition from "cheap and cheerful" low cost (and often low customer service) competitors.

Participation Trends

5.34 There has always been a significant "churning" of members as clubs have tended to compete on price with more or less constant membership "promotions" so that individuals move from club to club in search of the most attractive package. However, increasingly some members are either letting their membership lapse completely or joining one of the rapidly expanding chains of budget gyms. It remains to be seen how sustainable they will be. The initial evidence is that they experience a surge of popularity on opening, but then members start to drift away.

5.35 The other notable trend is that users of publicly funded facilities tend to be slightly more loyal that the members of commercial facilities and remain members for longer. Broadly speaking, the commercial sector is better at attracting members than public facilities, but not as good at keeping them.

5.33 An interesting recent initiative is the development of outdoor fitness equipment. It remains to be seen how well it stands up to the weather (and occasional

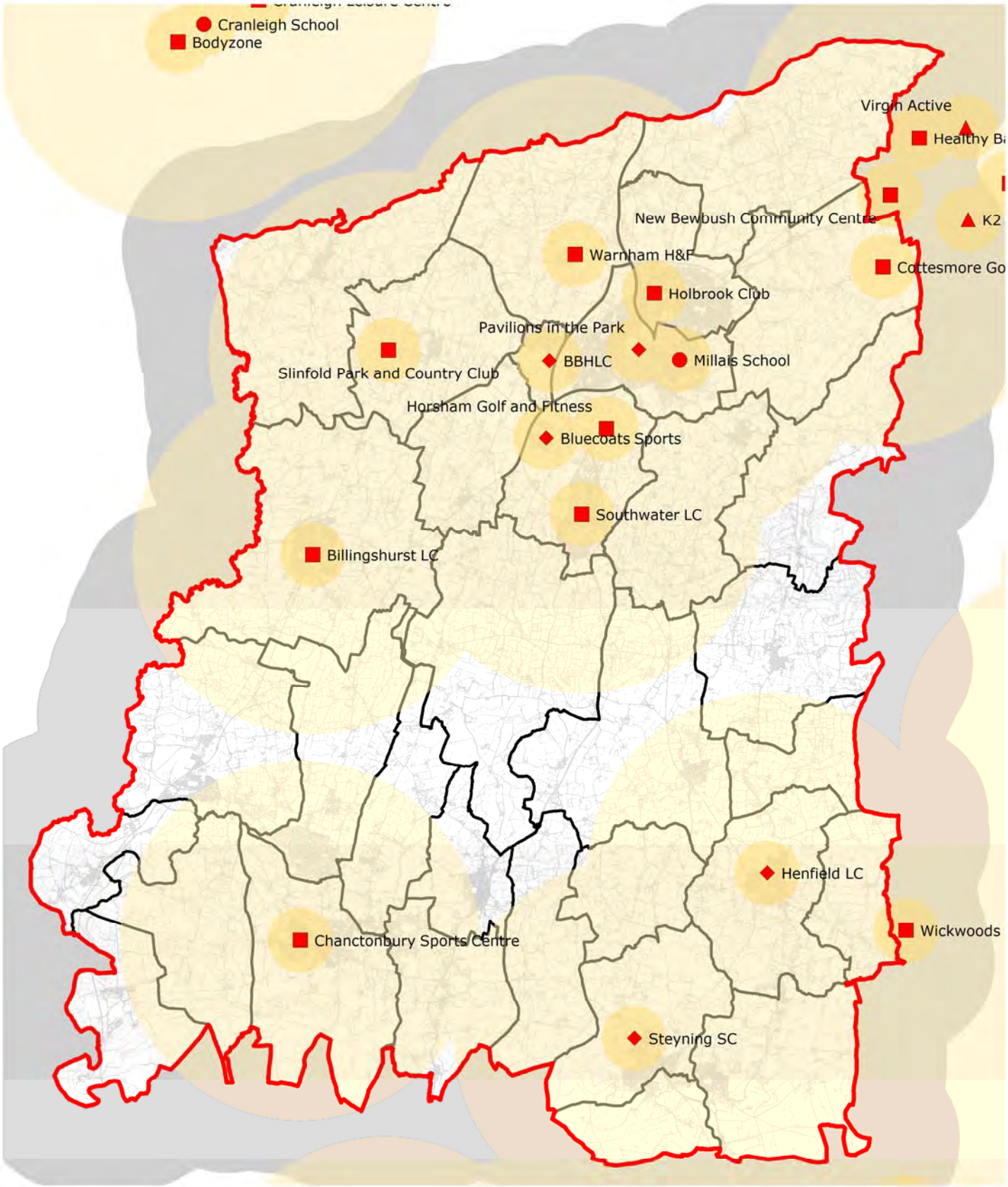
vandalism) and how popular it will be, but some councils have provided unstaffed “outdoor gyms” in parks and sometimes at playing fields.

Provision in the District

5.36 According to Active Places Power, the District has some sixteen health and fitness facilities with a total of 643 stations. This is equivalent to 5.27 stations per thousand residents compared with 5.66 in the south east region and 5.88 in England as a whole. Accordingly the District has slightly less provision than average.

5.37 Map 5.4 shows the location of fitness facilities in and around the periphery of the District and gives a guide to their size. In all, 44% of dwellings in the District lie within 900 m or a 15 minute walk of at least one centre and 93% within 5,000 m or a 15 minute drive time.

5.38 Once again provision is clustered mainly around Horsham town, but there are also sizeable facilities in Henfield and Steyning and the other larger settlements also have facilities. Because accessibility is very good it is unlikely that there is a need for more provision.



- 20 or fewer fitness machines
- 21-50 fitness machines
- 51-80 fitness machines
- 81-140 fitness machines
- Over 140 fitness machines
- 15 minutes walk distance threshold
- 15 minutes drive distance threshold

The Horsham District
PPG17 Assessment 2012

Map 5.4
Fitness Facilities

Sites shown enlarged for clarity

Indoor Tennis

5.39 There is no indoor tennis provision in Horsham, no doubt partly because it does not have one of the large commercial tennis and fitness clubs. On average, local authority areas in the south east and England as a whole have 0.03 courts for every thousand residents. If Horsham were to have the average level of provision, therefore, it would require four indoor courts.

Participation Trends

5.40 The Active People Survey suggests that participation in tennis declined from 2006-7 to 2011-12, although there has probably been an upsurge in interest as a result of Andy Murray's Olympic Gold Medal and US Open win. Certainly, many tennis clubs have reported a decline in membership over the past few years. However, participation in indoor tennis is relatively buoyant and it seems that those who can afford to play indoors – particularly middle aged people - often do so. They provide an important day-time market for tennis centres.

Accessibility

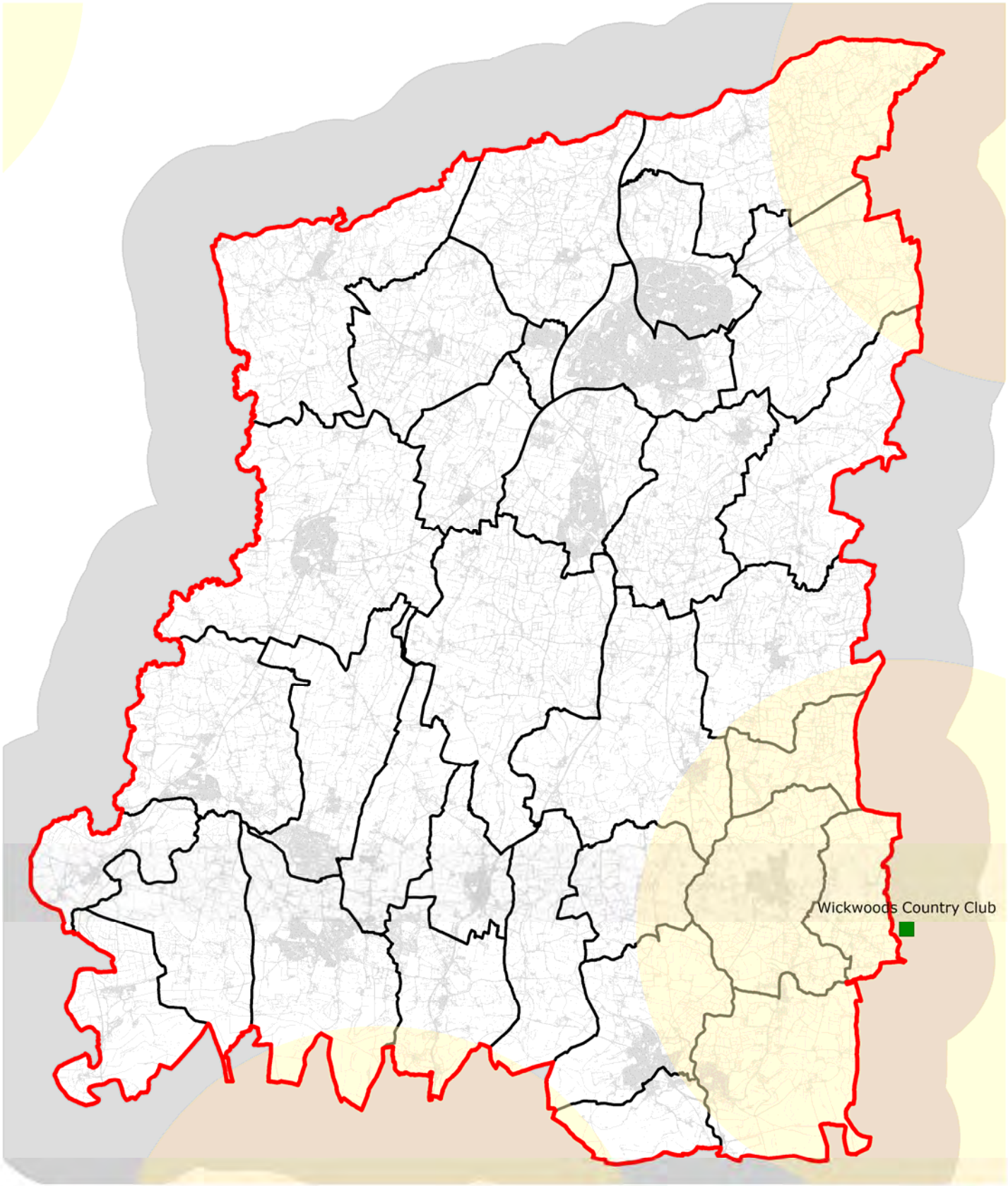
5.41 Map 5.5 shows the location of indoor tennis courts around the periphery of the District. Only 11% of dwellings lie within 7500 m or a 20 minutes drive time of an indoor court. The *Places to Play Strategy* published by British Tennis and the Lawn Tennis Association recommends that everyone should be able to access an indoor court within a 20 minute drive time of home.

Potential Demand

5.42 Sport England's Market Segmentation Tool suggests that around 2,700 adults in Horsham are likely currently to be tennis players. When junior players are added this should certainly be enough to support a four court indoor centre.

5.43 We recommend that the District Council should investigate the potential demand for indoor tennis further. If there seems to be sufficient demand for a centre, it should try either:

- To attract a commercial indoor tennis operator (although the fact that a commercial club will almost certainly wish to include a significant fitness element may damage the viability of District Council or other existing local provision); or
- To encourage a local tennis club to develop indoor "pay and play" courts; or
- Provide indoor courts itself, possibly as a second phase of the proposed new Broadbridge Heath



Indoor tennis halls

20 minutes driving distance theshold

The Horsham District
PPG17 Assessment 2012

Map 5.5
Indoor Tennis Halls

Sites shown enlarged for clarity

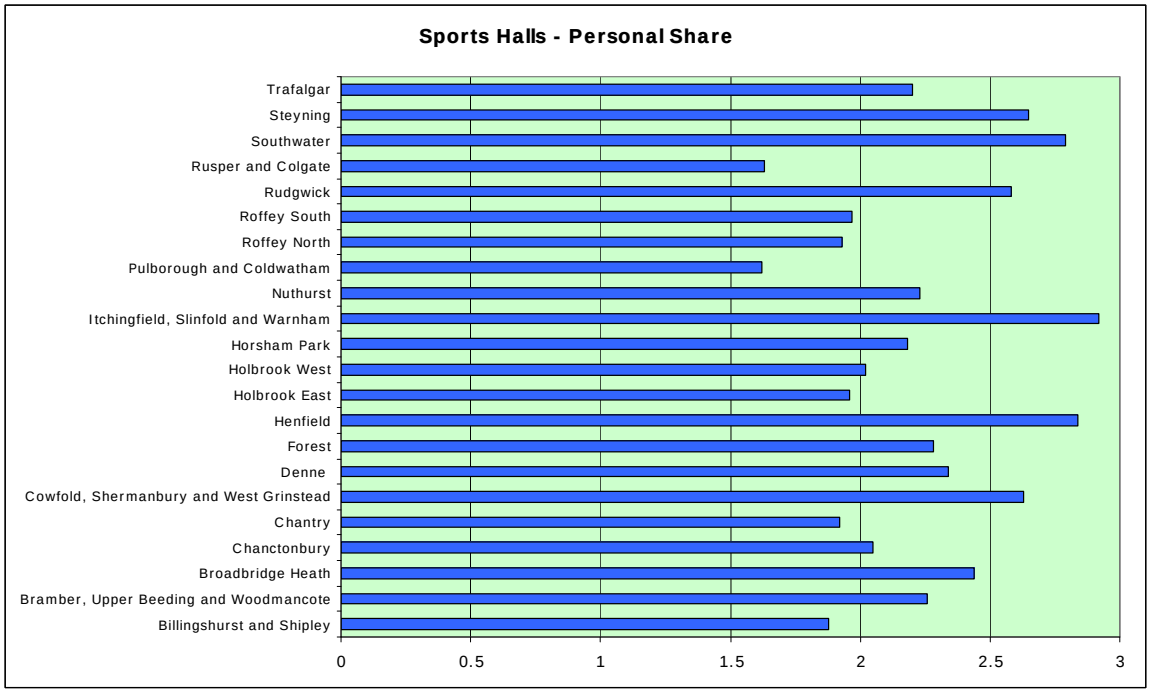
Sports Halls

5.44 The District has a sports hall with at least three badminton courts in 13 of its 22 wards. Overall 40% of dwellings lie within 900 m or a 15 minute walk of at least one hall and 92% within a 15 minute drive time. In addition, the Active Places Power database indicates that there is 98.3 sq m of halls per 1000 residents compared with 88.2 sq m in the south east region and 80.7 sq m in England as a whole. Accordingly the quantity of provision in the District is some 22% higher than the England average.

5.45 Active Places Power also includes two other strategic planning tools that further illustrate how well the District is provided with halls:

- The Local Supply-Demand Balance Tool indicates that halls in the District are capable of accommodating 235% of the calculated demand, significantly higher than the average for local authority areas in the south east (184%) and England as a whole (166%).
- The Personal Share tool suggests that residents of only two wards - Pulborough and Coldwaltham and Rusper and Colgate - have less access to halls than the average for the south east region but residents of all wards have access to more provision than the England average.

5.46 The Personal Share tool is the most useful within Active Places Power as it allows demand to "move" across boundaries to the nearest available facility. In this it obviously attempts to mirror reality as most users tend to go to the nearest facility even if it is in another council area. The chart below summarises the output of the tool for Horsham wards. The South East average value for personal share (a made up indicator with no simple definition) is 1.77 and for England as a whole it is 1.56. The higher the indicator the better the provision available to local residents. It suggests that the residents of 12 of the 22 wards – Trafalgar; Nuthurst; Bramber, Upper Beeding and Woodmancote; Forest; Denne; Broadbridge Heath; Rudgwick; Cowfold, Shermanbury and West Grinstead; Steyning; Southwater; Henfield; and Itchingfield, Slinfold and Warnham – have access to a level of provision that is at least 25% above the south east average. It is noticeable that most of these wards are not either in or immediately adjacent to Horsham itself, although there is a view in some parts of the District that the rural parts of the District have poor provision when compared with Horsham.



5.47 This analysis suggests that halls in the District are likely to be under-used – or, conversely that the District has more halls than it needs - although it obviously uses a range of assumptions that Sport England has never made public. Therefore it may not match reality closely, although it provides an objective overview of potential demand in a way that compares Horsham with other areas.

5.48 Broadly speaking, there are three types of sports hall in the District, categorised by community use:

- "Pay and play" halls that can be booked by local groups or individuals on a pay and play basis. Halls in this group include public facilities such as the Henfield Leisure Centre and some of the joint use school halls, such as at Steyning Leisure Centre. Most are in good condition.
- ""Organised group" halls that can be used only by local clubs and associations. They tend to be joint use school facilities, such as at Farlington or Muntham House School. A number of these halls are requiring refurbishment.
- "Members-only" halls, reserved at least most of the time for members of a particular organisation, for example the Holbrook Club, Bluecoats Sports or the badminton hall at the Broadbridge Heath Leisure Centre (reserved for members of the Horsham and Arun Badminton Club, although it sells time to the Leisure Centre operator when not required by the club). These halls are in at least acceptable if not good condition.

5.49 Map 5.6 shows the location of each of these types of hall in and around the periphery of the District that might be used by Horsham residents.

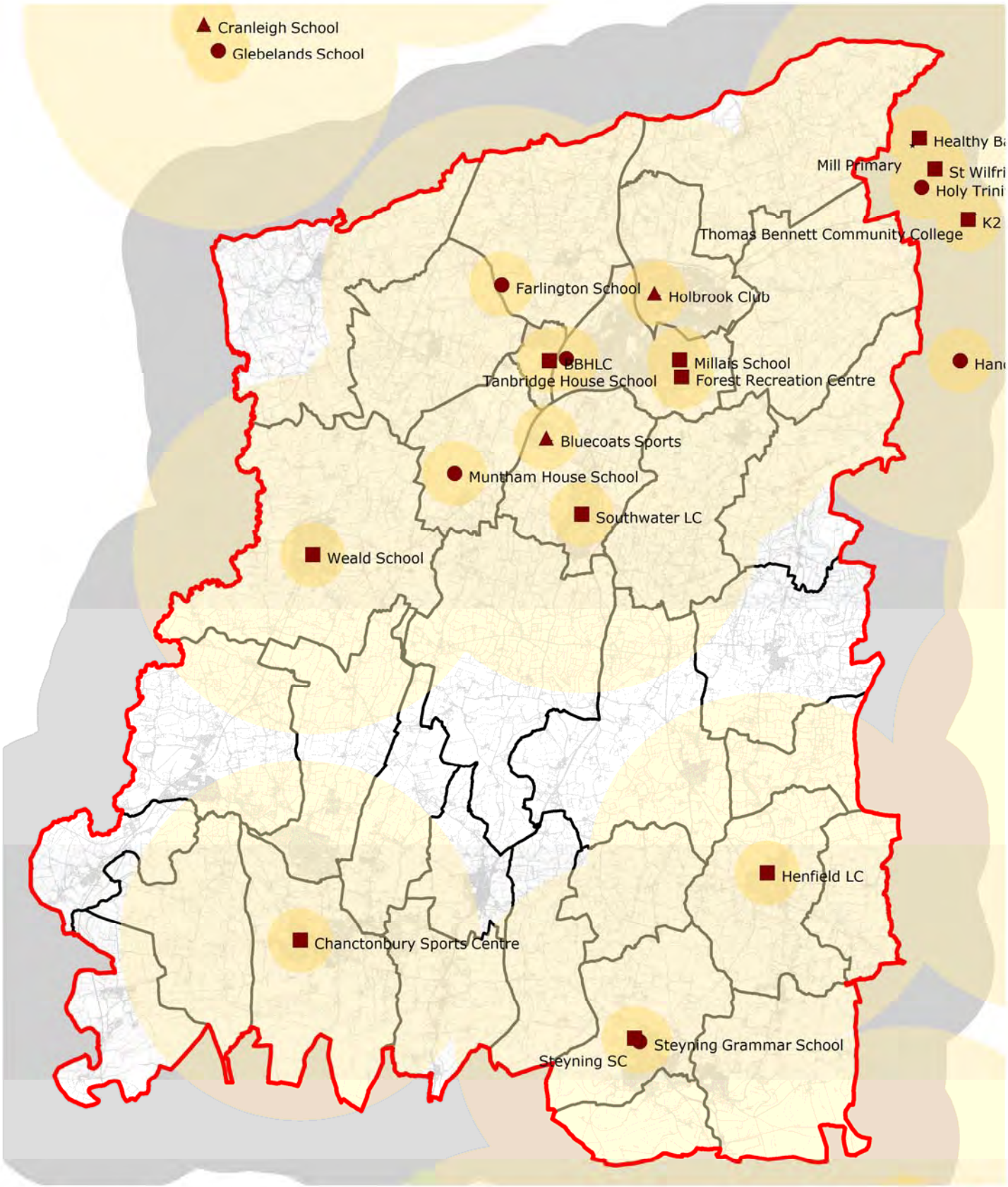
5.50 The halls vary in size from three to 12 badminton courts, although the largest hall within the District is the eight-court hall at Bluecoats Sports Health and Fitness Club (Christ's Hospital).

5.51 Given the above analysis, it seems clear that the District does not need any additional sports halls and those that exist should have the capacity to accommodate additional demand arising from housing and population growth. In addition, the Council is correct in believing that the proposed new hall as part of the replacement for the Broadbridge Heath Leisure Centre does not need to be larger than thee courts.

Swimming Pools

5.52 The District has four 25m indoor pools – Billingshurst, Bluecoats, Pavilions in the Park and Steyning – with a combined water area of some 1,451 sq m. If the Bluecoats pool is excluded – because it is available only to members – the total water area reduces to 1,138 sq m. There are also a number of smaller indoor pools and several schools have small outdoor facilities that they use to teach swimming in the summer. Active Places Power indicates that the water area of all the pools in the District is 2,538 sq m and that this equates to 20.83 sq m per 1000 residents. However, this figure – and similar figures from other areas - is not particularly meaningful because it includes all of the school and other small pools, some of which are not available for community use.

5.53 All of the 25 m pools have been built in the past 15 years – the three Council owned pools in accordance with the 1995-6 pools strategy - and they are all in good condition and popular. Realistically there is no prospect of the Council providing more pools for the foreseeable future and the current level of provision is adequate to meet current and potential future demand. However, there is a need to re-invest in public pools at intervals of about 12-15 years to ensure they remain attractive to users and all three pools will therefore require some reinvestment over the next decade or so. This investment will be required in things like some finishes, cubicles and lockers and can be classed as primarily "cosmetic". In the longer term, as each of the pools becomes about 25-30 years old, there will be a need for major refurbishment of servicing systems, components and finishes.



Pay and Play Halls

Club Halls

Members-only Halls

15 minutes walking distance threshold

15 minutes driving distance threshold

The Horsham District
PPG17 Assessment 2012

Map 5.6
Sports Halls
(3+ badminton courts)

Sites shown enlarged for clarity

5.54 Map 5.7 shows the location of the various indoor pools in the District. Overall, 17% of dwellings lie within a 15 minute walking distance threshold of at least one pool and 70% within a 15 minute drive time.

Needs and Opportunities

Needs

5.55 This analysis leads to the following conclusions:

- **Artificial turf pitches**: the Council should include up to five 3G pitches as projects that should be funded through the forthcoming Community Infrastructure Levy.

- **Athletics tracks**: the District Council has already decided to replace the Broadbridge Heath athletics track. There is no need to replace the indoor training facilities as UK Athletics does not regard Horsham as a strategic location for indoor athletics training.

- **Fitness facilities**: there is unlikely to be a need for more provision

- **Indoor tennis courts**: there is likely to be the demand for a four court indoor centre in the District.

- **Sports halls**: there does not appear to be any need for more sports halls, other than a 3-court hall replacement for the existing hall at the Broadbridge Heath Leisure Centre. Furthermore, existing halls should have more than sufficient spare capacity to accommodate any demand that will arise from housing and population growth. However, there will be a need to modernise a number of halls over the next decade or so.

- **Swimming pools**: there is no need for any additional provision. However, there will be a need for primarily cosmetic re-investment in the Council's existing pools within the next decade in order to keep them up to date and attractive to users.

Opportunities

5.56 The obvious opportunity, which the Council has already identified, is Broadbridge Heath. However, it will be desirable to consider an indoor tennis hall as part of a Phase 2 development of the proposed centre.

Horsham District Council Officer Comments

Re: 5.11 It should be noted that the study was

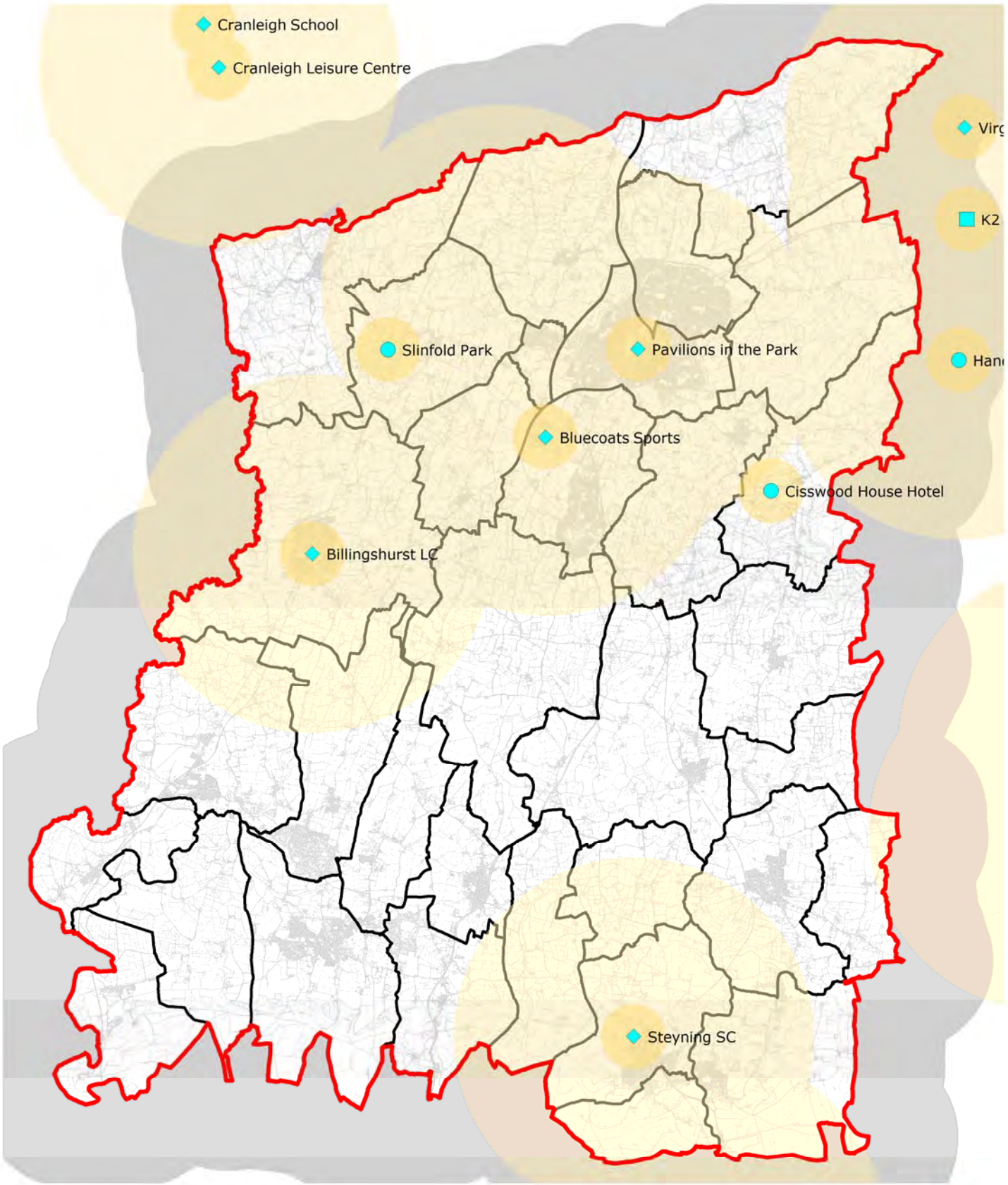
undertaken prior to the release of the Sport England Active People Survey results for 2013.

Re: 5.20 Recent condition surveys undertaken on a number of ATPs on Dual Use sites have indicated that some may have a limited life expectancy. In some cases there has been no provision for sinking funds to provide replacement facilities. Replacement of these facilities may need to be prioritised.

Re: 5.21 CIL is intended to be used to provide infrastructure that is necessary as a result of new development. It would therefore need to be considered what impact any new development would have on existing facilities, and where necessary upgrades to existing facilities will be proposed for inclusion in the CIL charging schedule, or if appropriate through S106 agreements.

Re: 5.51 It is recognised that the provision of a 3 court hall adequately replaces the existing facility at BBHLC; however this is not a conventional size for a sports hall which normally accommodates 4 courts and enables it to also host sports such as basketball and volleyball. In particular there is a demand in Horsham for basketball facilities which can only be effectively accommodated in a four court hall.

Further information regarding the need and demand for tennis courts are set out in the Appendices which accompany this document.



50 m Pools

25 m Pools

Other pools

15 minutes walking distance threshold

15 minutes driving distance threshold

The Horsham District
PPG17 Assessment 2012

Map 5.7
Swimming Pools

Sites shown enlarged for clarity

6: Village and Community Halls

The Position in 2005

6.1 The database which underpinned the 2005 assessment contained a total of 46 village and other halls available for community use, of which only four were located within Horsham itself.

The Position in 2012

6.2 The 2012 database is significantly more comprehensive, particularly in relation to halls within Horsham. It contains a total of 80 halls, of which 49 are in the rural areas of the District and 31 in Horsham itself. Outside the town, the changes to the database are:

Omissions

- Upper Beeding Sports and Youth Centre: this is primarily a sports hall rather than a village or community hall

Additions

- Holy Innocents Church Hall, Southwater
- Garden Rooms, St Cuthman's, Shipley
- Methodist Church Hall,
- Ravenscroft Guides and Community Centre, Storrington
- Trinity Methodist Church Hall, Steyning
- Village Hall, Small Dole
- Gladys Bevan Hall, Upper Beeding
- Parish Room, Warnham

6.3 The expanded database contains three broad types of hall:

- **Village and church halls in the rural parts of the District**, usually operated by Parish Councils, locally elected voluntary committees or churches. Many have charitable status. They normally contain at least a main hall, a kitchen and toilets, although some villages have facilities with more than one hall and/or meeting room. They are used for village-level activities such as playgroups, keep fit classes, dog training and meetings and by uniformed groups such

as cubs and brownies. They are usually also available for hire, for example for children's birthday parties. It is very unusual for back-up services such as catering to be available as part of the hall hire cost.

- **Commercially-operated halls**: professionally managed halls with commercial charges which normally include a range of back-up services such as audio-visual equipment or catering. As a result they tend mainly to be used by businesses for meetings and dinners. Most are related to hotels or the District's golf and country clubs, such as Horsham Golf and Fitness or Slinfold Golf and Country Club.
- **"Other Halls"**: a number of organisations, mainly in Horsham itself, have halls which they hire out for a variety of purposes, but at charges which are not fully commercial. They include a number of halls operated by charities, such as the Age Concern, the Girl Guides, the YMCA and the Salvation Army; church halls; school halls (with access usually restricted to evenings and weekends); and District Council halls such as The Capitol.

6.4 The latter two types are not really "community" halls in the same sense as village halls. In order to derive suitable quantity standards it is therefore sensible to analyse the current provision in terms of "rural halls" and "town halls". The reasons for this are:

- Village halls, together with recreation grounds - with which they are obviously often associated - should be at the heart of village life and suitable for a wide range of sporting, recreational and social activities. Many are small and fairly old – for example, Rudgwick's Jubilee Hall opened in 1888 - and are unlikely to have been designed with currently popular activities such as aerobics or mothers and toddlers groups in mind. Many of the town's halls, on the other hand, are larger and more modern.
- Horsham town's halls serve not only town residents but also, for some activities at least, residents of the rural areas as well; for example, the Capitol is a district-wide facility
- Horsham town contains more of the secondary schools, with halls and other spaces that they make available for community use, than the remainder of the District. However, these halls were provided in the first instance as a result of the schools' curricular need rather than in response to a need for community-based activities.
- Horsham's halls are generally managed by paid staff, unlike the rural halls which are voluntarily managed. A number of town halls have also been designed to serve one or more specialist purposes, whereas village halls have of necessity to be multi-purpose.

6.5 We have excluded commercially operated halls from the analysis below because they are not community-based and the District Council is unlikely to insist that housing developers provide or fund them through planning obligations or the Community Infrastructure Levy.

Planned Changes in Provision

6.6 The known changes planned by parish councils and those other local organisations responsible for village halls relate mainly to refurbishment and upgrading, particularly of heating systems and disabled access.

Quantity Standards

Rural Halls

6.7 With the better database and base map it has been possible to create a footprint for all of the halls and as almost all are single storey (Pulborough and Storrington being the only exceptions) this also gives the gross floor area for most of them. Across the rural areas of the District, the 49 village and community halls – shown in Map 6.1 below - have an aggregate footprint of some 14,971 sq m, an average of 306 sq m. This average figure masks a fairly wide range of sizes, from a minimum of 56 sq m (St Cuthman's Garden Rooms, Shipley) to 1,240 sq m (Pulborough Village Hall). A more useful indicator is that:

- 21 halls have a gross external floor area (GEFA) of less than 200 sq m
- 10 halls have a GEFA of 200-299 sq m
- 8 halls have a GEFA of 300-399 sq m
- 3 halls have a GEFA of 400-499 sq m
- 1 hall has a GEFA of 500-599 sq m
- 1 hall has a GEFA of 600-699 sq m
- 1 hall has a GEFA of 700-799 sq m
- 2 halls have a GEFA of 800-899 sq m
- 2 halls have a GEFA of 1,000 sq m or more

6.8 The 2005 assessment recommended two quantity standards: 0.15 sq m per person for "local" halls and 0.05 sq m per person for "neighbourhood" ones. However, it also noted that the database was incomplete and the size of a number of halls unknown. With the enhanced database it is clear that a different approach is desirable.

6.9 Appendix C5 sets out separately the current level of provision in each of the parishes and Horsham town. Only one parish – Parham – does not have a hall, although Bramber shares one with Upper Beeding. On average, the level of rural hall provision is 0.31 sq m per person. The parishes with a relatively large population tend to have a lower average level of provision than those with only a small one – for example, Pulborough (2011 population 5,401) has only 0.02 sq m of hall per

person, while Wiston (2011 population 239) has 1.50 sq m per person. Therefore there is very little correlation between population and size of hall. This will be because halls have been designed to accommodate a certain range of rooms or activities – often many years ago and sometimes with their overall size constrained by cost - rather than on the basis of X sq m per person in the local area; as a result it makes it impossible to have a sensible "one size fits all" quantity standard.

6.10 This suggests an approach based on two things:

- First, any new halls should be at least large enough to accommodate a reasonable range of activities, almost irrespective of the context. A badminton court (ideally 18 x 9 m or 162 sq m, including safety margins, or about 16.5 x 8.5 m minimum, or 140 sq m) is probably the best guide to the minimum desirable size of a modern main hall in a small community. However, any new halls will need more than just a main hall – for example, at least one meeting room or, better, a second, smaller but flexible activity hall, a kitchen and male and female toilets (including disabled provision). The total floor area of a hall with these facilities is likely to be approximately 250 sq m if there is a small meeting room but no second activity hall and about 350-375 sq m if there is a second activity hall. However, this is the minimum level of provision and some of the larger village and local communities will aspire to more than this.
- Second, there is a need to modernise, extend or replace many of the existing halls in the District. Therefore if there is any housing development which will increase the demand for hall activities, the Council should require developers to contribute to that enhancement, extension or replacement, provided there is a reasonable expectation that a new, extended or enhanced hall is deliverable within a realistic timescale. This in turn requires a quantity standard. In principle, it will be desirable for the standard to reflect the local level of provision as this will reflect the impact that any hew housing will have on the local community.

6.11 Therefore the quantity standard should be the current level of provision per person in each parished area.

Horsham Town

6.12 The 31 halls in the town have an aggregate footprint of 31,236 sq m, with footprints ranging from 86 sq m (Horsham Park Barn) to 8,771 sq m (Tanbridge House School). They are a mix of charity and church halls, school halls, District and Neighbourhood Council

halls, youth centres, club halls and commercially-managed halls. Most of the providers operate halls as an incidental part of a much wider range of activities. This makes identifying local needs and a defensible quantity standard impossible without a detailed study of the way in which each of the halls is used and the extent of current spare capacity, if any, together with any constraints on additional use there may be. This is particularly important in relation to schools, as it is impossible otherwise to identify the amount of provision that should be regarded as available for community use.

Quality Standard

6.13 The quality standard proposed in 2005 is generally still valid and reproduced in Appendix A, albeit slightly amended in response to comments and suggestions from the District Council.

Accessibility Standard

6.14 The 2005 assessment proposed two distance thresholds for village and community hall: a 1 km walking threshold and a 3 km driving one. There is no good evidence to suggest changing them for the rural areas of the District. Within the town, there should be at least one hall within the 1 km walking distance threshold of all dwellings but no need for a driving threshold.

Application of the Provision Standards

The Rural Halls

Quantity

6.15 The following rural halls are smaller than the minimum 250 sq m overall size suggested above:

		GEFA (sq m)
Adversane	Adversane Village Hall	71
Amberley	Amberley Church Hall	130
Ashurst	Ashurst Village Hall	186
Coldwaltham	Coldwaltham Youth and Community Hall	160
Coldwaltham	Sandham Hall	108
Colgate	Colgate Memorial Hall	207
Coolham	Garden Rooms, St Cuthman's	56
Cootham	Cootham Village Hall	132
Faygate	Faygate Village Hall	245
Lower Beeding	Lower Beeding Village Hall	233
Nuthurst	Copsale Village Hall	146
Parham	Rackham Old School	125
Rudgwick	Jubilee Hall	61
Shipley	Coolham Village Hall	213
Shipley	The Andrew Hall	223
Slinfold	Slinfold Village hall	217
Small Dole	Small Dole Village Hall	95
Southwater	Easteds Barn	139
Southwater	Holy Innocents Church Hall	74
Steyning	Methodist Church Hall	66

Steyning	Penfold Church Hall	226
Storrington	Trinity Methodist Church Hall	66
Thakeham	Thakeham Village Hall	132
Warnham	Warnham Parish Room	86
West Chiltington	West Chiltington Church Hall	156
West Grinstead	Dial Post Village Hall	149
Wiston	Wiston Village Hall	123
Woodmancote	Woodmancote and Blackstone Parish Hall	119

6.16 It will not be necessary to plan for the replacement of all of these halls. More specifically:

- Where the population is very low – for example, Amberley, Ashurst, Coldwaltham, Parham, Wiston and Woodmancote all have a population of fewer than 1,000 residents - it is unlikely to be possible to justify significant expenditure on a new hall. In addition, there are two halls in Coldwaltham and Shipley. The priority should be on ensuring that the halls in these areas remain fit for purpose, including accessibility for people with disabilities
- The residents of Adversane have good access to the Billingshurst Community and Conference Centre
- The various church halls (including the Garden Rooms at St Cuthman's) are the responsibility of the churches to which they are attached
- There are also other halls in some of the above parishes – for example, Southwater and Steyning both have Leisure Centres, Rudgwick has a village hall as well as its Jubilee Hall and Upper Beeding has its Sports and Youth Centre
- Some halls are of historic interest and value

6.17 However, it will be desirable for the parish Councils to identify the extent to which halls in their areas meet present day needs and include proposals in their Parish or Neighbourhood Plans for any extensions or enhancements that may be required.

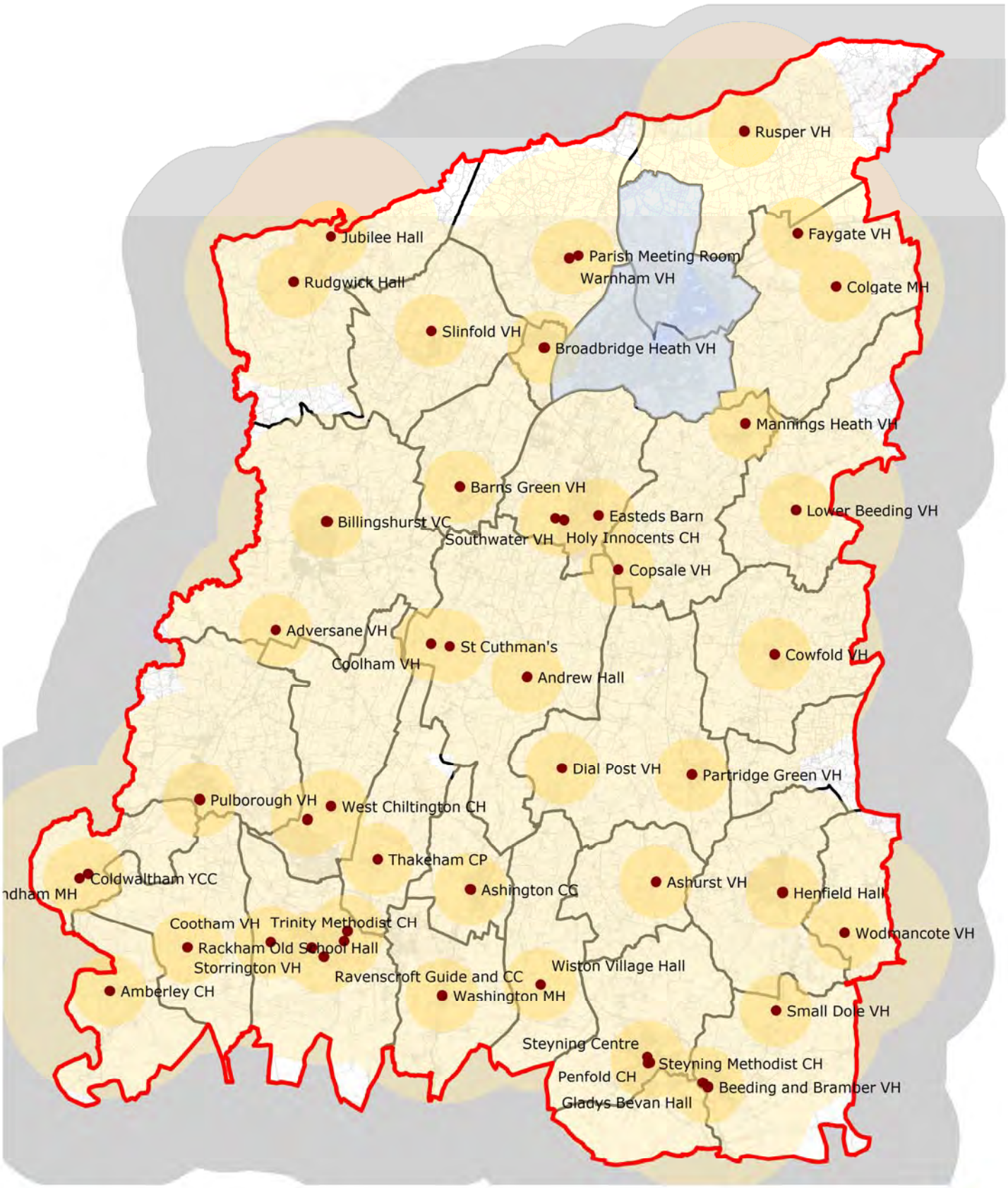
Quality

6.18 The provision database does not have up to date information on most halls so it is not possible to identify any needs there may for modernisation with any certainty. However, in the survey of parish councils only Colgate, Thakeham and Wiston indicated that they believe the quality of their village hall is poor.

Accessibility

6.19 Map 6.1 below shows the location of the various rural halls and also 1 km and 3 km distance thresholds. Only a few small areas of the District are more than 3 km from a hall, and overall approximately 75% of residents of the rural parishes live within 1 km of at least one hall. It is probably financially unrealistic to aim to

increase this percentage to any significant extent. A few halls around the periphery of Horsham town may also attract town residents for some activities.



Rural Halls

1 km walking distance threshold

3 km cycling distance threshold

Horsham town

CC = Community Centre
CH = Church Hall
MH = Memorial Hall
VC = Village Centre
VH = Village Hall
YCC = Youth & Community Centre

The Horsham District
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Map 6.1
Rural Halls

Sites shown enlarged for clarity

Halls in Horsham Town

Quantity

6.20 It is not possible to have a sensible quantity standard without a comprehensive study of hall provision in the town.

Quality

6.21 It will also be necessary to review the quality, condition and fitness for purpose of the various halls before it is possible to draw any meaningful and defensible conclusions in relation to hall quality.

Accessibility – Horsham Town

6.22 Map 6.2 shows that almost all of Horsham town lies within the 1 km walking distance threshold of at least one of the various halls for hire. It also shows that North Horsham has far fewer halls than the southern half of the town.

Conclusions

General

6.23 The accessibility of village and community halls is very good across the whole of the rural parts of the District. However, a number of rural halls are fairly old and have only limited facilities, although Parish Councils generally rate their condition as at least good.

6.24 There is a need for a comprehensive study of hall provision in Horsham town.

Planning / Development Management

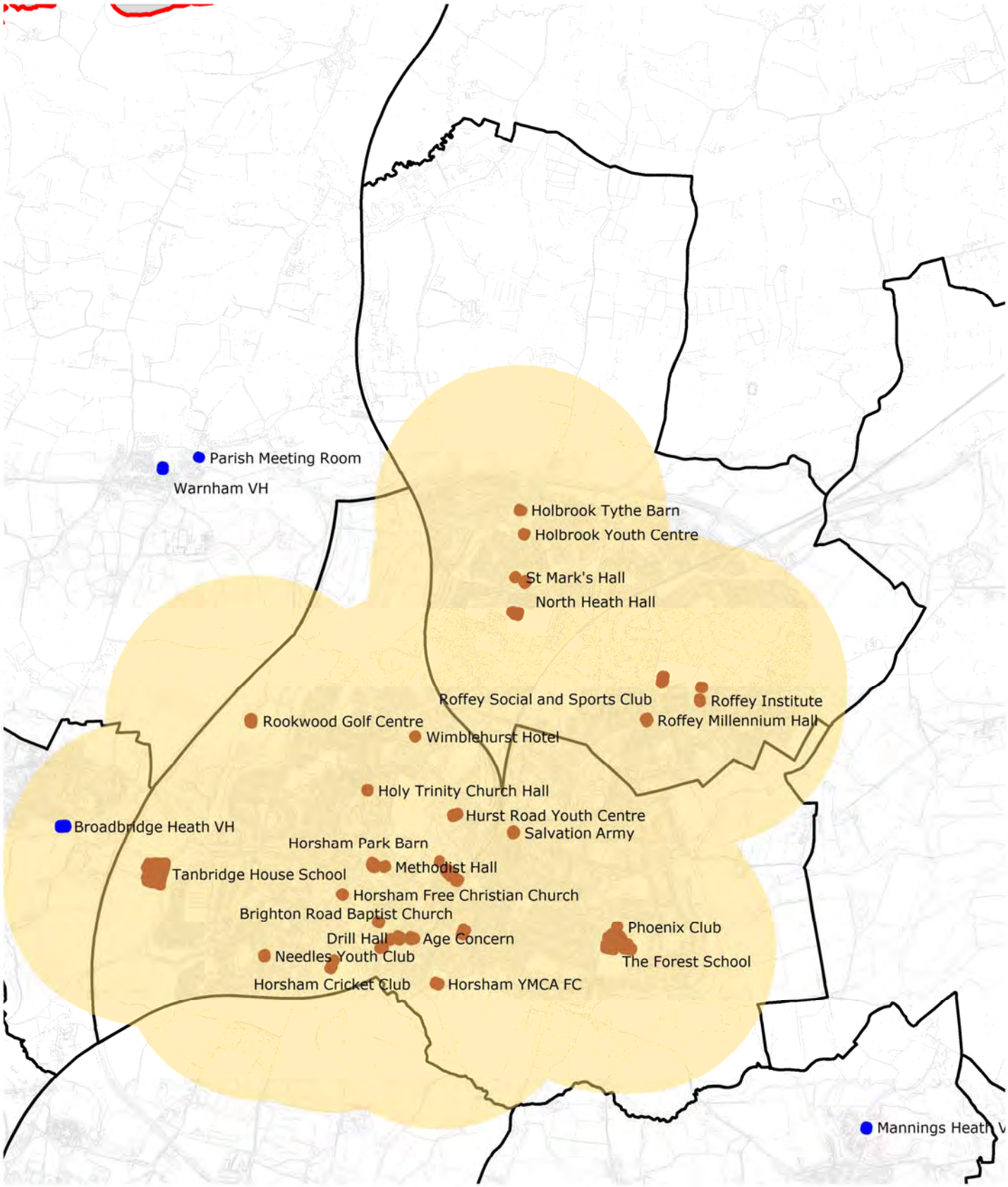
6.25 There is a need for the Parish Councils in the rural parts of the District to identify the extent to which there is a need to extend, upgrade or replace the halls in their areas. The District Council should reflect these needs in its Community Infrastructure Levy Charging Schedule. The priority for enhanced provision should be the larger settlements when provision is outmoded and there is likely to be sufficient new housing to generate significant funding from housing developers.

6.26 In terms of development management, the Council should aim to support planning applications for new or enhanced hall provision where there is clearly strong community support and Parish Council for it. It should also protect existing rural halls in order to be in a strong negotiating position in relation to requiring developers to provide compensatory provision if there are opportunities to harness development to replace

existing outmoded halls.

Horsham District Council Officer Comments

Re: 6.25 CIL contributions cover the provision of new or upgraded facilities as a result of new development, and it may be that upgrades to Parish Halls could be included in the CIL charging schedule. It should however be recognised that the viability of development is also a key consideration when setting the charging rate for CIL payments. Parish Council's will receive a 'meaningful proportion' of CIL contributions which they can use within their own areas, and it may be that this is more appropriate for upgrades to village halls to be funded via this element of CIL or through other funding mechanisms entirely.



No Window

The Horsham District
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Map 6.2
Horsham Town Halls

Sites shown enlarged for clarity

7: Play Provision

The Position in 2005

7.1 In 2005 there were 126 equipped play areas across the District and therefore an average level of provision of roughly one play area to 1,000 residents. The only parishes without at least one play area were Bramber, Parham and Shermanbury.

The Position in 2012

7.2 Over the past few years there have been the following changes in provision:

New Provision

- Billingshurst: Forge Way – equipped play area
- Horsham: The Hornets – equipped play area in a new housing development
- North Horsham: Beech Glade - new natural local play area in woodland

Enhanced Provision

- **Ashington**: Ashington Community Centre
- **Broadbridge Heath**: Village Centre
- **Horsham**: Groombridge Way and Needles Recreation ground
- **North Horsham**: Cook Road, Jackdaw Lane (Bluebell Park), Littlehaven Lane, Roffey Recreation Ground and Woodstock Close (Pixies Hollow)
- **Coldwaltham**: Brookland Way
- **Pulborough**: Carpenters Meadow
- **Storrington and Sullington**: Meadowside and Sullington Village Hall

Provision Removed

- **Billingshurst**: Forge Way – site redeveloped for housing and replaced in a new location as above
- **Five Oaks**: Lease of land ceased by land owner, resulting in no play provision at Five Oaks now. The Parish Council are keen to find new land for a play area in Five Oaks.
- **Henfield**: Parsonage Road - play equipment removed and the site is now an amenity greenspace with natural play features

- **Horsham**: Fenhurst Close - play area converted to a community garden
- **North Horsham**: Canberra Place – play equipment removed and the site is now an amenity greenspace. Earles Meadow site 1 was removed

7.3 Overall, therefore, six play areas have been lost, three new ones created and nine upgraded, so there are now 123 separate play areas, a net loss of three. There are also two additional play facilities that we have excluded:

- Wantley Hill Estate: this is simply a swing so it is too small to be worth considering
- Honeybridge Park Camping and Caravanning Site: this play area is reserved for those staying at the park

7.4 The 2005 assessment estimated the approximate size of play areas on the basis of the number of equipment items identified in the Council's audit. By linking OS Mastermap and Google Earth satellite imagery for this update, it has been possible to create polygons that reflect the location, size and shape of most of the sites and therefore assess the actual area of most play sites. There are a handful of sites where this has not been possible and for which we have therefore assumed a site size, but they are so few as to make only a negligible difference to the results of the analysis.

7.5 Overall, the 123 play areas occupy a land area of just over 57,000 sq m, or 5.7 ha. They range in size from as little as 37 sq m (Edinburgh Close in Southwater) to the 6,600 sq m sub-district play area in Horsham Park, although the largest neighbourhood play area is at High Bar Lane in Thakeham; it has an area of 2442 sq m. The level of provision across the District ranges from no provision in Bramber, Five Oaks, Parham and Shermanbury to 5.3 sq m per person in Wiston parish. The average value is 0.74 sq m per person and the median value 0.47 sq m per person, compared with the provision standard in the Horsham District Local Plan November 1997 of 2-3 sq m per person and the quantity standard recommended in the 2005 assessment of 0.5 sq m per person. At the time of the 2005 assessment, only four out of 26 parish councils regarded the quantity of play provision in their area as poor and so the 2005 assessment was a much better reflection of reality on the ground than the Local Plan standard.

7.6 The Council audit which underpinned the 2005 assessment classed play areas as local, neighbourhood or sub-district. However, the criteria used were subjective and their basis has always been unclear. We have therefore continued the same basic classification,

but adopted an approach that classes:

- Play areas with an overall size of 400 sq m or less as "local" facilities.
- Play areas with overall areas of 401-2500 sq m as "neighbourhood" facilities
- The two largest play areas in the District, at Horsham Park and Southwater Country Park, as "sub-district" facilities.

❖ Appendix C6 lists each of these play areas.

7.7 The Council, in partnership with various Parish Councils, developed a *Play Strategy and Action Plan 2007-2012*. It had six objectives:

- To improve the public realm as a child friendly environment, ensuring that all parks, thoroughfares, housing estates and other public spaces within the District are as conducive as possible to play
- To promote the importance of play in relation to children and young people's health, well-being and personal development, to all those that have an influence
- To develop a joined up approach to the distribution of play resources by continuing to hold play partnership meetings
- To work to reduce the barriers that prevent children from accessing and playing in the general public domain
- To aim to offer all children and young people the chance to encounter acceptable risks in stimulating and challenging play environments
- To allow the opportunity for children and young people to have a say in play and youth provision, therefore building community cohesions across the age groups

Planned Changes in Provision

7.8 Implementation of the *Play Strategy and Action Plan,* thanks in part to assistance from the Big Lottery Fund, has delivered the changes to provision noted above and the Council is planning to update it in 2013/14. However, in general terms it will continue to have two broad thrusts:

- To enhance four play areas a year, subject to the availability of adequate funding; current projects are to improve the neighbourhood play areas at Chess Brook Green in Henfield and Beech Road in North Horsham and the sub-district play area at Southwater Country Park
- To rationalise the overall pattern of provision by removing some sites with low play value in order to concentrate resources on those with high value

Quantity Standard

7.9 Parish Councils have changed their views a little in the seven years since 2005 and slightly more now

regard the quantity of provision in their areas as less than needed, although most of them have a surplus of provision when compared with the 2005 standard. In addition Amberley (in spite of having the fourth highest overall level of provision per person amongst the various parishes) and Pulborough regard the quantity of provision for 8-12 year olds as significantly less than needed. Overall, however, it will be sensible to retain the 0.5 sq m per person quantity standard recommended in the 2005 assessment for neighbourhood play areas as it is marginally above the median level of provision in the District. This standard relates only to the "activity" zone of play areas and does not include the additional buffer zone that will be necessary when play areas are located close to dwellings or roads. Sub-district play areas do not require a quantity standard as they are "destination" facilities provided in only very high profile locations.

Quality Standards

7.10 Most of the quality standard recommended in the 2005 assessment is still broadly valid. However, in response to the Council's experience of using the 2005 assessment we suggest that it will be desirable to adopt a slightly different approach as set out in Appendix A.

Accessibility Standards

7.11 The 2005 assessment recommended two distance thresholds or accessibility standards: 200 m for "local" play areas and 350 m for "neighbourhood" facilities. Market research on how far people are willing to walk to play (and other forms of provision) from other areas suggests that these distance thresholds were too conservative. We therefore recommend adopting a revised distance threshold of 300m and 400m respectively. Research elsewhere has identified that the better the quality and play value of play facilities, the further parents are willing to take their children to use it. Therefore this slight extension of the recommended distance threshold in part reflects the aims of the *Play Strategy and Action Plan*.

Application of the Provision Standards

Quantity

7.12 Appendix C6 also applies the 0.5 sq m per person quantity standard to the 2011 and forecast 2016, 2021 and 2026 populations of each of the various parishes or planning areas. It identifies a surplus of provision in each of these years in Amberley, Ashurst, , Coldwaltham, Colgate, Lower Beeding, Pulborough, Rusper, Southwater, Storrington and Sullington, Thakeham, Upper Beeding, Warnham, Wiston and Woodmancote and potential deficiencies in all other areas. In only three parishes, however, does the likely deficiency exceed 1,000 sq m (0.1 ha) in 2011, and in Horsham it is likely to increase by 2026, although there is provision for new play areas to be added with new developments.:

	In 2011	In 2026
• Henfield	0.12 ha	0.12 ha
• Horsham	0.08 ha	0.15 ha
• Steyning	0.13 ha	0.13 ha
• West Chiltington	0.12 ha	0.12 ha

7.13 Map 7.2. gives the overall surplus or deficiency against the quantity standard in each of the parished and non-parished areas in 2011. It shows that most parishes have a fairly small deficiency, but as the average size of the neighbourhood play areas across the District is 468 sq m, a number of the deficiencies are insignificant.

7.14 At present, the only areas in which population growth is forecast are Broadbridge Heath and Horsham. Most of the growth, however, will arise from new housing developments in as yet unallocated locations. Accordingly the Council will need to ensure that new housing will result in appropriate growth in play provision, based on the quantity standard of 0.5 sq m per person.

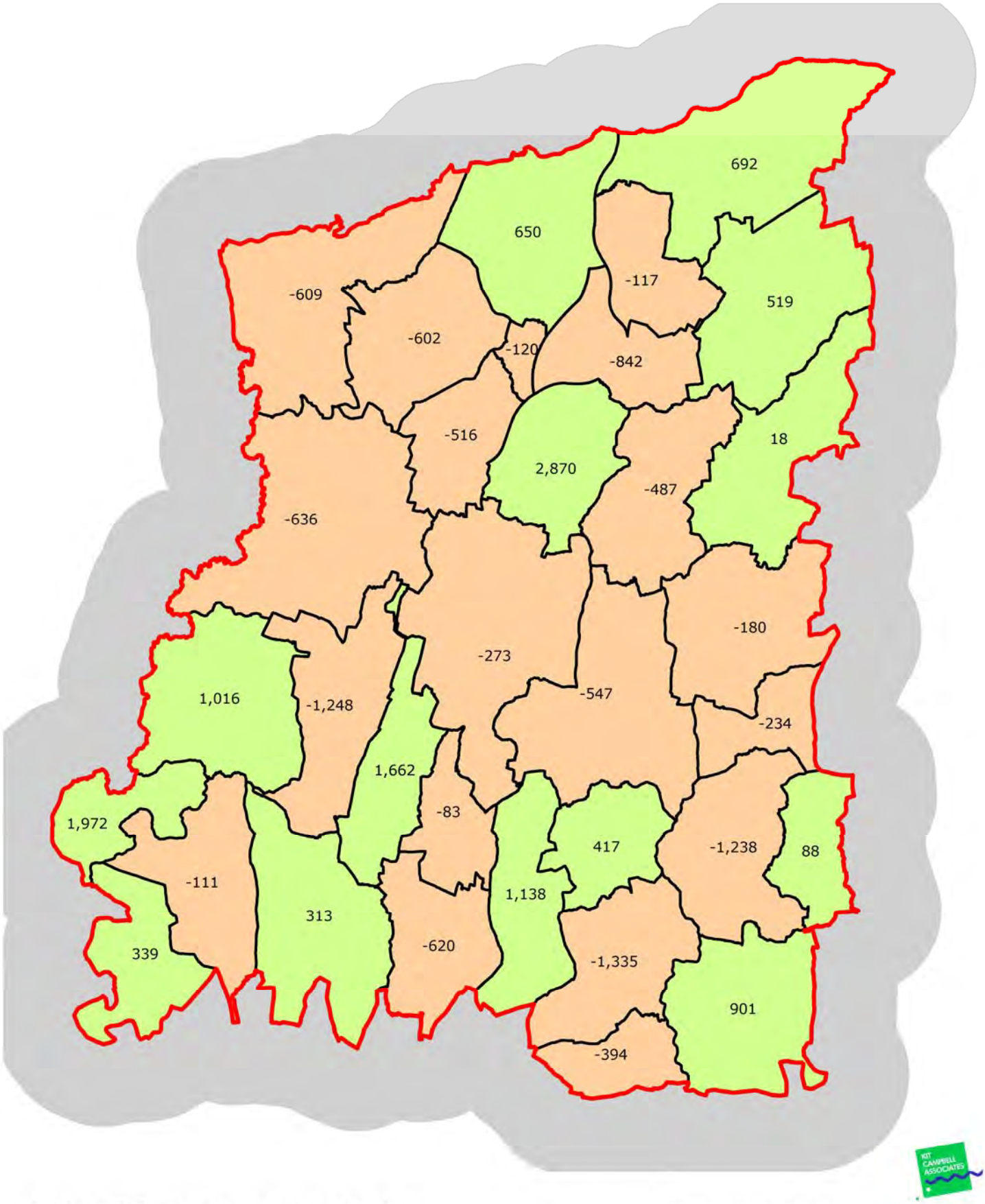
Quality and Play Value

7.15 The quality and value audit that underpinned the 2005 assessment is now a number of years old. In addition, while the *Play Strategy and Action Plan* includes a useful "Preliminary Quality Checklist", but provides details of only the District Council's play areas, which make up less than half of the total provision across the District. However, it suggests a real need to enhance the quality of play provision: the highest "play value" score is only 50%, and then for only one site. In addition there are maintenance shortcomings at approximately half of the sites, suggesting that current maintenance budgets are inadequate. It will be desirable for the Council and Parishes to extend the audit to all play areas and then keep the information up to date, ideally as part of the annual inspection of play areas. At present, however, it is not possible to draw robust conclusions relating to either the fitness for purpose or play value of all of the existing provision or the balance between provision for children of different ages.

Accessibility

7.16 Map 7.3 shows the District's play areas plus a 400 m distance threshold. Overall, approximately 63% of dwellings lie within this distance threshold of at least one play area. The areas outside the distance thresholds with a significant residential population are mainly in the southern half of Horsham, the southern part of Southwater, Sullington, Washington, West

Chiltington Common and West Grinstead.

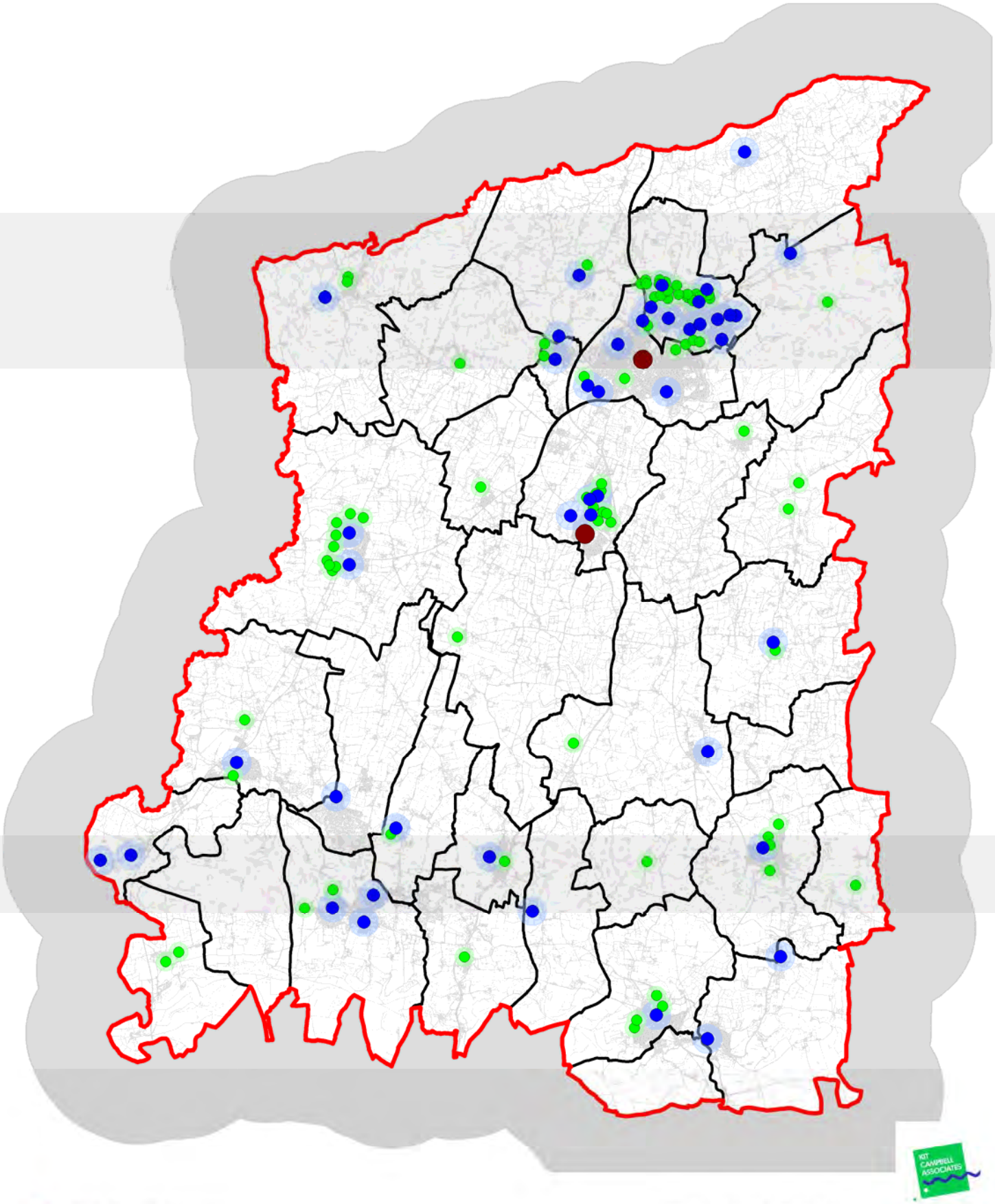


Surplus or Deficiency against Quantity Standards (sq m)

- Surplus against quantity standard
- Deficiency against quantity standard

The Horsham District
PPG17 Assessment 2012

Map 7.2
Play Areas
Quantity of Provision against Quantity Standard 2012



Sub-district play areas

Neighbourhood play areas

450 m distance threshold for neighbourhood play areas

Local play areas

300 m distance threshold for local play areas

The Horsham District
PPG17 Assessment 2012

Map 7.3
Play Areas Accessibility

Sites shown enlarged for clarity

Conclusions

General

7.17 There seems to be a need for more play provision across the District, especially in relation to new housing developments, and therefore the Council's current intention to update its play strategy is timely. Given the poor play value of many existing sites, the main priorities in the new strategy should be:

- Enhancing the quality of existing play facilities
- Identifying and developing more opportunities for "natural play"
- Ensuring that local greenspaces, especially those in housing areas with a significant proportion of families and children, provide high value play opportunities for children

Planning Policy / Development Management

7.18 Given the above, we recommend that the Council should adopt the following broad principles when assessing whether and if so how it should require housing developers to provide or fund play facilities:

- The first and over-riding priority should normally be to ensure that all existing play facilities within the 300m and 450 m distance threshold of the proposed development are fit for purpose and of high quality and play value. If they are not, the Council should ask for a contribution to enhancement, based on the quality standards in Appendix A. Enhancing existing provision will benefit the existing community as well as the residents of any new dwellings. Furthermore, existing sites will already have a maintenance budget but it will not be possible for the Council also to seek a commuted maintenance sum from the developer: paragraph B19 of Circular 5/2005, *Planning Obligations*, states:

  > *As a general rule, where an asset is intended for wider public use, the costs of subsequent maintenance and other recurrent expenditure associated with the developer's contributions should normally be borne by the body or authority in which the asset is to be vested.*

- Second, if there is no play area within 450 m of a proposed housing development, the Council should normally require the developer to make or fund on-site provision and provide a commuted maintenance sum. However, the Council should insist on the play area, and its surroundings, being designed in accordance with the quality standards in Appendix A.

- Third, however, there is no real point in very small play areas of low play value. Therefore on small sites where on-site provision will inevitably be limited, and of low play value, it will be far better to seek an appropriate contribution to off-site provision, provided a suitable location is available and there is a realistic prospect of the Council being able to meet whatever additional expenditure that may be required over and above the developer's contribution.

- Fourth, if the existing provision within the distance thresholds is already fit for purpose in all respects, the Council's priority should normally be to improve the play value of local greenspaces in the vicinity of the proposed development.

- Finally, irrespective of any need there may be for new or enhanced play provision in the vicinity of a proposed development, the Council should always insist that any on-site greenspace forming part of a residential development is at least large enough to be suitable for children's play and ideally, teenagers' kickabouts, without causing nuisance to residents. Therefore there should be changes of level, places for young children to hide; logs or stones for sitting on; and vegetation that will attract birds and insects as well as grassed areas. There should also be a buffer zone wide enough to minimise noise and other nuisance in nearby dwellings.

Horsham District Council Officer Comments

Re: 7.2 New provision has also been made in West of Horsham and West of Bewbush strategic development locations.

8: Golf

The Position in 2005

8.1 In 2005 the District had nine golf courses, seven of them reserved for members and two available on a pay and play basis.

The Position in 2012

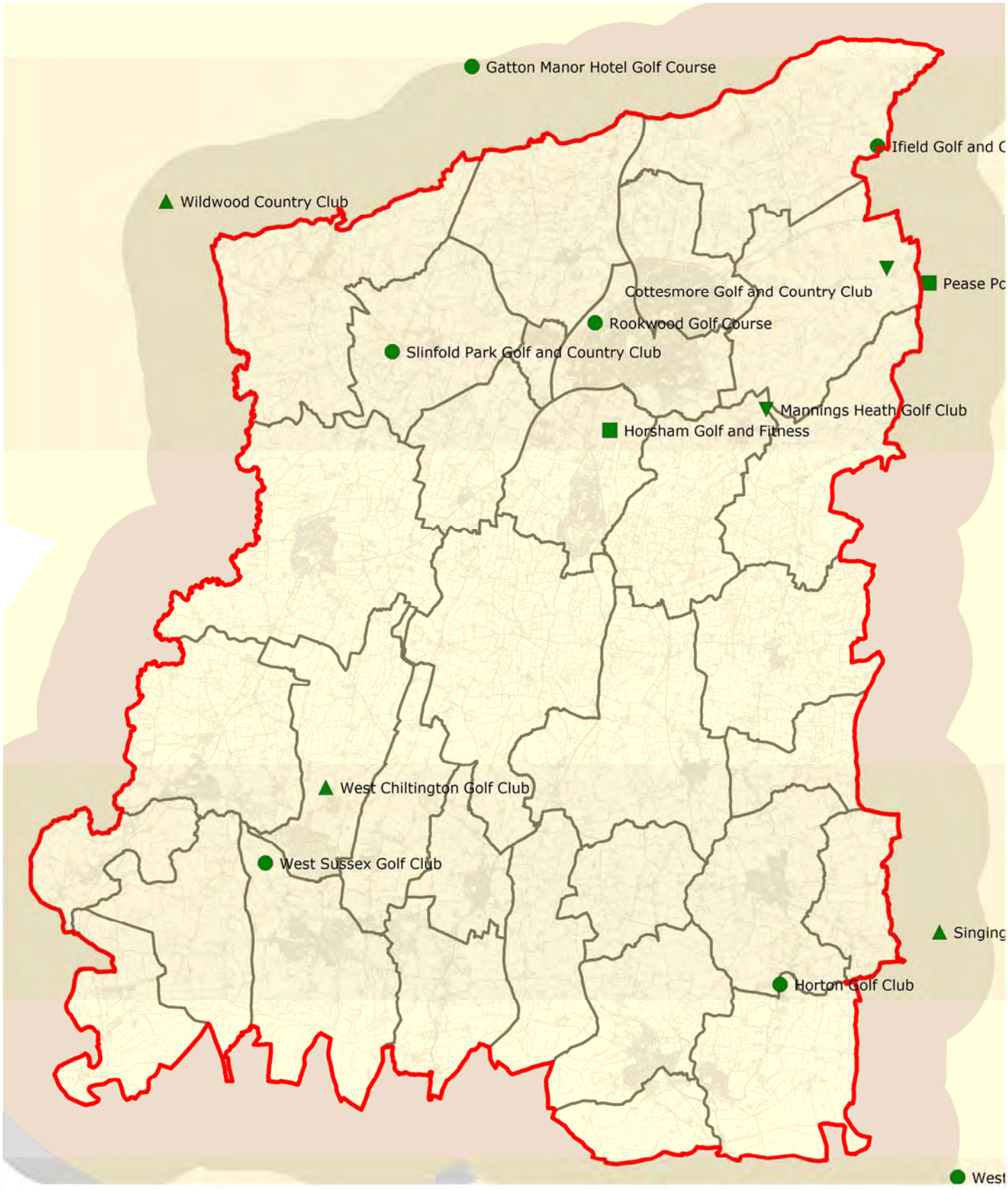
8.2 The District still has the same golf courses as in the 2005 assessment:

	Holes
• Cottesmore Golf and Country Club	36
• Horsham Golf and Fitness	9
• Ifield Golf and Country Club	18
• Mannings Heath Golf Club	36
• Rookwood Golf Course	18
• Slinfold Park Golf and Country Club	18
• West Chiltington Golf Club	27
• West Sussex Golf Club	18
• Horton Golf Club (par 3)	18

8.3 Accordingly the District has a total of full length 198 holes, or an average of 1 hole to approximately 5,750 residents. In addition four of the clubs have driving ranges and two have nine hole par-3 courses.

8.4 Only one of the clubs has a waiting list and several have significant spare capacity. Accordingly there is ample provision for golf in the District and no need for provision standards.

8.5 Maps 8.1 to 8.3 show the location of the various facilities. Although there is no need for an accessibility standard as golfers are willing to travel significant distance to play, they also show 10 km distance thresholds. 10 km is a reasonably short distance for golfers to travel to play but, as the maps show, everyone in the District lives within 10 km of at least one course while almost all residents live within 10 km of a par 3 course and a driving range as well.



9 hole facilities

18 hole facilities

27 hole facilities

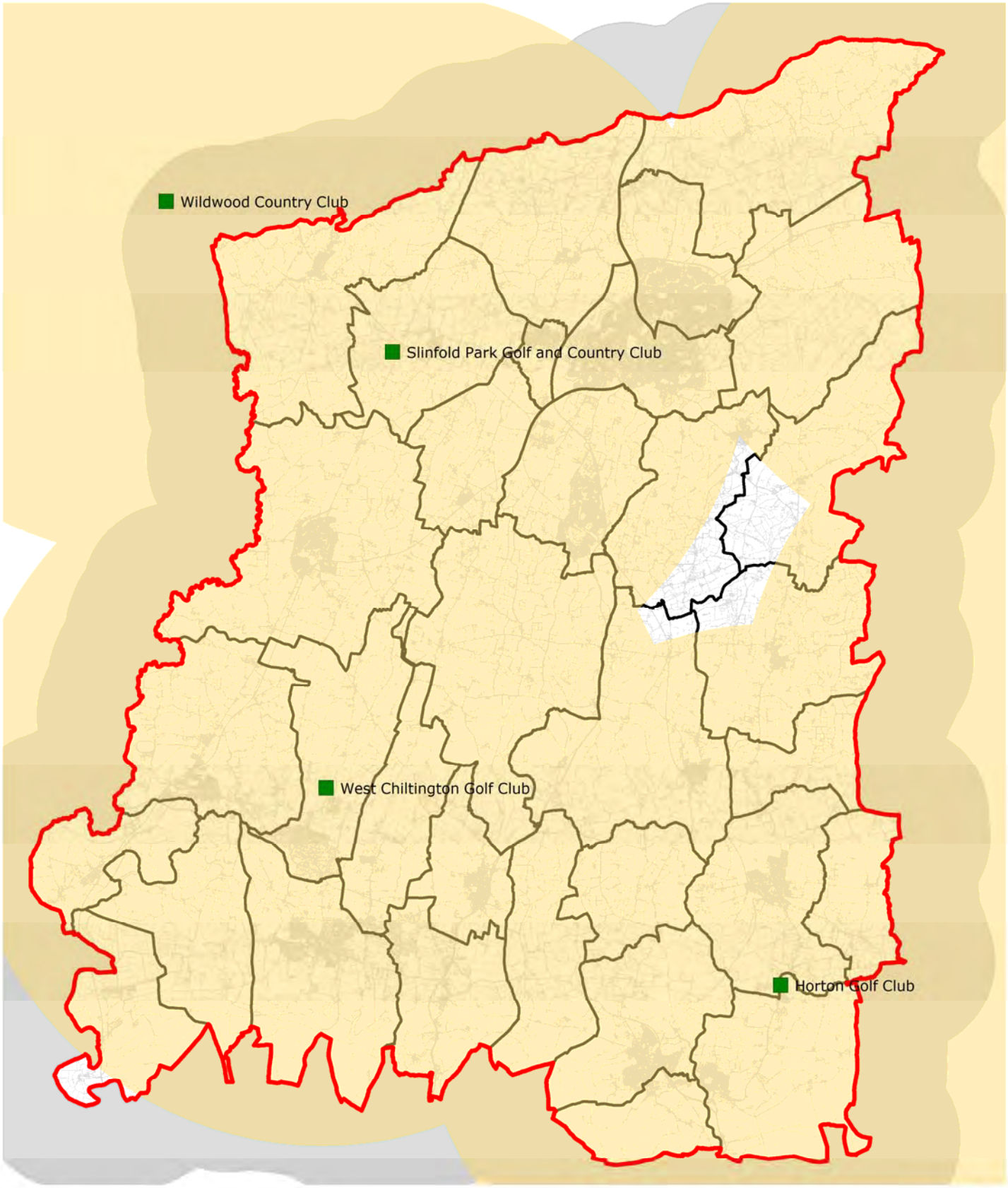
36 hole facilities

10 km distance threshold

The Horsham District
PPG17 Assessment 2012

Map 8.1
Golf Courses

Sites shown enlarged for clarity



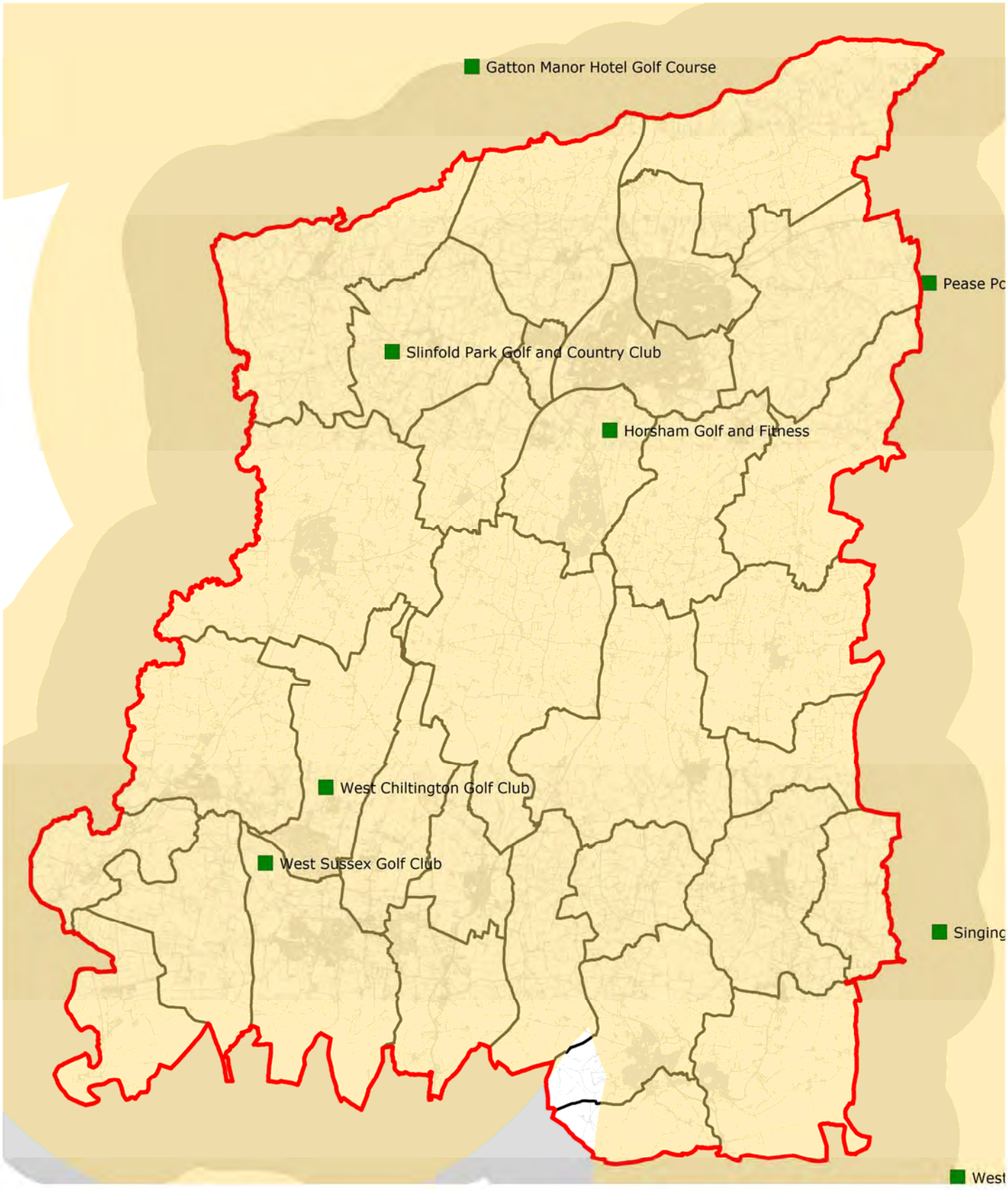
Par 3 Course

10 km distance threshold

The Horsham District
PPG17 Assessment 2012

Map 8.2
Par 3 Golf Courses

Sites shown enlarged for clarity



The Horsham District
PPG17 Assessment 2012

Map 8.3
Golf Driving Ranges

Sites shown enlarged for clarity

9: Multi-functional Greenspace

The Position in 2005

9.1 The 2005 assessment considered amenity greenspace, natural greenspace and parks and recreation grounds as three separate "primary purpose" typologies within the overall umbrella of the "green network". It found that the quantity of these types of space were approximately:

- Amenity greenspaces 89 ha
- Natural greenspaces 594 ha
- Parks and recreation grounds 85 ha
- Total 768 ha

The Position in 2012

The Definition of Multi-functional Greenspace

9.2 The evolution of Green Infrastructure (GI) planning in the UK over the past few years means that there is now much greater emphasis on multi-functionality and less on primary purpose, useful though it still is as a planning tool. This very much accords with the Council's experience of using the original assessment. This updated assessment therefore refers to amenity greenspace, natural greenspace and parks and recreation grounds collectively as "multi-functional greenspace" or MFGS.

9.3 The emphasis in this assessment is primarily on greenspaces that are accessible to local communities, ideally on foot, and are therefore within or on the edge of settlements. As a result it excludes two large greenspaces in the District, Buchan Country Park and Pulborough Brooks Nature Reserve which are remote from the nearest residential areas. The three components of MFGS are:

- **Amenity greenspaces** (AGS) are normally relatively small (most are smaller than 1 ha) designed to enhance visual amenity by providing an attractive "green setting" for buildings and to provide spaces in which individuals and groups can take part in a wide variety of informal activities such as dog walking, strolling, jogging and kickabouts close to home.:

- **Natural greenspaces** (NGS) are designed to allow people living in urban areas and villages to experience nature, again close to home. Many if not most are managed in ways which provide and protect habitats.
- **Parks and Recreation Grounds** (PRG) are larger spaces in or close to villages and urban areas which provide opportunities for District residents to take part in formal sports as well as informal recreation such as kickabouts, casual cricket, strolling, jogging and "sitting watching the world go by". Accordingly they usually contain a range of features or facilities such as play areas, teenage facilities, sports pitches, bowling greens and tennis courts.

9.4 Each of these forms of greenspace provision serves a range of purposes – hence the description of them as multi-functional. For example, the primary purpose of amenity greenspaces is to enhance local amenity, but they can also be used for informal recreation; natural greenspaces promote nature conservation, but also support amenity and provide opportunities for walking, cycling or horseriding; and parks and recreation grounds are designed for formal and informal recreation, but also support amenity. All of them should also support biodiversity. However, the definition of MFGS excludes areas such as road verges which, although they often also support biodiversity, are not designed primarily for people to use and enjoy but for road safety reasons.

9.5 In villages and other fairly small settlements, recreation grounds are broadly similar to urban parks in larger towns and cities, but usually with a greater emphasis on formal recreation such as sports pitches. Horsham Park is arguably the only "proper" urban park in the District so rather than give it an open space classification all of its own we have subsumed it within the overall umbrella of "parks and recreation grounds". However, the database of parks and recreation grounds excludes playing fields that are in private ownership or managed by a specific sports club or school; Chapter 10 gives details of them. The reason for excluding them is that while such spaces clearly form part of the overall greenspace and formal recreational resource, there are often restrictions on community access.

Sub-district and Strategic Provision

9.6 The database for this assessment contains the following sub-district and strategic multi-functional greenspaces:

Sub-district Provision

- Jubilee Fields, Storrington

- Horsham Park
- Memorial Playing Fields, Steyning
- Pulborough Recreation Ground
- The Warren, Sullington: readily accessible on foot from Sullington
- Warnham Nature Reserve: readily available on foot from Horsham
- Washington Common: readily accessible on foot from Washington
- Woods Mill Countryside Centre: readily accessible on foot from Small Dole

Strategic provision

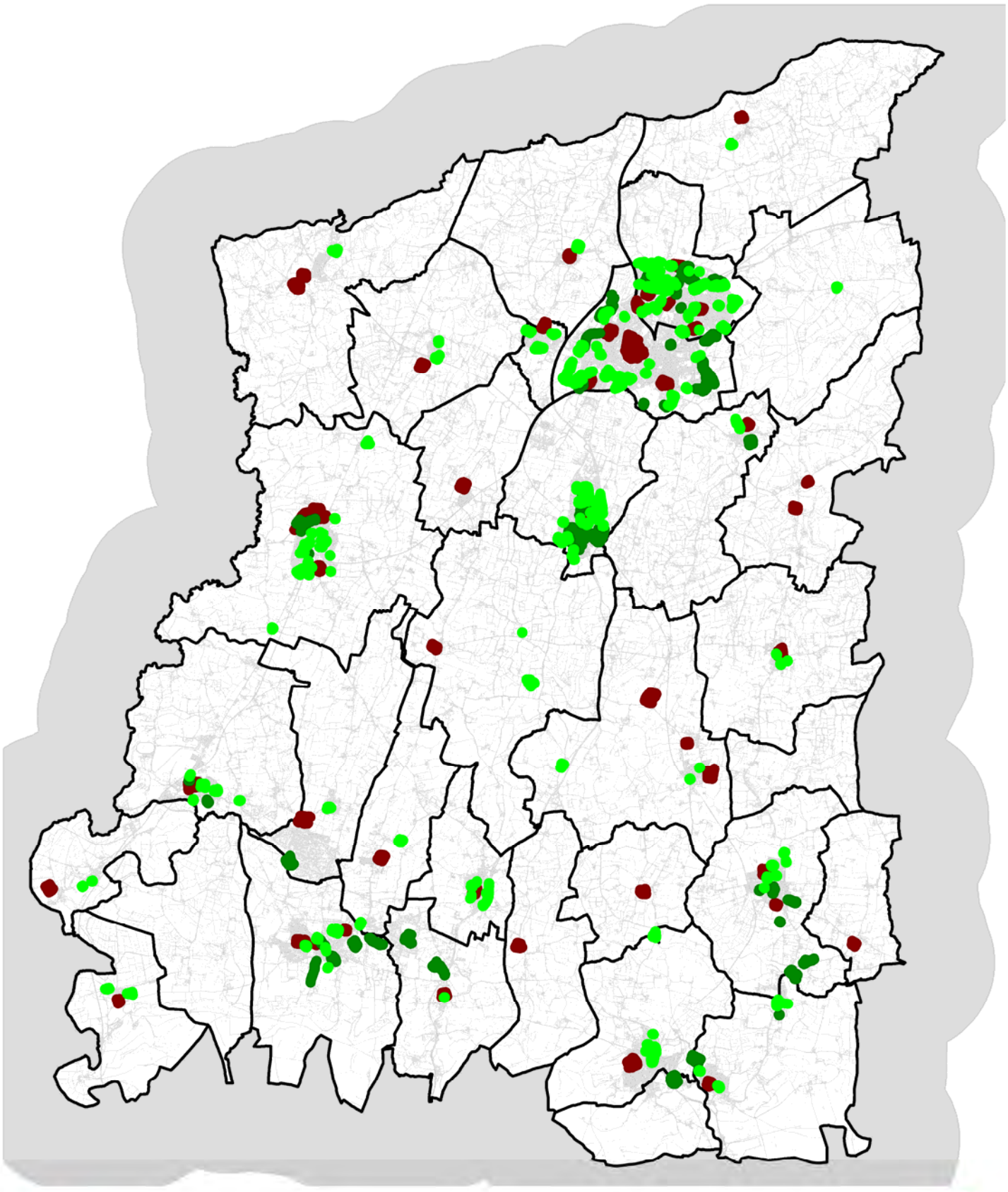
- Bramber Castle: readily accessible on foot by residents of Bramber, Steyning and Upper Beeding
- Henfield Common: readily accessible on foot from Henfield
- Lakeside, Southwater: readily accessible on foot from Southwater
- Saltings Field SNCI: readily accessible on foot from Upper Beeding
- Southwater Country Park: readily accessible on foot from Southwater

The Current Level of Provision

9.7 Overall, the gross area of the MFGS sites in the 2012 database is some 291 ha and the net area some 282 ha. The difference is that the latter excludes the land used for bowling greens, equipped play areas, youth areas, and tennis and multi-courts within multi-functional spaces. This overall quantity of provision splits down into:

	Gross	**Net**
• Amenity greenspaces	68 ha	68 ha
• Natural greenspaces	94 ha	92 ha
• Parks and recreation grounds	113 ha	112 ha
• Total	275 ha	272 ha

9.8 This is significantly less than the total quantity of provision in the 2005 assessment. Most spaces are common to both databases but there are three significant differences. First, the 2005 assessment included large natural greenspaces which are remote from settlements and are now excluded - Buchan Country Park, Rackham Woods and Wiggonholt Common. Second, the 2005 assessment significantly understated the size of the Jubilee Playing Field on the edge of Billingshurst. A number of other changes arise as a direct consequence of the checking of sites against Google Earth, the use of Mastermap as the Ordnance Survey map base and the consequential adjustment of some site boundaries. In addition, a handful of sites, or parts of sites, have been developed since 2005: for example, the Council extended the Guildford Road Cemetery into part of the Hills Farm amenity greenspace in Horsham. Map 9.1 shows the distribution of multi-functional greenspaces across the District.



Amenity Greenspaces

Natural Greenspaces

Parks and Recreation Grounds

The Horsham District
PPG17 Assessment 2012

Map 9.1
Multi-functional Greenspaces

Sites shown enlarged for clarity

Planned Changes in Provision

9.9 The only currently planned changes in provision relate to the proposed major developments to the west of Horsham and Bewbush, both of which will contain a range of different forms of provision.

Quantity Standards

9.10 Appendices C11-C13 respectively summarise the amenity greenspaces, natural greenspaces and parks and recreation grounds in the District. Appendix C14 brings them together to provide an overview of all the multi-functional greenspaces provision.

9.11 Overall, the amount of all forms of MFGS in the District ranges from 0 sq m per person in Parham to 135 sq m per person in Ashurst. Inevitably, however, these parish-specific figures are only a very broad guide. They are affected by:

- **Site boundaries**: many boundaries are obvious on the base map, and so should be correct, but it is impossible to be certain of the extent of some of the larger spaces without undertaking detailed on the ground checks.
- **The spaces included in the database**: the District's Parish Councils compiled most of the original database in 2003-4 and the details for each area may or may not be comprehensive. For this update, it has been possible to identify some additional spaces not included in the original database from the District Council's local knowledge and by doing a map search for key words, such as "playing field" or "allotment". Different parishes may also have a range of interpretations of the primary purpose of different spaces or their catchment.
- **The low population of some parishes:** for example, although Ashurst had an estimated population of only 225 in 2011 (the second lowest of all the parished areas), it contains Ashurst Common (approximately 1 ha) and also the Ashurst Recreation Ground (approximately 2 ha). While this is a total of only 3 ha of provision, it results in Ashurst having the highest level of provision per person across the District.

9.12 Until such time as the database and the map polygons based on it are fully checked and verified the amount of provision in each area, and therefore in the District as a whole, can be only a broad estimate. This said, the average level of MFGS across the District is 39.8 sq m per person but this rises slightly to an average of 40.0 sq m per person if Shermanbury, which has no provision, is excluded. However, these averages are skewed by the inclusion of the Pulborough Brooks Nature Reserve which accounts for approximately 47% of all provision in the District. The total quantity of MFGS with different catchments is:

- **Neighbourhood spaces**: 201 ha, or an average across the whole of the district of 15.3 sq m per person. Excluding Bramber and Parham, which have no provision, the average is 15.5 sq m per person and the median (ie the middle value) is 16.7 sq m per person
- **Sub-district spaces**: 37 ha, or an average of 2.9 sq m per person across the whole of the District. However, there are sub-district spaces in only Billingshurst, Henfield, Horsham, Steyning, Storrington and Sullington, and Washington and the average and median provision in these areas is 6.9 sq m per person
- **Strategic spaces**: 34 ha, or an average across the whole of the District of 2.6 sq m per person. However, there are strategic spaces only in Bramber, Henfield, Southwater and Upper Beeding and the average level of provision in these areas is 16.7 sq m per person and the median is 16.8 sq m per person.

9.13 Overall, of the total amount of multi-functional greenspace:

- 74% is of neighbourhood significance, 14% of sub-district significance and 12% of strategic significance
- 25% consists of amenity greenspace, 34% of natural greenspace and 41% of parks and recreation grounds

9.14 In order to derive defensible quantity standards, it is sensible to split existing provision into two broad categories: neighbourhood provision, on the one hand, and sub-district and strategic provision on the other. The reason for this is that every parish should have an appropriate level of neighbourhood provision, but sub-district and strategic provision will obviously be located in only a handful of parishes but intended to serve the residents of a number or all of them. In addition, ideally all local residents should be able to access neighbourhood provision on foot, but it is self evident that many visitors to sub-district and strategic provision will use some other mode of transport to access them.

9.15 The 201 ha of neighbourhood provision across the District provides the starting point for assessing the adequacy of neighbourhood provision in different areas. Neighbourhood provision is the most important level of provision to local residents as they will probably see or use these spaces every day. In the short term, those parishes with less than the current **median** level of provision – 16.7 sq m per person - should be the priority for investment in additional provision as they are lagging behind the District as a whole in terms of neighbourhood provision. However, although this will obviously raise the median over time, there should be no need to increase the quantity standard. If is not possible to

increase the amount of neighbourhood provision because there is no land that might be used for new greenspace, the priority should be to enhance the quality of existing spaces. However, in those parishes with sub-district or strategic provision, as far as their residents are concerned any such provision is also part of their neighbourhood provision. Therefore when comparing the current level of neighbourhood provision with the median amount of 16.7 sq m per person it will be necessary to include sub-district and strategic provision in those areas where it exists.

9.16 For simplicity it will be sensible to use a rounded up quantity standard for neighbourhood provision of **17 sq m per person** when determining the amount of provision that developers should either include on-site or enhance off-site. Broadly speaking this should notionally be regarded as being made up of:

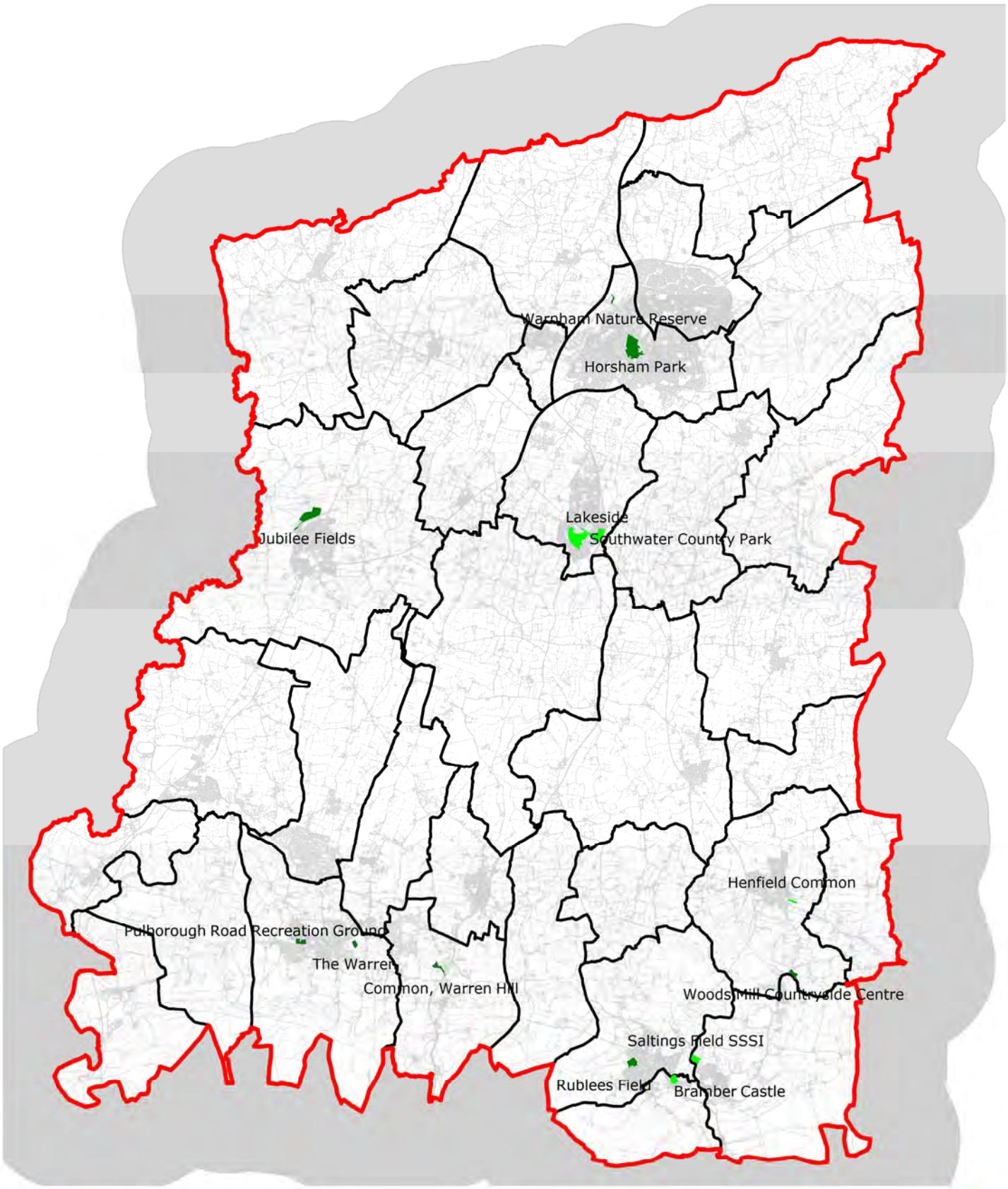
	sq m/person	%
Amenity greenspace	4.2	25%
Natural greenspace	5.8	34%
Parks and recreation grounds	7.0	41%
Totals	17.0	100%

Sub-district and Strategic Provision

9.17 The average 5.5 sq m per person of sub-district and strategic MFGS is made up of:

	Sub-district sq m	Strategic sq m
Natural greenspace	0.6	2.6
Parks and Recreation grounds	2.3	0.0
Totals	2.9	2.6

9.18 This average figure can be used as a District-wide quantity standard to help ensure that the amount of sub-district and strategic provision keeps pace with population growth. Map 9.2 shows the various strategic and sub-district spaces.



Strategic Spaces

Sub-district Spaces

The Horsham District
PPG17 Assessment 2012

Map 9.2
Strategic and Sub-district Multi-functional Greenspaces

9.19 Sub-district and strategic spaces are key components of the District's green infrastructure network, the purposes of which relate primarily to harnessing natural systems and processes to make local areas and new development more environmentally (and in the longer term financially) sustainable. This said, most sub-district or strategic provision results from the identification of opportunities to achieve economies of scale or outcomes that cannot be delivered by neighbourhood and therefore inevitably smaller spaces and facilities.

9.20 Most of these opportunities are likely to arise as a result of or linked to proposals for major new developments as part of the wider planning process. There is however, one important opportunity to develop additional sub-district provision that has implications for multi-functional greenspaces. Chapter 10 recommends that the Council should develop a network of artificial turf pitches (ATPs) for football, the case for which is unanswerable. However, the more that football transfers to ATPs, the less the need for local football pitches. Therefore the development of a network of ATPs will create local opportunities to change the use and nature of local parks and, especially, recreation grounds.

Quality standards

9.21 The quality standards in the 2005 assessment are still broadly valid, although we have amended them slightly to reflect more recent best practice. Appendix A sets them out.

Accessibility Standards

9.22 The accessibility standards recommended in the 2005 assessment were:

Walking

- Amenity greenspaces – local 200 m
- Amenity greenspaces – neighbourhood 350 m
- Natural greenspaces – neighbourhood 1,000 m
- Parks and recreation grounds 1,000 m

Driving

- Parks and recreation grounds 5 km

9.23 With the omission of local provision from the hierarchy of provision there is an obvious need to change the walking distance thresholds for amenity greenspaces. Since 2005, the use of Natural England's Accessible Natural Greenspace Standard (ANGSt) has become more widespread. It has two components:

- First, no-one should live more than:

  300 m (5 minutes walk) from a natural greenspace of

at least 2 ha in size
1 km from a natural greenspace of at least 20 ha in size
5 km from a natural greenspace of at least 100 ha in size
10 km from a natural greenspace of at least 500 ha

- Second, there should be a minimum of 1 ha of designated Local Nature Reserves per thousand population

9.24 ANGSt lacks empirical justification and in many areas is undeliverable; as a result Natural England describes it as an aspirational standard rather than one which councils should necessarily adopt. It is obviously very difficult, and more often impossible, to increase the amount of greenspace provision within established urban areas and residential neighbourhoods. In addition the ANGSt approach is over-simplistic as it treats green infrastructure more as a land use than a method of harnessing natural systems and processes. For example, in an area with high levels of traffic it makes sense to plant vegetation to absorb exhaust emissions and improve air quality. However, the bottom tier of ANGSt is based on an aspiration that no-one should live more than 300 m from a natural greenspace of at least 2 ha in size and therefore it will be sensible to adopt a single walking distance threshold of 300 m for local multi-functional greenspaces. The wider distance thresholds for neighbourhood level natural greenspaces and parks and recreation grounds remain valid, as does the driving distance threshold for parks and recreation grounds.

Application of the Provision Standards

Quantity

9.25 Appendix C14 applies the quantity standard for local and neighbourhood multi-functional greenspaces of 17 sq m per person to the various parish council areas. It shows that the only parishes with a deficiency in provision of 1 ha or more are:

- Billingshurst 4.2 ha
- Bramber 1.3 ha
- Broadbridge Heath 1.8 ha
- Colgate 2.1 ha
- Henfield 1.3 ha
- North Horsham 4.1 ha
- Pulborough 4.1 ha
- Shipley 1.0 ha
- Southwater 14.2 ha
- Storrington and Sullington 4.4 ha
- Upper Beeding 3.9 ha
- Warnham 1.2 ha

9.26 These deficiencies are in neighbourhood provision

against the neighbourhood standard of 17 sq m per person. However, there is sub-district or strategic provision significantly larger than these apparent deficiencies in or on the edge of:

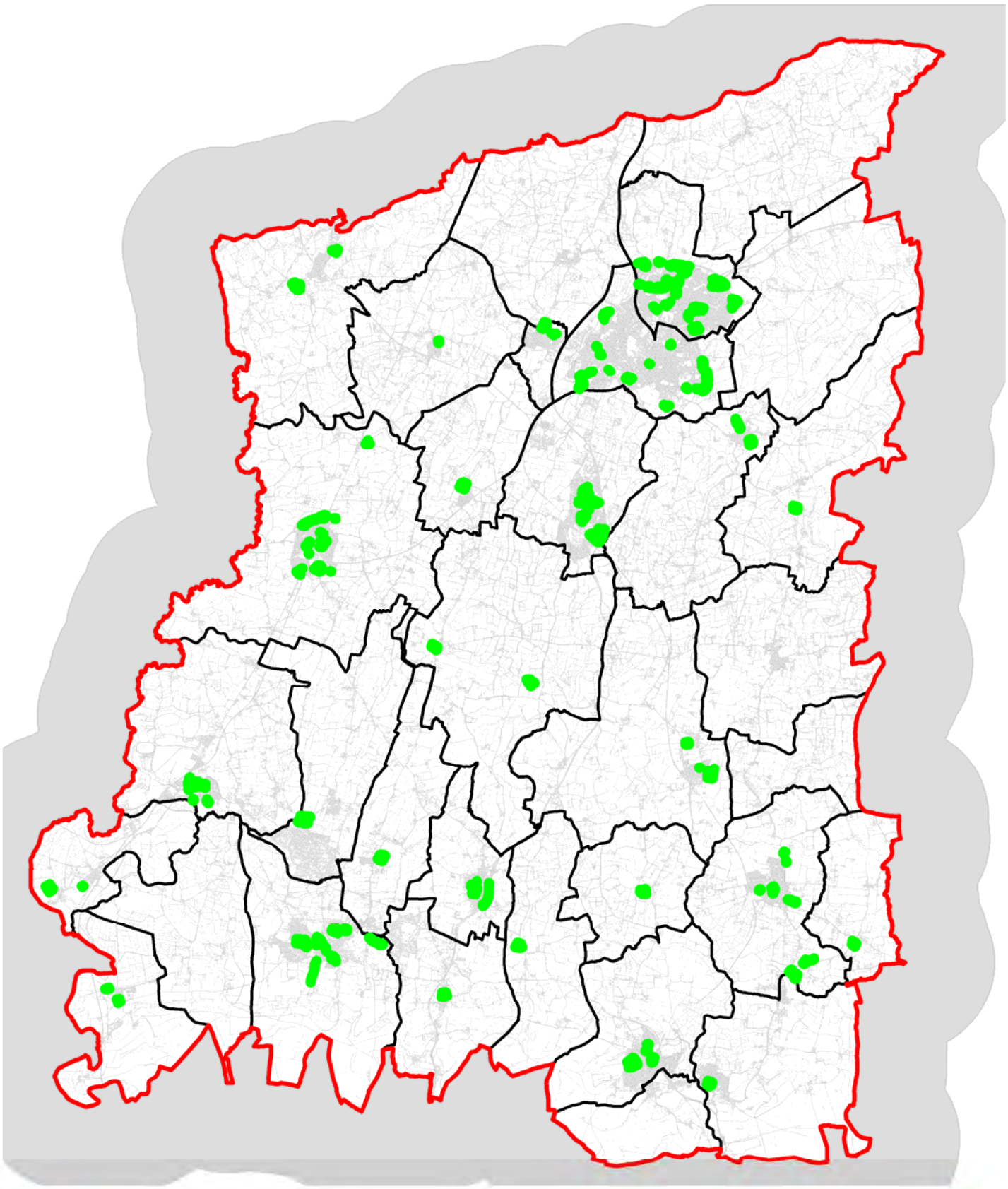
- Billingshurst: Jubilee Fields
- Bramber: Bramber Castle
- Henfield: Woods Mill Countryside Centre and Henfield Common
- Southwater: Lakeside and Southwater Country Park
- Storrington and Sullington: The Warren and Pulborough Road recreation Ground
- Upper Beeding: Saltings Field SNCI

9.27 Some of these spaces are in private ownership and so if public access is ever restricted there may be a need for additional or compensatory provision. Against this, the network of rights of way and other countryside paths reduces or removes the apparent deficiencies in rural parishes such as Colgate, Shipley and Warnham. Accordingly the only significant deficiencies in neighbourhood MFGS provision are likely to be in Broadbridge Heath and North Horsham – in both of which it will be very difficult if not impossible to create more neighbourhood provision - and Pulborough, which Is reasonably close to the Pulborough Brooks Nature Reserve.

Quality

9.28 Map 9.3 below shows the location of spaces which it will be desirable to enhance. This provides a good starting point for identifying those areas that should be a priority for investment. They are:

- Billingshurst
- Henfield
- Horsham
- North Horsham
- Pulborough
- Southwater
- Storrington and Sullington



MFGS -
Enhancement Needed

The Horsham District
PPG17 Assessment 2012

Map 9.3
Multi-functional Greenspaces Requiring Enhancement

Sites shown enlarged for clarity

Accessibility

9.29 Map 9.4 shows all of the multi-functional greenspaces plus a 300 m distance threshold. Overall, 76% of dwellings lie within this distance of at least one such space, irrespective of size and the only large settlement in which most residents are not able to access a multi-functional greenspace within 300 m is West Chiltington Common. Map 9.5 is similar, but shows only spaces with an area of at least 2 ha – ie the bottom tier of ANGSt. In this case only 33% of dwellings lie within the threshold. Clearly, it will be impossible significantly to improve this figure as the land that would be needed is simply not available in the main settlements.

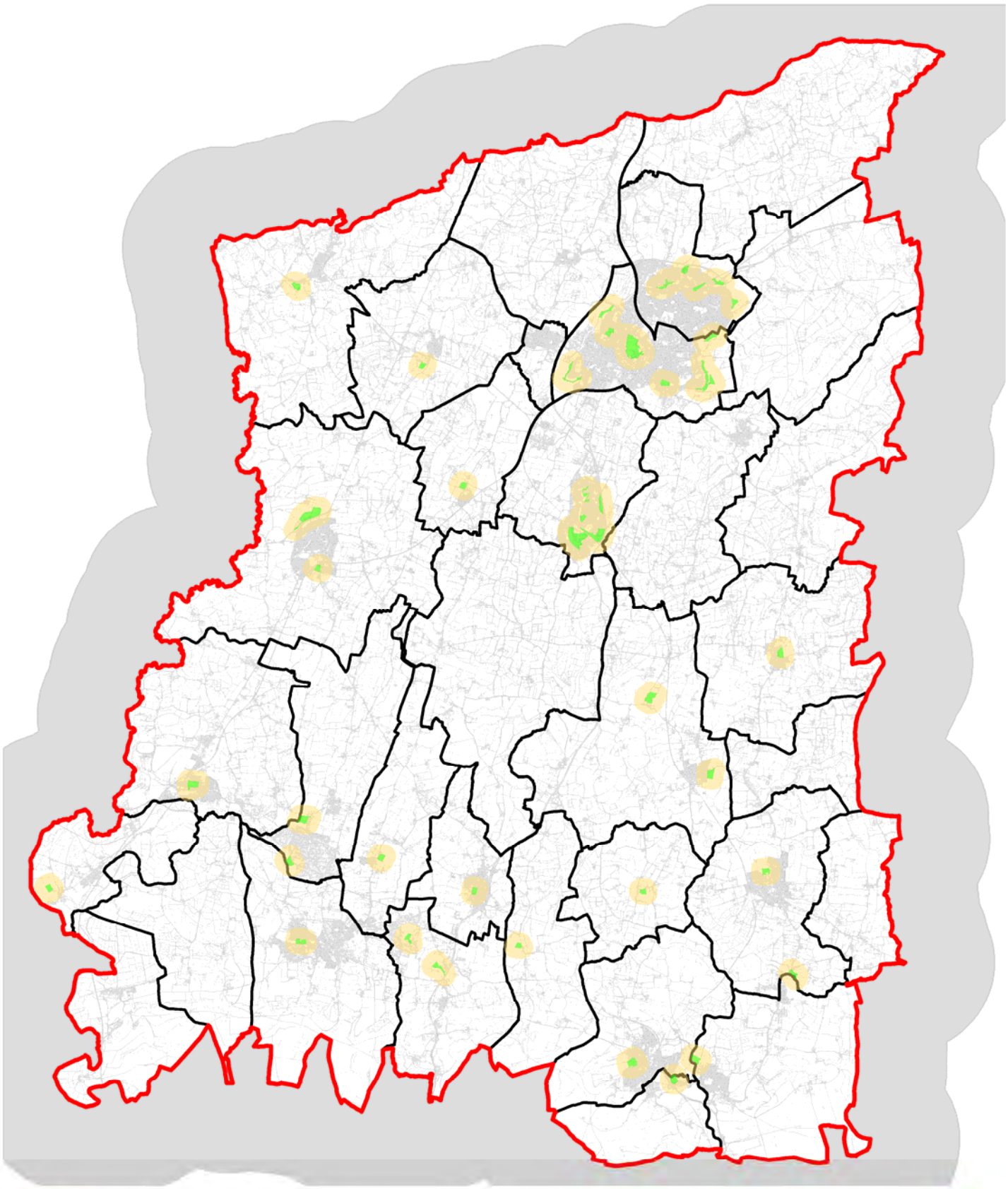
9.30 Given these results, it is important that greenspaces across the District should be as high quality and value as possible in order that people are willing to make an extra effort to visit them by walking for more than 300 m. The most significant accessibility deficiencies to spaces of 2 ha and over are in those settlements with a significant population, particularly Broadbridge Heath, Horsham, Billingshurst, Pulborough, West Chiltington Common, Steyning/Bramber/Upper Beeding and Henfield.

Conclusions

Strategic Priorities

9.31 From this analysis it is clear that the strategic goals that the Council should adopt in relation to multi-functional greenspaces are:

- To secure long term public access to strategically important privately owned sites
- To increase the amount of MFGS within easy reach of the residents of Horsham and Broadbridge Heath, for example by promoting continuous paths around their periphery in the urban fringe that link to the rights of way network and the wider countryside
- To enhance those existing greenspaces of low quality or value
- To ensure that new developments include an appropriate amount of new greenspace provision by applying a quantity standard for neighbourhood provision of at least 17 sq m per person and allocating appropriately located and accessible land for new greenspaces in masterplans and planning briefs

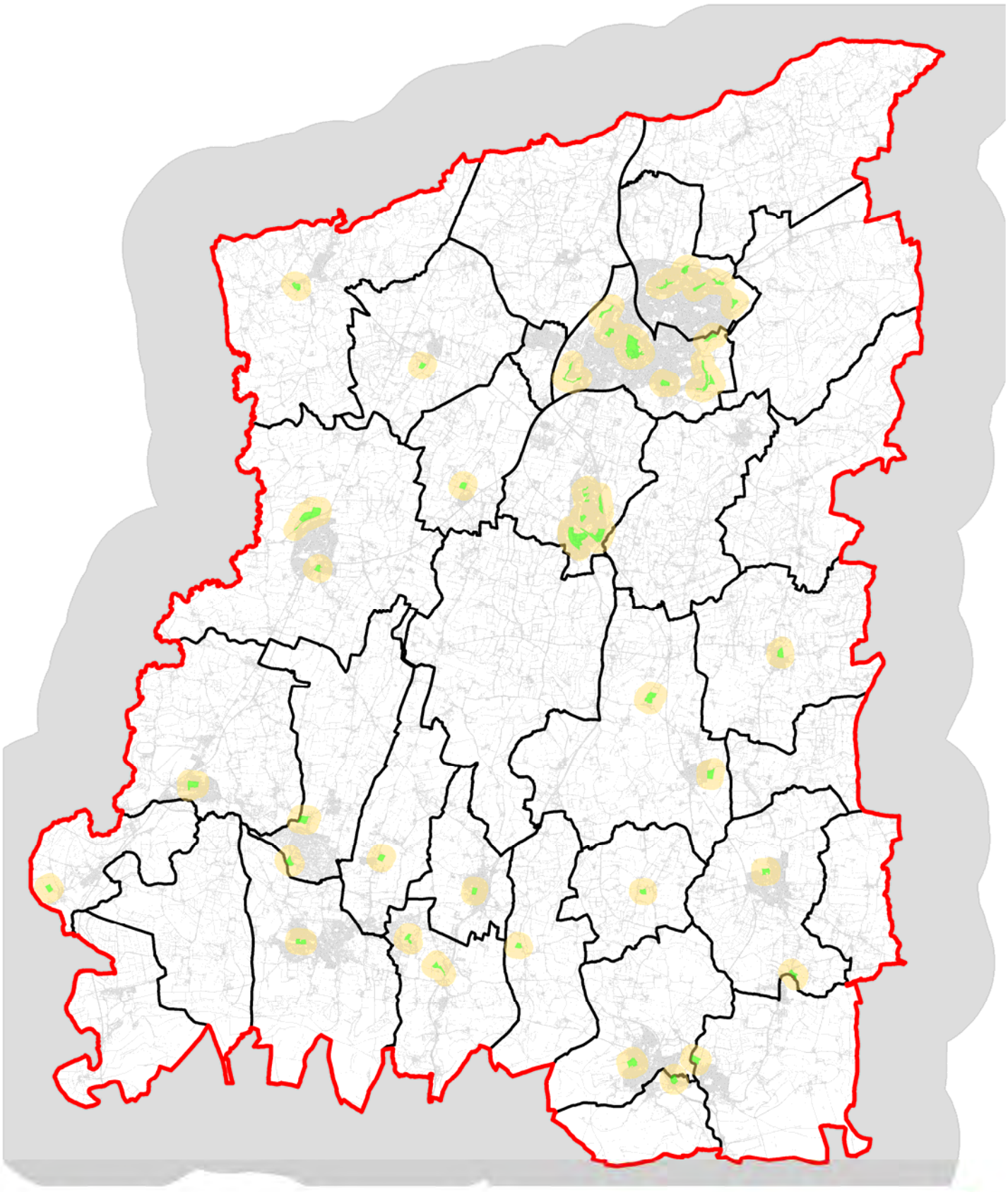


Multi-functional greenspaces

300 m distance threshold

The Horsham District
PPG17 Assessment 2012

Map 9.4
Multi-functional Greenspaces
Access on foot



Multi-functional greenspaces
> 2 ha

300 m distance threshold

The Horsham District
PPG17 Assessment 2012

Map 9.5
Multi-functional Greenspaces
Larger than 2 ha
Access on foot

Development Management

9.32 The Council should use the quantity standard of 17 sq m per person when determining the amount of provision that housing developers should make on-site or contribute to off-site. In addition, it should:

- Require developers to comply with at least the requirements of the quality standards in Appendix A when providing on-site spaces
- Require developers to contribute to off-site provision if the amount of provision required on-site is less than the minimum sizes given in Appendix A

The Community Infrastructure Levy

9.33 The Council should also include in its Community Infrastructure Levy charging schedule a requirement that residential developers fund the equivalent of about 5.5 sq m of strategic and sub-district multi-functional greenspace per new resident plus, ideally, further funding for the development of a network of cycle paths and other routes that will link settlements with each other and the wider countryside.

Horsham District Council Officer Comments

Re: 9.12 In respect of neighbourhood spaces it should be noted that, as an example, residents in Bramber are walking distance from provision in Beeding / Steyning, so this needs to be taken into account. Similarly Parham is in the South Downs NP and has access to Pulborough Brooks / NP, so many greenspace functions are provided indirectly.

Re:9.27 The network of rights of way and other countryside paths is common to many rural parishes – eg Beeding / Steyning have access into SDNP, which has emphasis on quiet recreation.

Re: 9.33 The Council will consider the recommendation for inclusion in the CIL charging schedule.

10: Sports Pitches

The Position in 2005

10.1 The 2005 database included:

- **Cricket**: 32 non-school pitches (3 of them club or private) plus 17 school pitches with some degree of community use
- **Adult football**: 59 non-school pitches (7 of them club or private) plus 12 school pitches with some degree of community use
- **Junior and mini-soccer**: 41 non-school pitches 3 of them private) plus 22 school pitches (mainly but not exclusively mini soccer or junior football) with some degree of community use
- **Hockey**: 5 non-school pitches plus 6 school pitches with some degree of community use
- **Rugby**: 7 non-school pitches (5 of them club) plus 21 school pitches with some degree of community use

The Position in 2012

Non-school Pitches

10.2 There are currently the following pitches at the District's various parks and recreation grounds and club grounds:

• Cricket pitches	31
• Adult football pitches	53
• Youth and mini football pitches	40
• Rugby union pitches	8

School Pitches

10.3 We have assumed that school pitches remain substantially as in the 2005 assessment, namely:

• Cricket pitches	17
• Adult football pitches	12
• Youth and mini football pitches	22
• Rugby union pitches	21

10.4 There are also six school grass hockey pitches, but as all community hockey is now played on artificial turf pitches we have excluded them from the analysis

below.

Planned Changes in Provision

10.5 The most significant planned change to pitch provision in the District is likely to be the desire of Horsham FC to move to a new site with a 3G match pitch. If it is successful, this will almost certainly raise the profile of 3G pitches in the district and encourage other clubs to want to play on them.

10.6 In addition the Novartis Sports Club is likely to want to sell its site for development in the near future. At present it has two 7-a-side grass football pitches plus two tennis courts and indoor facilities.

Pitch Sports Participation and Issues

Current Demand

10.7 We have undertaken a brief overview of the demand for pitches and supply of them in the District by contacting the County governing bodies for the main pitch sports of cricket, football, hockey and rugby. However, this is not intended in any way to be a full pitches strategy, but merely a broad indication of the current likely supply-demand balance, potential future trends and how the Council and Parish Councils can best react to them.

Cricket

10.8 The Sussex Cricket Strategy 2011-12 aims to establish Sussex as "the leading county in England and Wales in the development of high standards of performance at all levels, both on and off the field of play, and in the provision of opportunities for cricket participation across the community". It has separate objectives for professional and recreational cricket, and in relation to the latter seeks particularly to maximise participation and improve the quality of facilities. In terms of facilities in the Horsham District, the Sussex Cricket Board's views are that:

- Practice facilities are sub-standard and the top facility priority for cricket in the District is the provision of indoor practice facilities
- The quality of pitches is also fairly poor, largely as a result of clubs' lack of maintenance equipment and specialist knowledge in relation to the maintenance of cricket wickets
- The Horsham Trinity Club is seeking to upgrade its pavilion and the Board strongly supports the project

10.9 A brief web search suggests that in the District in the 2012 season there were approximately:

- 39 men's teams playing Saturday matches
- 15 men's teams playing Sunday matches
- 6 men's teams playing midweek 11-a-side matches

- 4 men's teams playing midweek T20 matches
- 3 women's teams playing mainly Sunday matches
- 70 junior boys, girls or mixed teams playing mainly midweek matches

10.10 The peak match day is therefore clearly Saturday. Appendix E1 summarises the adult Saturday teams and also the junior teams in the District in the 2012 season, together with their home grounds. On average, each adult Saturday team will play half its matches at home and half away and therefore the typical demand is for 19-20 pitches each Saturday. As there are 34 community pitches in the District there are clearly enough pitches.

10.11 Most clubs can manage with only one pitch at their home ground, with the exception of:

- Henfield, Pulborough, Steyning and West Chiltington and Thakeham, all of which have three Saturday teams and therefore require two pitches in alternate weeks. They all use second grounds outside the District.
- Billingshurst has four Saturday teams and so requires two pitches each Saturday. The pitches it uses are at the Jubilee Fields: "The Woodworm", is main ground and on which its first and second XIs play, and the "Jim Burroughs Ground" is some 400 m away. The club comments that the latter has no changing facilities, toilets or shelter and the walk to and from the main ground can be very unpleasant in bad weather. It has enough players to field five Saturday teams but does not do so as all its matches would have to be "away". As Billingshurst grows following new housing developments there will be a clear need for more provision.
- Horsham Sports Club, which has four teams and two pitches at its ground in Horsham.
- Horsham Trinity, which fields five Saturday teams and two Sunday ones. Therefore on some Saturdays it has three home matches. Its main ground is the Victory Road Recreation Ground in Horsham and it also uses pitches in Lower Beeding, Bolney and Loxwood.

Football

10.12 The Sussex County Football Association (FA) produces an annual Football Participation Report for each local authority area in England. Like the others, the Horsham reports provide details of clubs and teams in the area affiliated to the County FA and by comparing the reports for different years it is possible to get an idea of trends. They suggest that the District had the following number of clubs and teams, other than small-sided (eg 5-a-side) teams, in the years from season

2008-9 to 2011-12:

	2008 -09	2009 -10	2010 -11	2011 -12
Adult teams	86	84	89	86
Youth teams	122	114	116	111
Mini-soccer teams	73	66	63	73
Total teams	281	264	268	270

10.13 In any area, the number of teams is constantly fluctuating as teams disband and new ones form. However, the number of teams in the District appears to be fairly constant in all age groups.

10.14 The FA also calculates "conversion rates" for football, which are the estimated number of players expressed as a percentage of the relevant population age and gender groups. It is then possible to compare them with the regional and national conversion rates. For season 2011-12, they are:

	Horsham	SE	England
Adult male	7.1%	5.6%	5.2%
Adult female	0.3%	0.2%	0.3%
Male youth	24.4%	23.9%	20.7%
Female youth	1.4%	2.2%	2.1%
Mixed mini-soccer	12.1%	10.3%	9.3%

10.15 Accordingly, Horsham's conversion rates are above those for the south east in general and England as a whole in all five age-gender categories.

10.16 The FA also compares conversion rates in each local authority areas with the upper quartile conversion rates for other council areas in the same sub-group in the National Statistics Classification of Local Authorities. There are 45 such councils in Horsham's sub-group and Horsham's average conversion rate ranks 26th highest amongst them. The FA then uses the third quartile conversion rate for the sub-group council areas as a "conversion target" and uses it to calculate the "growth potential" – that it, the number of additional teams that will be needed for Horsham to match the target. This identifies the following growth potential:

- Adult male teams 5
- Adult female teams 2
- Male youth teams 124
- Female youth teams 13
- Mini-soccer teams 5

10.17 These figures should be taken with a pinch of salt; in particular, it is very unlikely that it will be possible to increase the number of male youth teams by more than 100%, not least because of the constraints imposed by the availability of pitches.

10.18 The FA Report also provides information on the number of Horsham teams in the various local leagues in which they play, although two entries – a men's team listed as playing in the wonderfully named John G Hogg Family Funeral Directors Sunderland Sunday League and a women's team playing in the Northumberland County Women's League – are obviously erroneous. However, ignoring them, Appendix E2 lists the various teams in the District together with the leagues in which they play. In summary they are:

Adult Leagues	*Saturday*	*Sunday*
• Chichester & West Sussex		1
• Isthmian	1	
• Mid Sussex	5	
• Sussex County	10	
• Sussex County Women's		2
• West Sussex	50	
• Worthing & Horsham		12
• *Sub-totals*	*66*	*15*
Youth Leagues		
• Arun and Chichester	10	
• Horsham & District	146	
• Isthmian Youth	1	
• Mid Sussex		3
• Sussex County Disability		1
• Sussex County Girls		7
• Sussex County		4
• Sussex Sunday		8
• *Sub-totals*	*160*	*23*

The Demand for Adult Pitches

10.19 This implies a potential need for a maximum of 66 adult pitches on the peak Saturday match day, but only if all of the Horsham teams play at home on the same day. The average number of pitches needed will be half this, ie 33 pitches, assuming that half of the Horsham teams are playing at home and half away. Accordingly there are currently enough pitches in the District.

The Demand for Youth and Mini Pitches

10.20 The peak time for youth and mini-soccer matches is Saturday mornings, when approximately 160 Horsham-based teams play. All matches are played on a home and away basis and the average number of matches in each age group to be played within the District per week is approximately:

- U7 11
- U8 9
- U9 11
- U10 9
- U11 9
- U12 11
- U13 9
- U14 9
- U15 6
- U16 6
- U18 5 95 matches

10.21 These 95 matches will obviously require 95 pitch bookings if each pitch is used only once in a match session. However, there are only 40 youth and mini "community" pitches in the District, although there are also 22 school ones taking the total to 62. Therefore some pitches have to be used twice in one morning or it is necessary to play some youth and mini matches on adult pitches. The reality is that there is probably a mix of both. However, this has the obvious danger that pitches will be overplayed and deteriorate, especially in wet winters.

Youth Football

10.22 The FA has recently agreed to promote a new approach to mini-soccer and youth football which requires that by season 2014-15:

- All U7 and U8 teams will play 5v5 matches on 30 x 20 to 40 x 30 yard pitches
- All U9 and U10 teams will play 7v7 matches on 50 x 30 to 60 x 40 yard pitches
- All U11 and U12 teams will play 9v9 matches on 70 x 40 to 80 x 50 yard pitches (although primary schools may play on 50 x 30 to 60 x 40 yard pitches) and leagues may specify that all age groups up to U16 should play this form of the game
- All U13 and U14 teams will play 9v9 or 11v11 matches on 90 x 50 to 100 x 60 yard pitches
- All U15 and U16 teams will play 9v9 or 11v11 matches on 90 x50 to 110 x 70 yard pitches
- All U17 ands U18 teams will play 11v11 on 90 x 50 to 110 x 70 yard pitches

10.23 In addition, there is likely to be growing demand for mini football and possibly some youth football to be played in the summer rather than the winter.

10.24 These requirements are likely to have significant financial and land use implications for local authorities as they provide most of the football pitches in England. They will increase significantly the need for marked-out mini-soccer and youth pitches and mean that clubs with

teams in several age groups will require access to a number of pitches with different sizes. In the Horsham District, assuming the FA's club listing is correct, this applies to at least the following clubs:

- Ashington Cougars (5 youth and 4 mini teams)
- Billingshurst Youth (7 youth and 4 mini teams)
- Broadbridge Heath Juniors (6 youth and 3 mini teams)
- Chesworth Rovers (4 youth and 5 mini teams)
- Forest Youth (1 youth and 4 mini teams)
- Greenway (4 youth and 3 mini teams)
- Henfield Youth (5 youth and 5 mini teams)
- Heron Olympic (4 youth teams)
- Heron Way (1 youth and 4 mini teams)
- Horsham Baptists Junior (3 youth and 3 mini teams)
- Horsham Crusaders Youth (4 youth and 1 mini team)
- Horsham Sparrows (6 youth and 4 mini teams)
- Horsham Sparrows Girls (6 youth teams)
- Horsham Tigers (6 youth and 2 mini teams)
- Horsham Youth (3 youth teams)
- Partridge Green Youth (1 youth and 2 mini teams)
- Pulborough Pythons (2 youth and 4 mini teams)
- Roffey Robins (10 youth and 5 mini teams)
- Royal United (6 youth and 4 mini teams)
- Southwater Youth (4 youth and 3 mini teams)
- Steyning Strikers (2 youth and 4 mini teams)
- Storrington and Sullington Vipers (6 youth and 3 mini teams)
- Upper Beeding Youth (3 youth and 3 mini teams)

The Economics of Football Pitches

10.25 Section 5 and Appendix E give details of the comparative whole life costs of grass and artificial turf pitches. The key message is that investing in artificial turf pitches has the potential to generate net savings for the Council.

Hockey

10.26 England Hockey's strategy for the period from 2009-2013 is entitled *Uniting the Hockey Family*. It sets a vision of hockey as "a dynamic, successful sport for all" and eight aims for the 2009-13 period:

- To attract and retain more people in the sport; the strategy sets an objective of attracting 10,000 more adults and 32,500 more juniors into the sport over the five years of the strategy
- To help clubs and associations to develop and thrive
- To embed the single system (note: this is a player pathway to be delivered in partnership with clubs, associations, leagues and schools)
- To achieve international podium success

- To maximise the opportunity of 2012
- To raise the sport's profile and communications
- To broaden the sport's income base
- To maintain and improve the quality of the sport's governance and operations

10.27 The new strategy, to run from 2013, is likely to concentrate on marketing the game and developing "hub clubs" with strong links to schools and colleges.

10.28 There is only one hockey club in the District and it shares a clubhouse with the Horsham Cricket Club in Cricketfield Road. It runs the following teams:

- Ladies First XI
- Ladies Second XI
- Ladies Third XI
- Ladies Fourth XI
- Ladies Fifth XI
- Ladies Summer XI
- Hotstars Female Junior XI
- Women's Masters XI
- Men's First XI
- Men's Second XI
- Men's Third XI
- Men's Fourth XI
- Men's Vets XI
- Men's Summer XI
- Male student XI
- Mixed XI
- U18 Girls XI
- U16 Girls XI
- U14 Girls' XI
- U12 Girls XI
- U10 Girls XI
- U18 Boys XI
- U16 Boys XI
- U14 Boys XI
- U12 Boys XI
- U10 Boys XI
- U8 Mixed XI
- U12 Girls Mini (7-a-side)

10.29 The club's adult teams have to play six home matches most Saturdays. It plays them on the artificial turf pitches at Broadbridge Heath Leisure Centre (its first choice pitch), Millais School (second choice pitch), The Weald School and Farlington School (both used occasionally when it is not possible to book enough match slots at either Broadbridge Heath or Millais). Overall about 60% of its home matches and most of the midweek training sessions are at Broadbridge Heath so the club is concerned that the closure of the centre might leave it with no changing.

10.30 The club is growing slowly and England Hockey rates it highly as "development-minded", with the potential to become a hub for hockey in West Sussex. Its main problem is that its home base does not have an ATP and so it has to play its matches at Broadbridge Heath or wherever and then take the visiting teams to the Cricket Club for after-match refreshments.

10.31 The key requirements for hockey in the District are:

- To keep school ATPs open for community use
- To retain changing accommodation linked to the Broadbridge Heath/Tanbridge House School ATP

10.32 In the longer term, it would benefit the club enormously to have a dedicated site with at least one and ideally two ATPs and a clubhouse.

Rugby

10.33 The Rugby Football Union (RFU) strategy has four main themes:

- More people (more games)
- Better Places
- Access for All
- Enjoyment

10.34 Overall, the RFU's facility priorities are:

- Increase the provision of changing facilities that are child friendly and can sustain concurrent male and female activity
- Improve the quantity and quality of natural turf pitches
- Increase the number of artificial turf pitches
- Improve the quality and quantity of community use floodlighting
- Improve the quality and quantity of competitions standard floodlighting
- Provide a safe environment for all rugby and sporting activity
- Support central venues for player, coach, official and volunteer training
- Support the development of multi-sport clubs
- Other projects that assist clubs to become sustainable

10.35 In addition to these priorities, the RFU is also keen to see mini rugby moving onto dedicated marked-out mini and midi pitches rather continuing to be played across adult pitches. However, this has very obvious requirements in terms of additional land which it will not be easy to satisfy.

10.36 Regionally, England Rugby does not believe there are any significant facility–related issues in the District, although the Pulborough Club is looking to develop girls' rugby and will have to ensure that they have exclusive access to changing when necessary. However, this is fairly easy to arrange by setting appropriate kick-off times. Looking to the future, it would like to see the development of more 3G surfaces, but does not see a need for any rugby-specific 3G pitches.

10.37 There are four rugby clubs in the District: Barns Green, the Holbrook Club, Horsham and Pulborough. The first two are small: Barns Green has just one men's team and a women's touch team, both playing their home matches at the Weald School, while the Holbrook Club has two men's teams and a sevens team and play at the Holbrook Club in Horsham. Both should therefore have "Model 1 venue" facilities. Horsham and Pulborough, however, are both "Model venue 2" clubs:

- Horsham runs 3 men's XVs, a Colts XV, junior teams at U17, U16, U15, U14 and U13 and mini teams at U12, U11, U10, U9, U8 and U7. It is started a women's touch team in summer 2012. Its home base is at the Coolhurst Ground in Hammerpond Road where it has four pitches, a floodlit training area and a clubhouse containing five changing rooms and changing for match officials. It is currently looking to upgrade its clubhouse. It therefore accords with RFU Model Venue 2.
- Pulborough also runs three men's XVs, plus U18, U15 and U13 girl's teams; two colts teams plus U17, U16, U15, U14A, U14B and U13 junior teams; plus mini teams at U12, U11, U10, U9, U8, U7 and U6. Its home ground is at Freelands, Pulborough Road, Cootham where it has two pitches. It has built a new clubhouse and upgraded its playing facilities in the past few years.

Future Demand

10.38 The analysis above goes some way to suggesting how demand might change in the future, but ignores three important factors: the recent "Olympic effect", the development of new forms of traditional sport and long term demographic change.

The Olympic Effect

10.39 Participation in sport has increased significantly in the past few months following the London Olympics, particularly in Olympic sports but also to a lesser extent in some others. It remains to be seen how much these increases are sustained and become permanent or whether they will be short-lived, like the annual

"Wimbledon effect" when participation in tennis surges for a short time and then drops back. The greatest rise amongst the pitch sports has been in hockey – Olympic football has not had much impact - but there has also been a rise of interest in beach volleyball which has led to some councils making provision for the sport in spite of the likely fairly high maintenance costs.

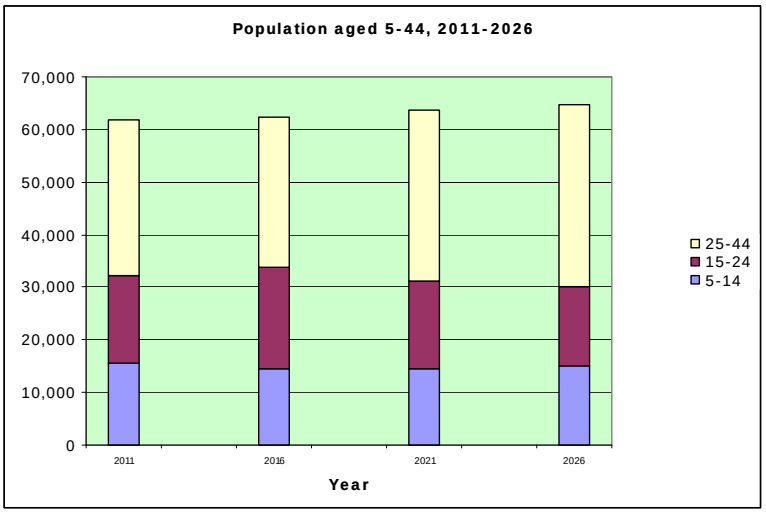
New Forms of Traditional Sports

10.40 The most important long term trend, however, is likely to arise from the development of new forms of cricket, hockey and rugby. 5-a-sides is already the most popular form of football, and other sports have taken note and are seeking to develop small-sided forms of their games that require less organisation, a relatively short time to play and smaller and therefore cheaper facilities. These facilities have significantly lower land use implications than full size pitches and can often use facilities that were provided initially for a different sport. They include Rush Hockey, a 5-a-side version of the game that takes an hour and can be played on multi-use games areas; T20 cricket, designed to be shorter and more exciting than other forms of the game; Last Man Stands, a commercially franchised 8-a-side version of T20 cricket designed to last for two and a half hours and played on full size sand-dressed artificial turf pitches or natural turf; and Touch, a simple form of rugby that can be played by mixed teams.

10.41 There were also been a number of initiatives designed to boost participation in the run-up to the Olympic Games, such as the installation of concrete table tennis tables in parks and other public spaces. However, they do not appear to be generating any significant demand and may be no more than a passing fad.

Demographic Change

10.42 Overwhelmingly, the pitch sports are played by people aged between about 8 and 45, although there is some veterans' cricket, hockey and rugby that involves older players. Therefore a key factor in the future demand for the pitch sports is the number of people in this age group. The population forecasts for the Horsham District suggest that it is likely to increase slightly from 61,700 to 64,700 by 2026



Source: West Sussex County Council, Population Forecast

10.43 These forecasts reflect housing allocations in the West Sussex Structure Plan to 2016 and the South East Plan from 2016-2026. However, with the abolition of both structure plans and regional spatial strategies it will be up to the District Council to determine its own housing allocations, a hugely significant factor in influencing future population.

10.44 Overall, however, while the number of older people in the District will rise in the period to 2026, so too will the number in the 5-44 age group, although only by a small amount. The total increase forecast by the County Council in the 5-44 age group is some 3,000 people, or a little under 5% of the people currently in this age group. Therefore the Council can reasonably expect that the demand for the pitch sports will rise by around 5% if participation rates stay constant and by more than this if they increase. Given the efforts being made by governing bodies of sport to boost participation, it is probably likely that the increase will be more than 5% and therefore it will be sensible to plan for about a 10% increase by 2026.

Other Outdoor Sports

10.45 There are a handful of other sports that also use pitches, or something akin to them:

- **Archery**: another summer sport that can also use grass pitches in summer. The main considerations therefore relate to safety rather than land use.
- **Baseball**: the Council has identified a need for two baseball diamonds, but as they will be needed in summer it will be possible to re-mark winter football pitches in the summer months and no need to make specific provision
- **Stoolball**: this is a popular sport in West Sussex but, like baseball, it is played in summer and so can use pitches used for football in winter
- **Petanque** (or boules): this game requires purpose-

built *terrains* or *pistes* 12-15 m long and 3-4 metres wide. As such the land use implications are minimal and the ideal location for them is probably on pub sites. Again, therefore, there are no significant land use implications for this assessment.

Quantity Standards

10.46 There is no need for provision standards for club and private playing fields as the Council is unlikely to require developers to contribute either to more of them or the enhancement of existing facilities. Provision standards for recreation grounds are covered under multi-functional greenspace in Section 9 and the provision of Artificial Turf Pitches in Section 5. However, in view of the desire of the Football Association and England Rugby that mini games should be played on marked-out pitches of an appropriate size, together with the Football Association's similar policy for U16 youth football, it will be desirable for the Council to prepare a pitches strategy primarily to check that it will be possible to create sufficient marked out mini pitches without impacting unacceptably on facilities for adult matches. The provision of artificial turf pitches with a 3G surface may well be critical as this will increase the capacity of pitches in the District without requiring more land.

10.47 It is also possible that some mini and youth football will move to a March to October season so as to avoid the worst winter months. This will have a beneficial impact on pitches, as typically something like 80% of the damage to winter pitches occurs in the 20% of the year between about the end of November and the middle of February.

A Pitches Strategy for Horsham

10.48 The above analysis suggests there is a clear need for the Council to draw up a pitches strategy:

- Participation may well grow by up to about 10%, with further growth as a result of new housing developments
- There are already qualitative and quantitative deficiencies in pitch provision
- There is a need to plan for the reconfiguration of football pitches to provide a range of pitch size for mini and youth football

10.49 The main thrusts of this strategy should probably be:

Football

- Opening up more school pitches for youth and mini soccer, while working with the Sussex FA and local football interests to persuade schools to mark out their pitches in a range of youth and mini sizes.

- Making the case for a network of high capacity 3G artificial turf pitches for football, complemented by good quality changing and social facilities, as the core element in new multi-sport clubs or hubs. Diverting demand from some existing adult pitches could give the Council and Parish Councils the flexibility to convert some existing pitches to dedicated youth and mini pitches.
- The creation of two or three central venues for mini-soccer matches, ideally with dedicated 3G pitches
- Improving the drainage of those grass pitches that will remain in use.

Cricket and Rugby

- Enhancing provision for cricket and rugby
- Identifying the need for a limited number of additional cricket and rugby pitches in areas of housing growth

Hockey

- The development of a "social base" for hockey clubs adjacent to the artificial turf pitches they use.

Quality Standards

10.50 It will be desirable to change the quality standards set out in the 2005 assessment slightly, mainly to reflect the fact that England Rugby has adopted three "model venue" specifications. They are:

- **Model Venue 1**: a club with 1-2 adult male teams, a limited junior section and opportunities for girls and women's rugby; in facility terms, clubs in this model should have 1-2 pitches, a floodlit training area and 2-4 team changing rooms plus officials changing
- **Model Venue 2**: a club with 3-5 adult teams (men, women and veterans), a full U7-U18 programme and sub-regional competition in girls and women's rugby; in facility terms, they should have 2-3 pitches, a floodlit training pitch and 4-6 team changing rooms plus officials' changing
- **Model Venue 3**: a club with more than 5 adult teams, a full U7-U18 programme and access to regional competition for girls and women's teams; in facility terms, they should have 3 or more pitches, more than one pitch for training, with at least one floodlit; a 3G training area or pitch on site and more than six team changing rooms plus officials changing

10.51 Appendix A sets out the recommended quality standards.

Accessibility Standards

10.52 As all pitch sport participation is team-based, an accessibility standard is not particularly necessary as players join a club or team that allows them to play at a standard that matches their ability rather then the one

closest to home. Casual participation is covered by the parks and recreation grounds accessibility standard in Chapter 9.

10.53 This said, the 2005 assessment recommended two distance thresholds for grass pitches: a 1 km walking threshold and a 5 km threshold. There is no need to change them.

Application of the Provision Standards

Quantity

10.54 The discussion above identifies that overall there are enough pitches in the District to meet current demand. However, this does not mean that there are no local deficiencies in provision. Billingshurst Cricket Club, for example, could run at least one more team if it had access to an additional pitch and there is very little girls' or women's cricket in the District which may to some extent reflect a shortage of pitches available to some clubs.

Quality

10.55 The main issue relating to the quality of pitches is poor drainage and therefore low carrying capacity in wet weather resulting from the underlying Wealden Clay.

Accessibility

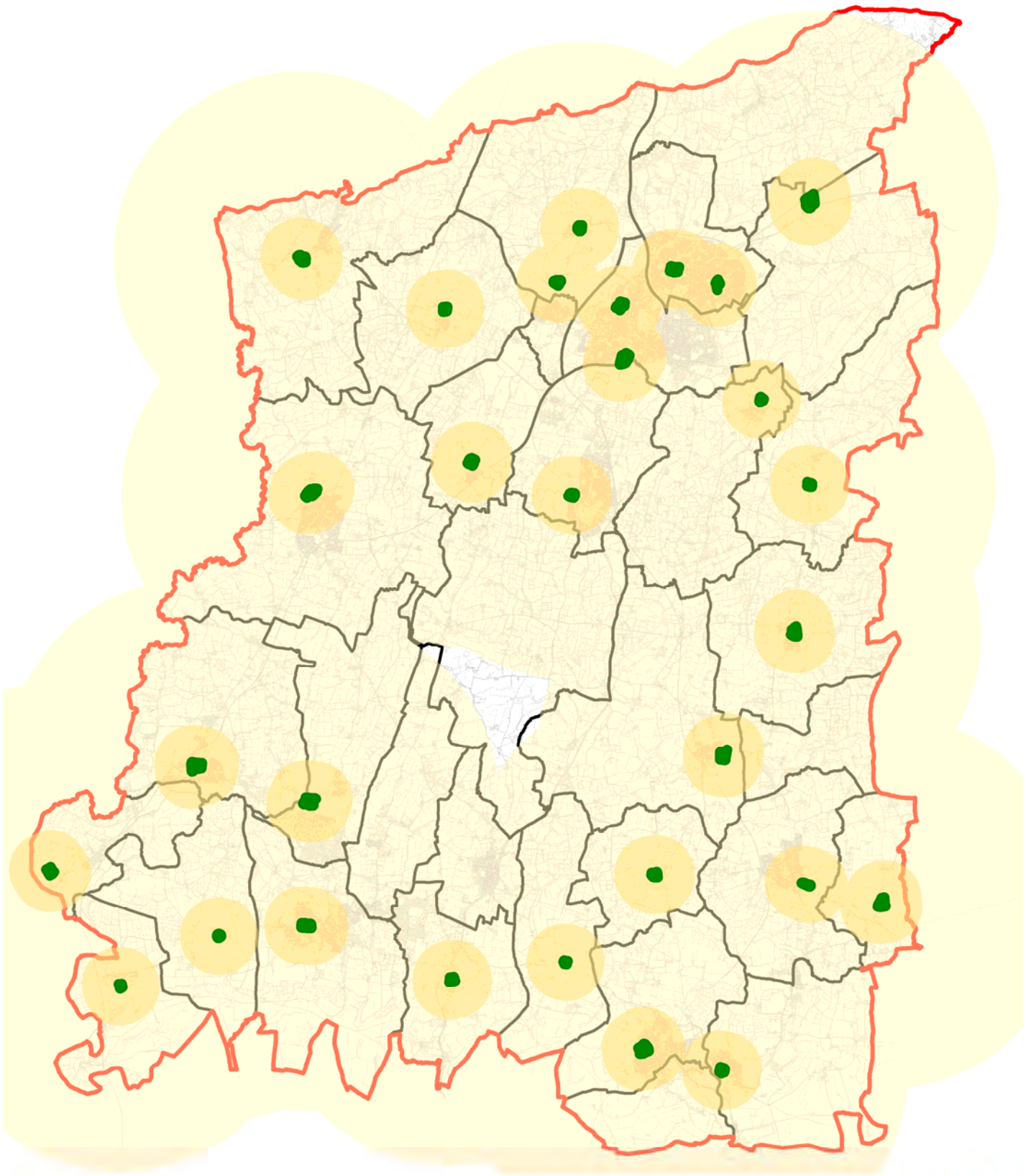
10.56 Maps 10.1, 10.2, 10.3 and 10.4 show the location of the various cricket pitches, adult football pitches, mini/youth football and rugby pitches in the District. In However, the maps show fewer sites than the number of pitches given above because some sites have more than one pitch. Across the District as a whole:

- Approximately 69% of dwellings lie within the 1 km walking threshold and fractionally fewer than 100% within the 5 km driving threshold of at least one of the 31 club or public **cricket pitches**. However, the walking distance threshold is not particularly useful because cricketers tend to have so much equipment to carry that the vast majority drive to matches and practice sessions. There are also a further 17 cricket pitches with restricted community access across the District, the best used being at the Forest School in Horsham, the Pennthorpe School in Rudgwick and Steyning Grammar School.
- Approximately 81% of dwellings lie within the 1 km walking threshold and fractionally fewer than 100% within the 5 km driving threshold of at least one of the 53 club or public **adult football pitches**. There are also 12 adult pitches with restricted community access at schools in the District.
- Approximately 57% of dwellings lie within the 1 km walking threshold and 98% within the 5 km driving

threshold of at least one of the 40 club or public **mini or youth football pitches.** There are also 22 youth or mini pitches with restricted community access at schools in the District.

- Approximately 16% of dwellings lie within the 1 km walking threshold and 64% within the 5 km driving threshold of at least one of the eight club or public **rugby pitches**. However, this does not take account of the pitch at the Weald School in Billingshurst used by the Barns Green Rugby Club. There are also further rugby pitches at The Forest School and the College of Richard Collyer in Horsham, the Tanbridge House School in Horsham and Steyning Grammar School.

10.57 Overall, therefore, the accessibility of cricket and football pitches is good but rugby much less so as a direct result of the fact that there are only four clubs in the District. Against this, the rugby clubs are doing far more to develop their sport than the vast majority of the football clubs and they are self-sufficient. The football clubs, on the other hand, are generally small, depend to a very large extent on publicly-provided and subsidised pitches and many are no doubt struggling financially.



Community Cricket Pitches

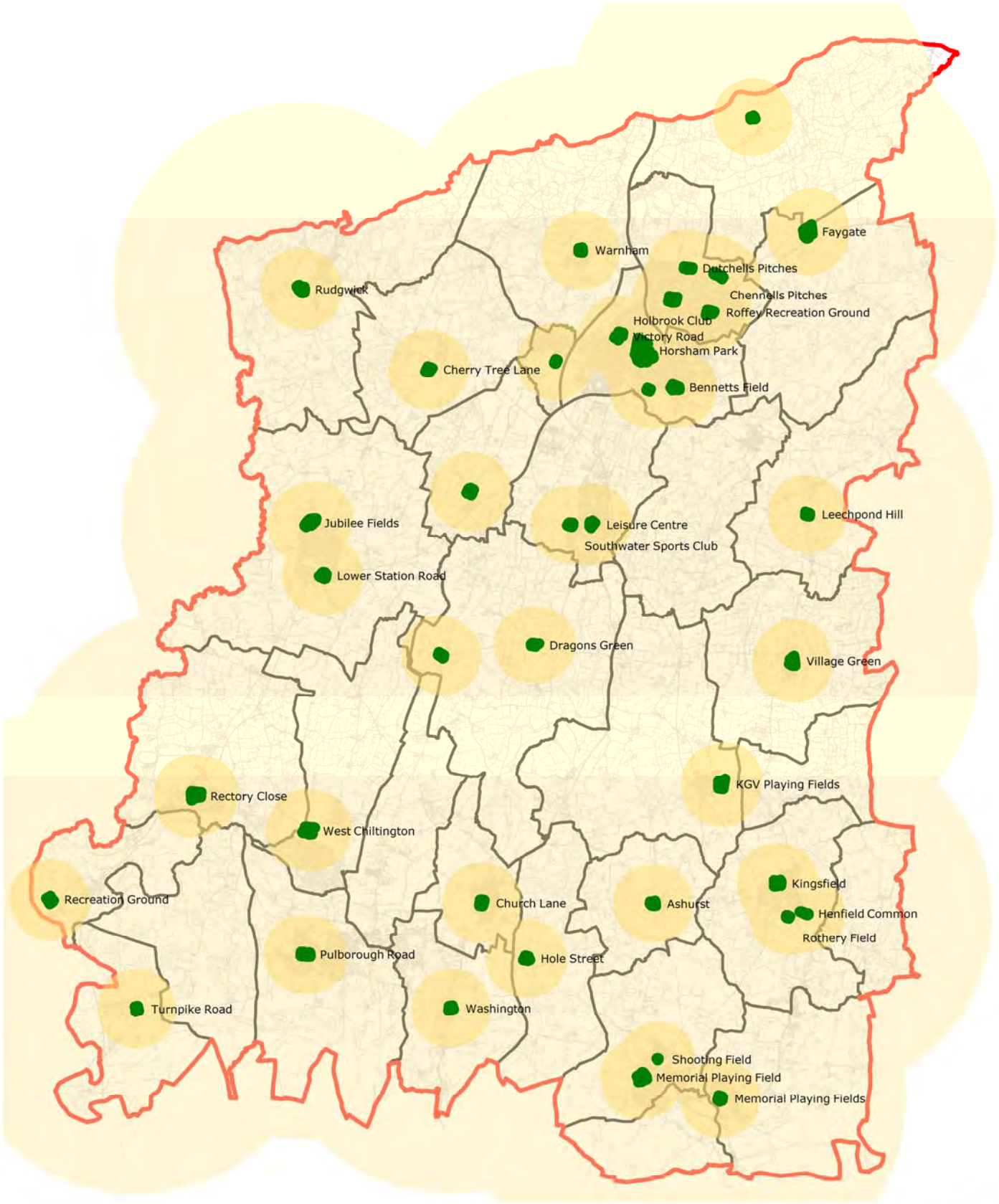
1 km distance threshold

5 km distance threshold

The Horsham District
PPG17 Assessment 2012

Map 10.1
Cricket Pitches -
Club and Public

Sites shown enlarged for clarity



Adult Football Pitches

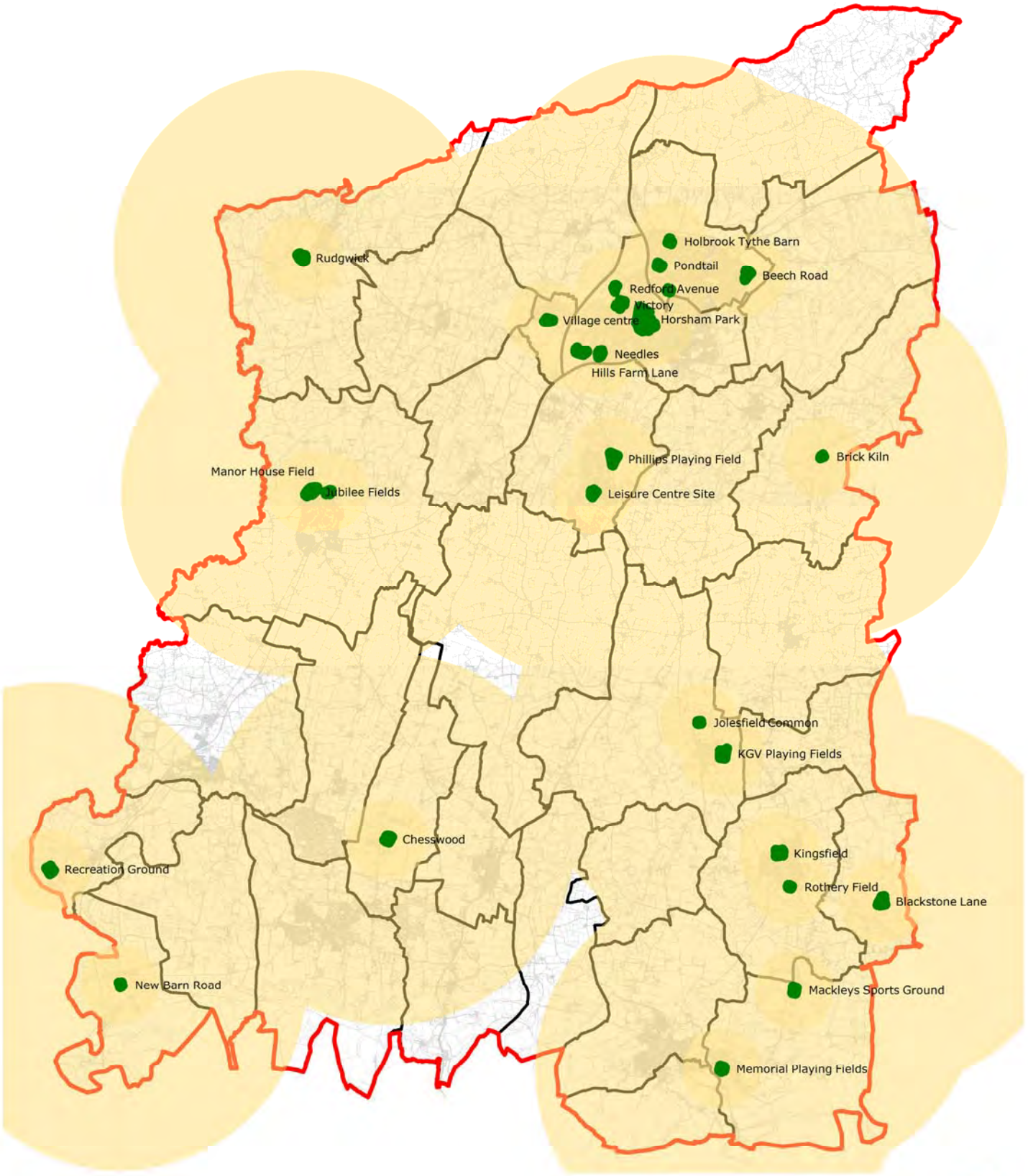
1 km distance threshold

5 km distance threshold

The Horsham District
PPG17 Assessment 2012

Map 10.2
Adult Football Pitches - Club and Public

Sites shown enlarged for clarity



Youth and Mini Football Pitches

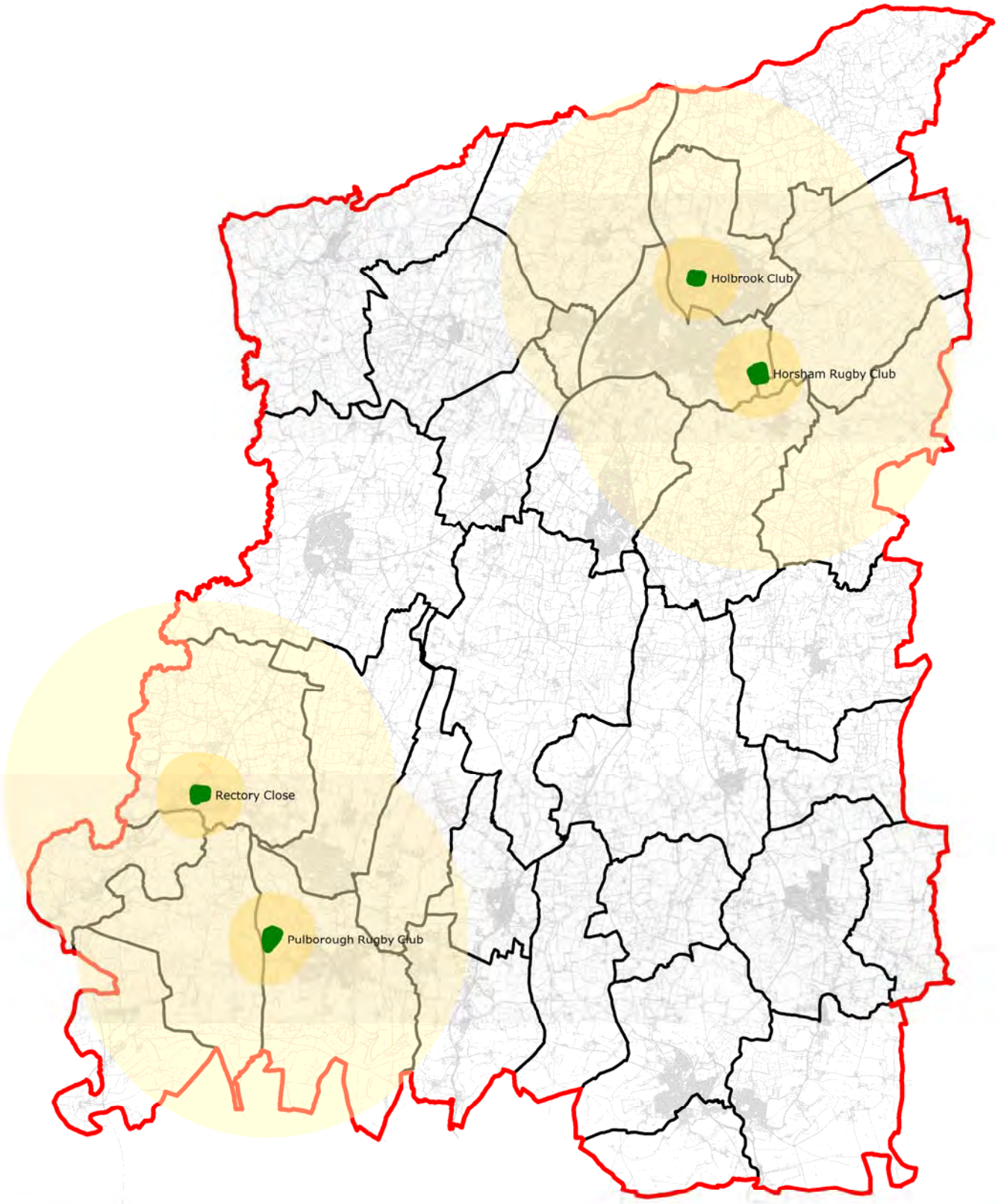
1 km distance threshold

5 km distance threshold

The Horsham District
PPG17 Assessment 2012

Map 10.3
Youth and Mini Football Pitches - Club and Public

Sites shown enlarged for clarity



Rugby Pitches

1 km distance threshold

5 km distance threshold

The Horsham District
PPG17 Assessment 2012

Map 10.4
Rugby Pitches -
Club and Public

Sites shown enlarged for clarity

Conclusions

General

10.58 The relatively small number of club and private playing fields emphasises the extent to which the pitch sports in the District depend on public sector provision, mainly in the form of local recreation grounds. Therefore the District and Parish Councils should aim to ensure that their pitches are as high quality as possible, but only where there will not be sufficient capacity in artificial turf pitches to accommodate it. The economic benefits of artificial turf pitches for providers are simply too great to ignore.

Planning Policy / Development Management

10.59 All of the club and private facilities play an important role in meeting demand by offering opportunities for individuals to join a facility-owning club. Therefore the Council should protect all their sites and require compensatory provision that complies with the policy tests in paragraph 74 of the National Planning Policy Framework if faced with a planning application for their redevelopment for another purpose.

10.60 Paragraph 74 specifically allows the redevelopment of existing pitches or other green spaces if this will fund better facilities:

> *Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless … the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location*

10.61 The provision of a high quality, high capacity artificial turf pitch as the direct result of the redevelopment of a poor quality, low capacity grass pitch or pitches will clearly be "better provision in terms of quantity (ie carrying capacity, or the hours of use that can be sustained per week) and quality.

Horsham District Council Officer Comments

Sports Pitches provided by Schools/communities share facilities/ new developments also need to be factored in to any consideration of future provision.

11: Tennis and Multi-courts

The Position in 2005

11.1 The 2005 assessment identified a total of 107 tennis and multi-courts available for community use on 30 sites. The main sites were:

- Christ's Hospital 12 courts
- Compton's Tennis Club, Lower Beeding 7 courts
- Horsham Cricket Club 9 courts
- Horsham Park 5 courts
- Steyning Leisure Centre 6 courts
- Storrington Tennis Club 6 courts

11.2 These 107 courts included two courts at the Munthan House School which should probably not have been included so it will be sensible to regard the 2005 position as having been 105 courts on 29 sites.

The Position in 2012

11.3 In 2012, there are 115 courts on 32 sites, of which 89 are tennis courts and 26 multi-courts. The main changes since 2005 have been:

- 3 additional courts at Christ's Hospital
- 2 additional courts at Storrington Tennis Club
- 2 courts at Cottesmore Golf Club

Planned Changes in Provision

11.4 There are no known planned changes in provision. However, using a map search we have identified around 50 additional courts, a number of which are likely to be unused but presumably could be brought back into use if required.

Quantity Standards

11.5 The 115 courts in the 2012 database have an aggregate area of just over 67,000 sq m or 6.7 ha, which equates to an average of 0.51 sq m per person across the District. However, only 20 parishes or neighbourhoods have courts and the average level of provision in these areas is 0.82 sq m per person and the median 0.75 sq m per person. The amount of provision varies from 0.14 sq m per person in Upper Beeding to 3.57 sq m per person in Lower Beeding. Most parishes believe that the amount of provision in their area is about right, including some like Amberley, Ashurst and Coldwaltham with no courts, apart from Pulborough (0.15 sq m per person), Rusper (0.77 sq m per person),

Southwater (0.76 sq m per person) and Storrington and Sullington (0.86 sq m per person). Therefore it will be sensible to use the current median level of provision (0.75 sq m per person) as a quantity standard,

Quality Standards

11.6 There is no need to change the quality standard recommended in the 2005 assessment. It is given in Appendix A.

Accessibility Standards

11.7 The 2005 assessment recommended three distance thresholds – a 1 km walking threshold, a 3 km cycling threshold and a 5 km driving threshold. There is no need to change these standards.

Application of the Provision Standards

Quantity

11.8 Appendix C18 applies the quantity standard of 0.75 sq m per person to the estimated 2011, 2016, 2021 and 2026 population of the District. Map 11.1 shows the results for 2011. It identifies a shortfall in most parishes or neighbourhoods, but in most cases they are very limited. In eleven parishes it amounts to less than one court. The only significant potential deficiencies are in Horsham (12 courts), North Horsham (13 courts) and Pulborough (4 courts). These deficiencies support the case for indoor tennis courts given in Section 5 of this report.

Quality

11.9 Most of the courts in the District appear to be in good condition, with the best probably those owned by the tennis clubs and in Horsham Park. However, quite a few still have a bitmac surface which while cheap is not particularly good for tennis. It is very hard on balls and players' shoes and can be very hot on a sunny day. More seriously, relatively few appear to be floodlit. Tennis is becoming a year-round outdoor game and floodlights obviously increase the capacity of courts to accommodate use.

Accessibility

11.10 Map 11.2 shows the location of the various courts across the District, together with the three distance thresholds. Approximately 67%, 94% and 99% of dwellings lie within 1 km, 3 km and 5 km of at least one court. Therefore there is no need for additional provision on accessibility grounds.

Conclusions

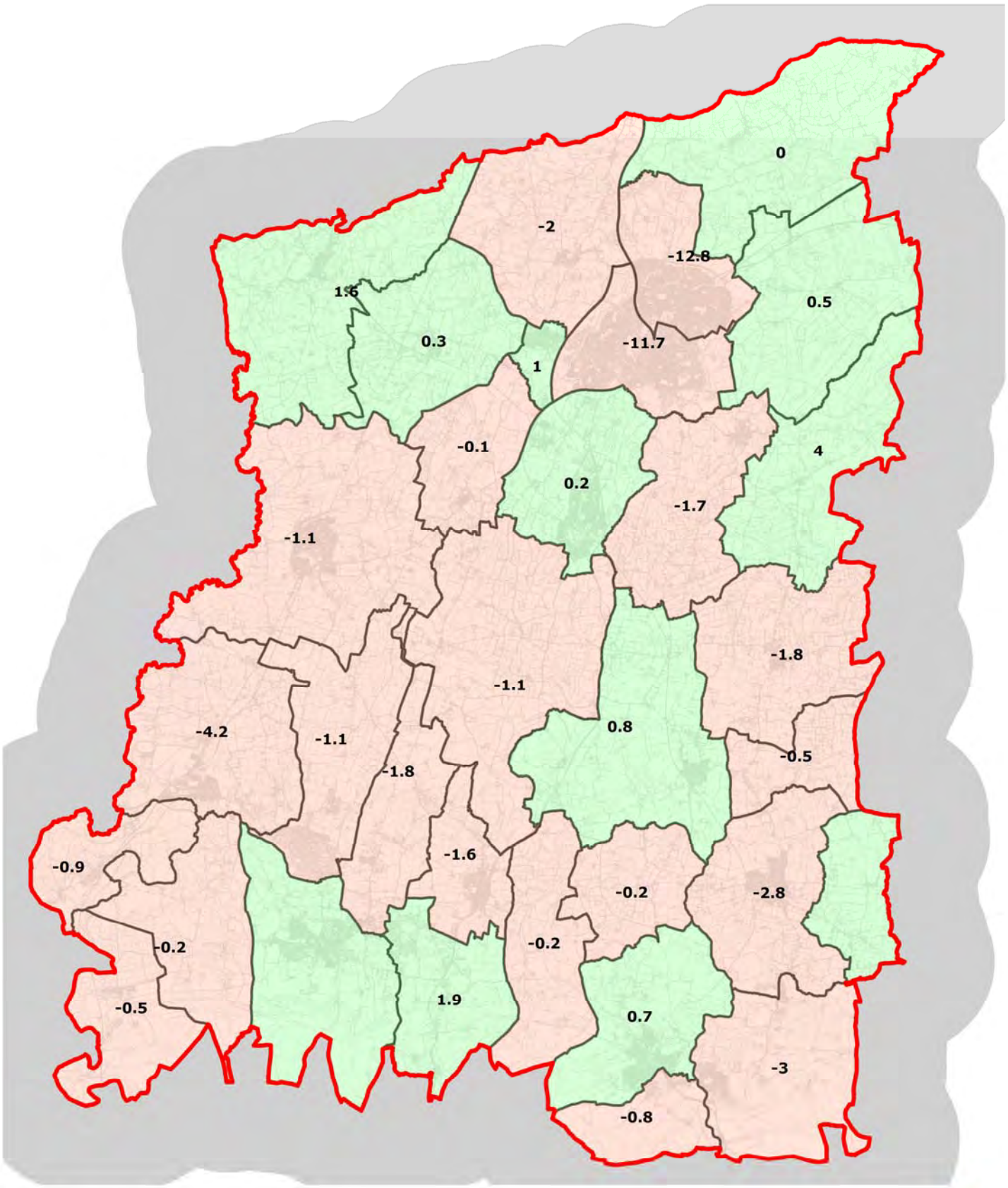
General

11.11 While the use of the quantity standard suggests a need for more courts, the good accessibility of courts across the District means that a better approach will probably be to encourage the floodlighting of more

existing courts where this will not create noise and light nuisance for the occupants of neighbouring dwellings. This will maximise the benefits of the existing investment in courts. However, where established tennis clubs seek to provide more courts this will also tap into established community structures.

Planning Policy / Development Management

11.12 The Council should support the development of new courts and the floodlighting of existing courts wherever possible.

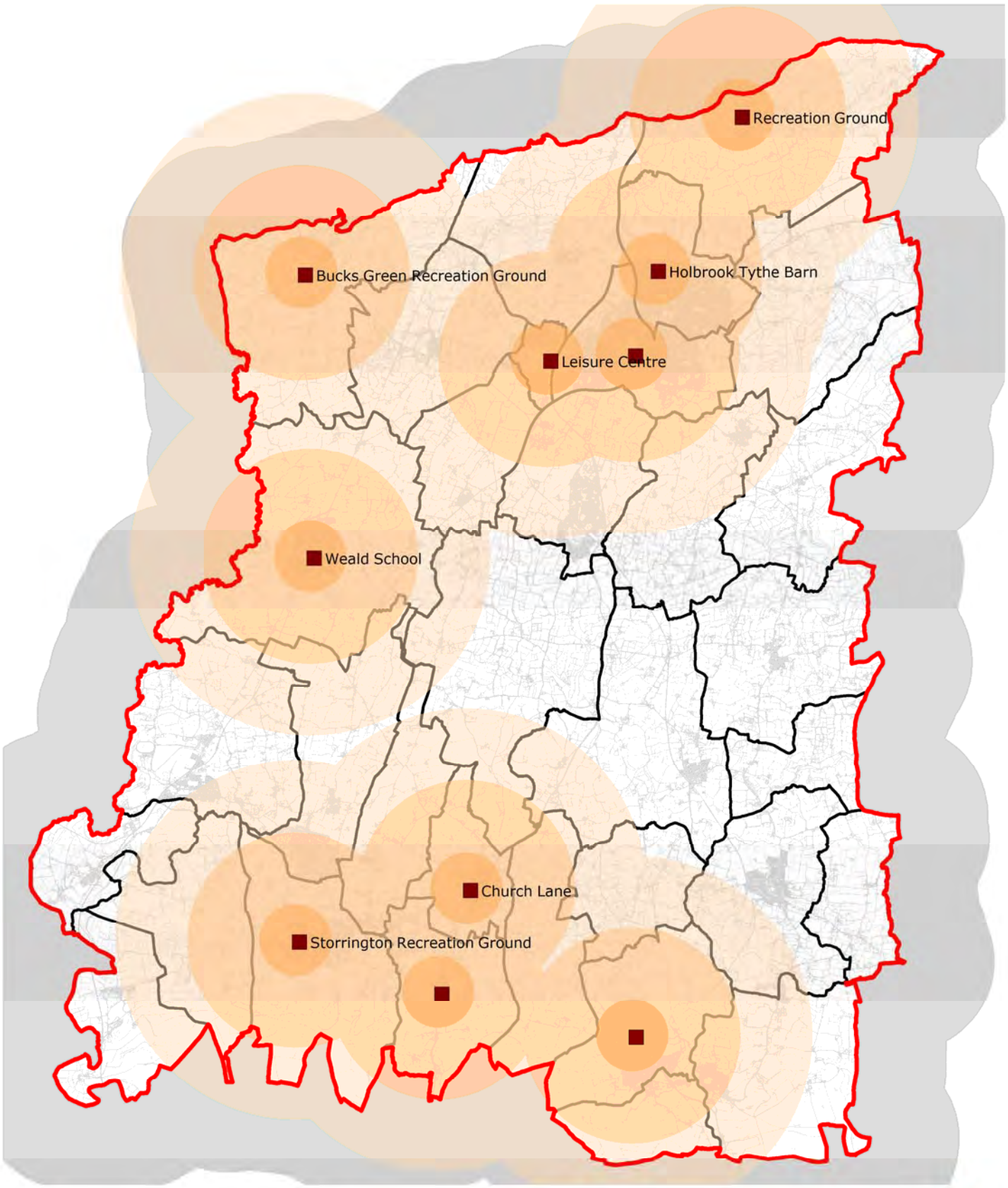


Surpluses against quantity standard (courts)

Deficiencies against quantity standard (courts)

The Horsham District
PPG17 Assessment 2012

Map 11.1
Tennis and Multi-courts
Quantity of Provision Against Quantity Standard



Tennis courts

1 km walking distance threshold

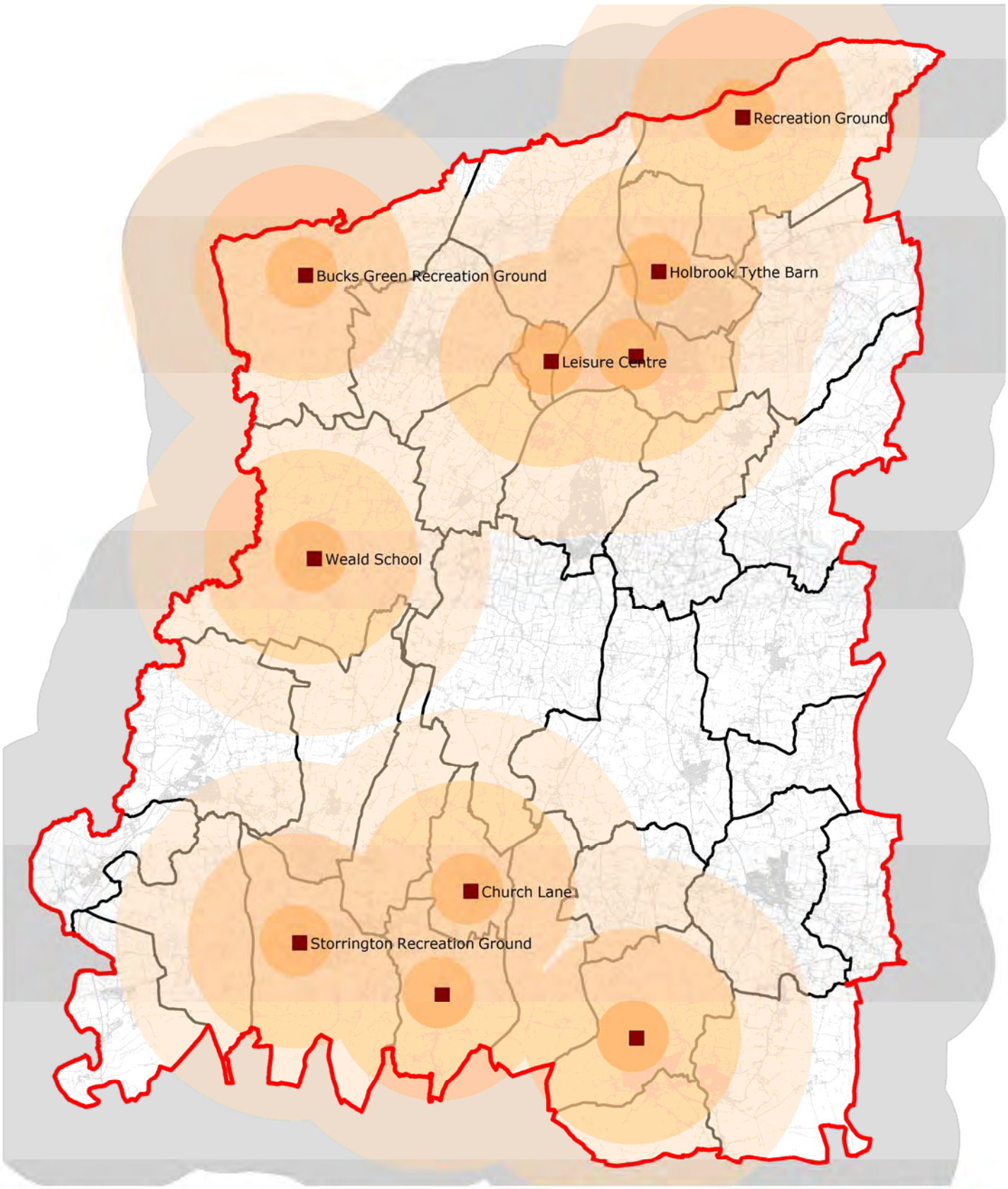
3 km cycling distance threshold

5 km driving distance threshold

The Horsham District
PPG17 Assessment 2012

Map 11.2
Tennis Courts
Accessibility

Sites shown enlarged for clarity



Multi-courts

1 km walking distance threshold

3 km cycling distance threshold

5 km driving distance threshold

The Horsham District
PPG17 Assessment 2012

Map 11.3
Multi-Courts
Accessibility

Sites shown enlarged for clarity

12: Youth Areas

The Position in 2005

12.1 The 2005 assessment defined Youth Areas (YAs) as dedicated provision for young people, such as a skateboard area, a basketball hoop, an open access ball court or a teenage shelter. On the basis of this definition, the level of youth provision was very low. Nineteen parishes had no provision at all, although the 14 with at least one site had a total of 23 different facilities. However, all but had three had an average of less than 0.1 sq m of provision per person and most of the facilities were fairly poor and in need of upgrading.

The Position in 2012

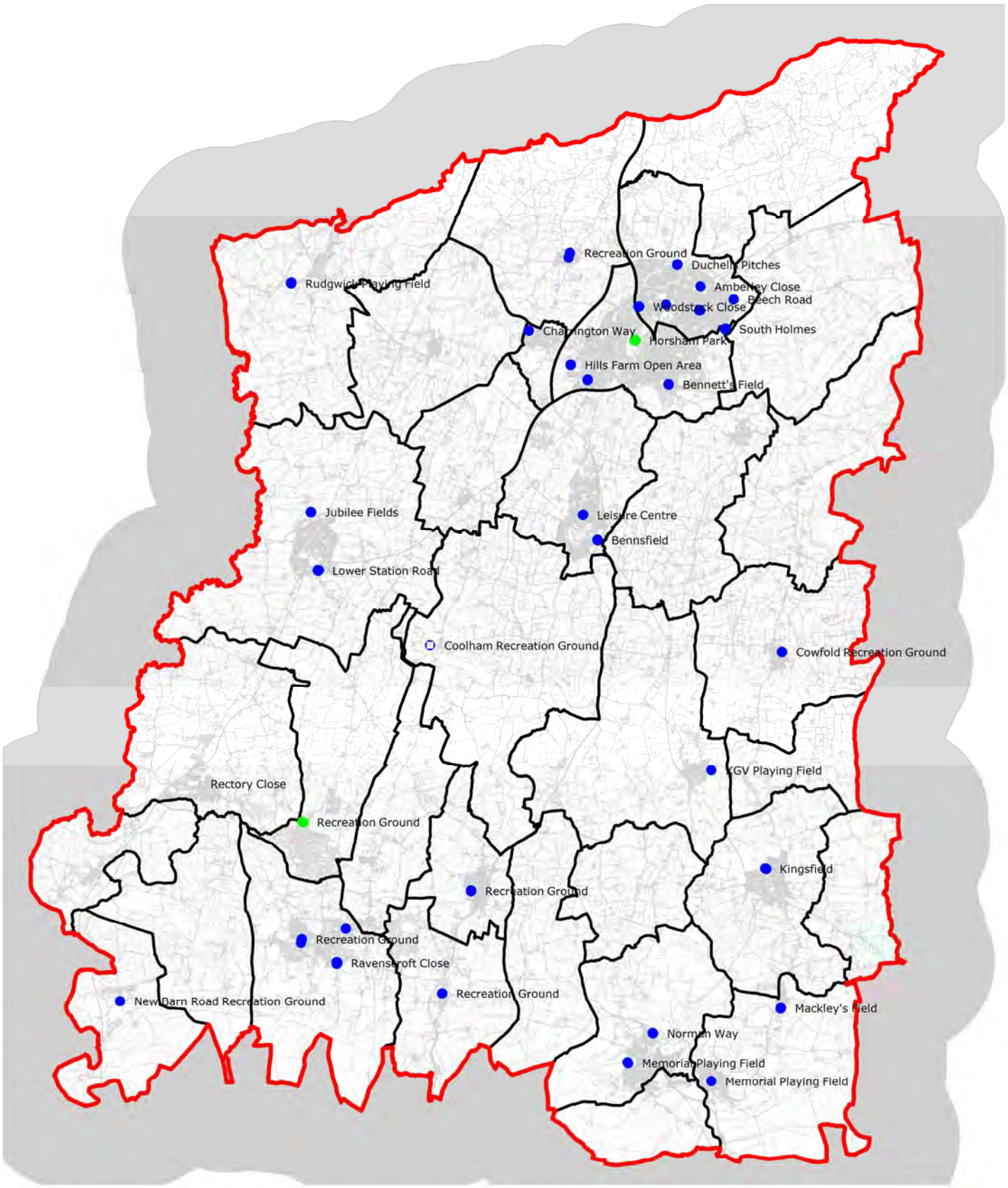
12.2 Provision for teenagers and young people has improved significantly in the past seven years and there are now 34 sites in 18 parishes with a total of 47 facilities:

- Ball courts 7
- Ball walls 1
- Basketball areas 12
- Skateboard parks 17
- Youth shelters 10

12.3 Map 12.1 shows the location of these facilities and Appendix C19 gives details of them. In addition, the multi-courts discussed in the last chapter are open access and can be used by teenagers. Several are located close to dedicated youth facilities. In order to differentiate between teenage facilities and multi-courts that are intended for use by people of all ages, and can be used for formal sport, we have classed as the former only those facilities too small to contain a tennis court.

12.4 All of the current facilities are quite small and therefore constitute neighbourhood provision, with the exception of two high profile skateboard sites which attract users from a wide area:

- Horsham Park; this skatepark is floodlit and so very popular both at night and during the day
- Southwater Country Park



Sub-district youth areas

Neighbourhood youth area

The Horsham District
PPG17 Assessment 2012

Map 12.1
Youth Areas

Sites shown enlarged for clarity

Planned Changes in Provision

12.5 Two significant housing allocations include proposals for additional teenage facilities:

- West of Horsham: BMX track, skateboard park, two ball courts and a multicourt
- West of Bewbush: ball courts plus skateboard park

12.6 In addition Steyning Parish Council is planning to replace its current fairly poor skateboard park at the Memorial Playing Field with a new facility closer to the Leisure Centre, although not everyone supports the proposal.

12.7 Over the past couple of years the Council has received several requests for Parkour facilities in the Horsham area. Parkour is a training discipline that requires participants to move from one place to another while negotiating obstacles broadly similar to those found on a military obstacle course.

Quantity Standard

12.8 Most youth areas are fairly small and in aggregate the 40 current facilities amount to just over 0.85 ha. In the 18 parishes with youth areas the average and median level of provision is 0.08 sq m per person. As a significant number of the parish councils believe that their area has either slightly or significantly too little youth provision it would be wrong to base a quantity standard on the current level of provision. As a result the 2005 assessment recommended a quantity standard of 0.4 sq m in the larger settlements and 0.2 sq m per person in smaller ones, derived from a "first principles" approach. The logic for having twice the level of provision in the larger settlements was that young people in them would then be able to have choice of youth facilities.

12.9 At present only Amberley (0.16 sq m per person), Rudgwick (0.14 sq m per person) and Storrington and Sullington (0.2 sq m per person) come close to meeting the lower standard, while 17 parishes have no youth provision. Local residents across the District strongly endorse the need for more youth facilities – indeed, it emerged as the top priority in the 2011 residents survey undertaken by the Council. Accordingly it seems sensible to retain the 2005 quantity standards, but to give priority to delivering sufficient new provision to achieve the lower standard of 0.2 sq m per person across the District in the short term.

Quality Standard

12.10 The quality standard recommended in the 2005 assessment is still valid, although as with other facilities we suggest amending it slightly to reflect the multi-functional nature of many greenspaces better. Appendix A sets out the revised quality standards.

Accessibility Standards

12.11 The 2005 assessment recommended distance thresholds of 350 m on foot and 1,000 m by bicycle. In order to bring the walking distance threshold into line with that for play areas it will be desirable to extent it to 400 m but retain the existing cycling one.

Application of the Provision Standards

Quantity

12.12 Appendix C19 also applies the lower quantity standard of 0.2 sq m per person to the various parishes and planning areas in 2011, 2016, 2021 and 2026. The results for the estimated 2011 population are given in Map 12.2, which highlights a deficiency in provision in all parishes and planning areas other than Storrington and Sullington. For comparison purposes, the current average size of neighbourhood youth areas is 232 sq m. Across the District as a whole, the net deficiency amounted to a little over 17,600 sq m (1.76 ha) in 2011 and this deficiency rises by approximately 1,000 sq m every five years as a result of population growth. Unlike children's play areas, the greatest deficiencies are in existing settlements and arise to only a limited extent from unallocated housing developments.

12.13 In the longer term, the larger settlements to which the Council should apply the higher quantity standard of 0.4 sq m per person are Billingshurst, Horsham, North Horsham, Pulborough, Southwater, and Storrington and Sullington.

Quality and Value

12.14 As with play areas, much of the quality and value assessment in the audit is limited so it is not possible to draw robust conclusions relating to the quality of provision. We recommend that the Council and the Parish and Neighbourhood Councils update the audit and then keep it up to date for the future. However, the view of District Council officials is that about 21 of the 34 facilities currently require enhancement.

Accessibility

12.15 Map 12.3 shows the various youth areas plus the two distance thresholds of 400 m and 1,000 m. Approximately 34% of dwellings lie within the 350 m walking distance threshold of at least one youth facility and 79% within the 1,000 m cycling distance threshold. The main concentrations of population outwith the walking distance threshold are large parts of Horsham and Broadbridge Heath, Billingshurst, Southwater, West Chiltington Common, Henfield and Washington. With the 1,000 m cycling threshold the areas without ready access to a youth area reduce to limited areas of Horsham, most of Broadbridge Heath, the southern part of West Chiltington Common and Washington. However,

West Chiltington Common is a lower priority than the other areas because it has good youth provision at the Recreation Ground.

Conclusions

General

12.16 As the Council's *Play Strategy and Action Plan* notes, teenagers often use equipped play areas intended for younger children. They probably do so partly because there is so little provision intended primarily for them. Moreover, play areas often provide places to sit – whether on swings, seats or picnic tables – while many dedicated youth areas do not. However, when teenagers "colonise" play areas there is often a perception of an increase in accidental damage and to some extent deliberate vandalism which can put off some parents from taking their young children to them. Therefore it is desirable to have physically separate provision for children and teenagers, although they can be on the same site. In addition, across the Horsham District, where sites offer more than a single youth facility – a basketball goal and a shelter, say - they are sometimes some distance apart.

12.17 There is an obvious need to give greater consideration to the needs and wants of teenagers when the Council reviews its *Play Strategy*, as is confirmed by the results of the 2011 Residents Survey.

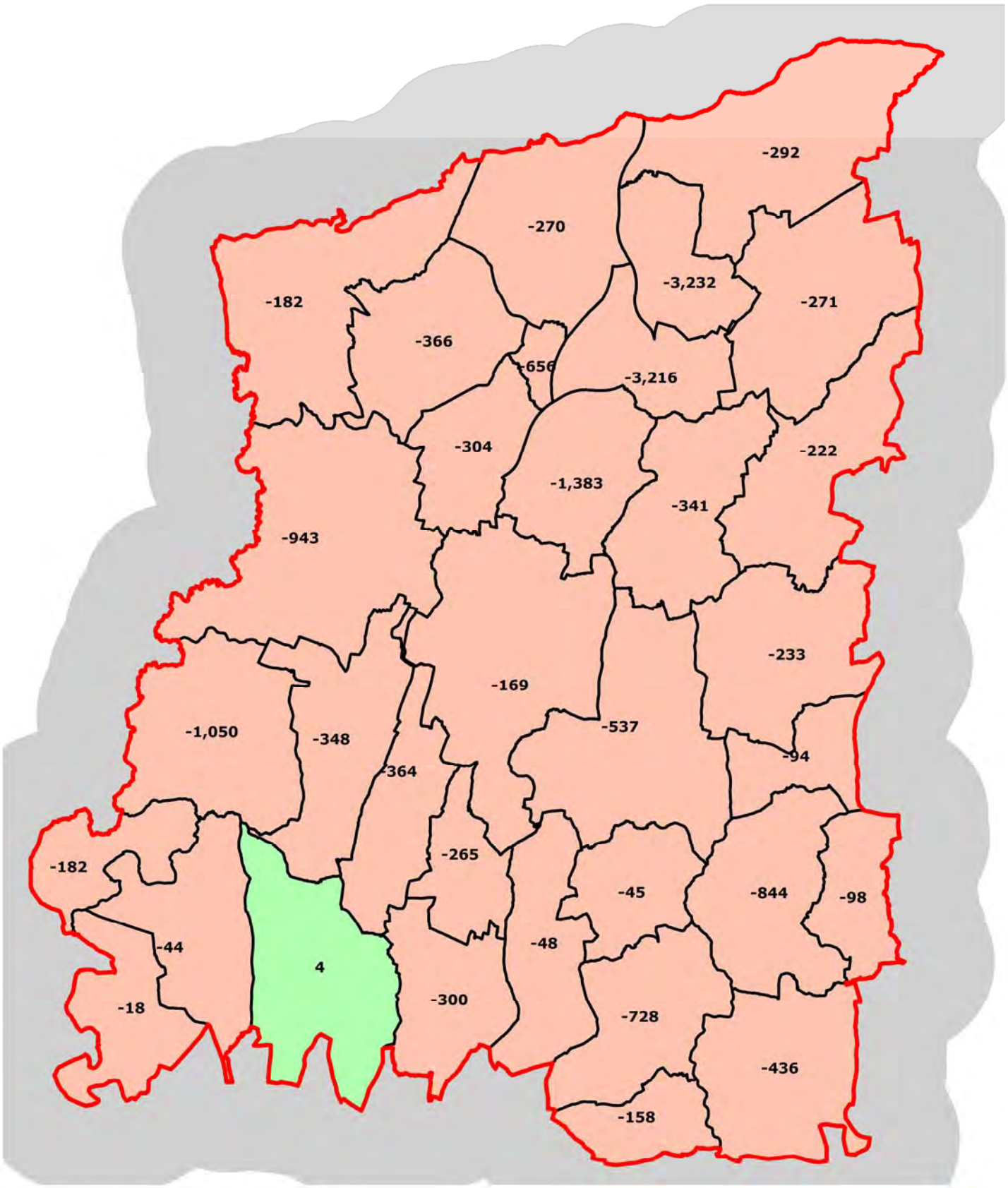
Planning Policy / Development Management

12.18 It will rarely be sensible for the Council to require developers to provide on-site youth provision as part of residential developments because of the likelihood of noise generation and litter. Therefore it should normally seek contributions to off-site provision, and adopt four broad priorities for their use:

- Ensure that all existing facilities are fit for purpose, while being careful not to use contributions as a substitute for adequate maintenance
- Increase the range of youth-oriented facilities offered at existing sites: the ideal mix is probably a shelter, a skateboard area and a ball court or basketball area, taking up about 5-600 sq m of land
- Develop additional sites across the District, but particularly in the areas highlighted above – those parts of Horsham without ready access to youth facilities, most of Broadbridge Heath and Washington.
- Respond positively to emerging trends, such as Parkour, provided local teenagers have expressed an interest in using such facilities.

Horsham District Council Officer Comments

Re: 12.18 Officers do not fully endorse this view, particularly for strategic sites, which do provide on site youth provision. They may however be less appropriate in smaller and medium developments.

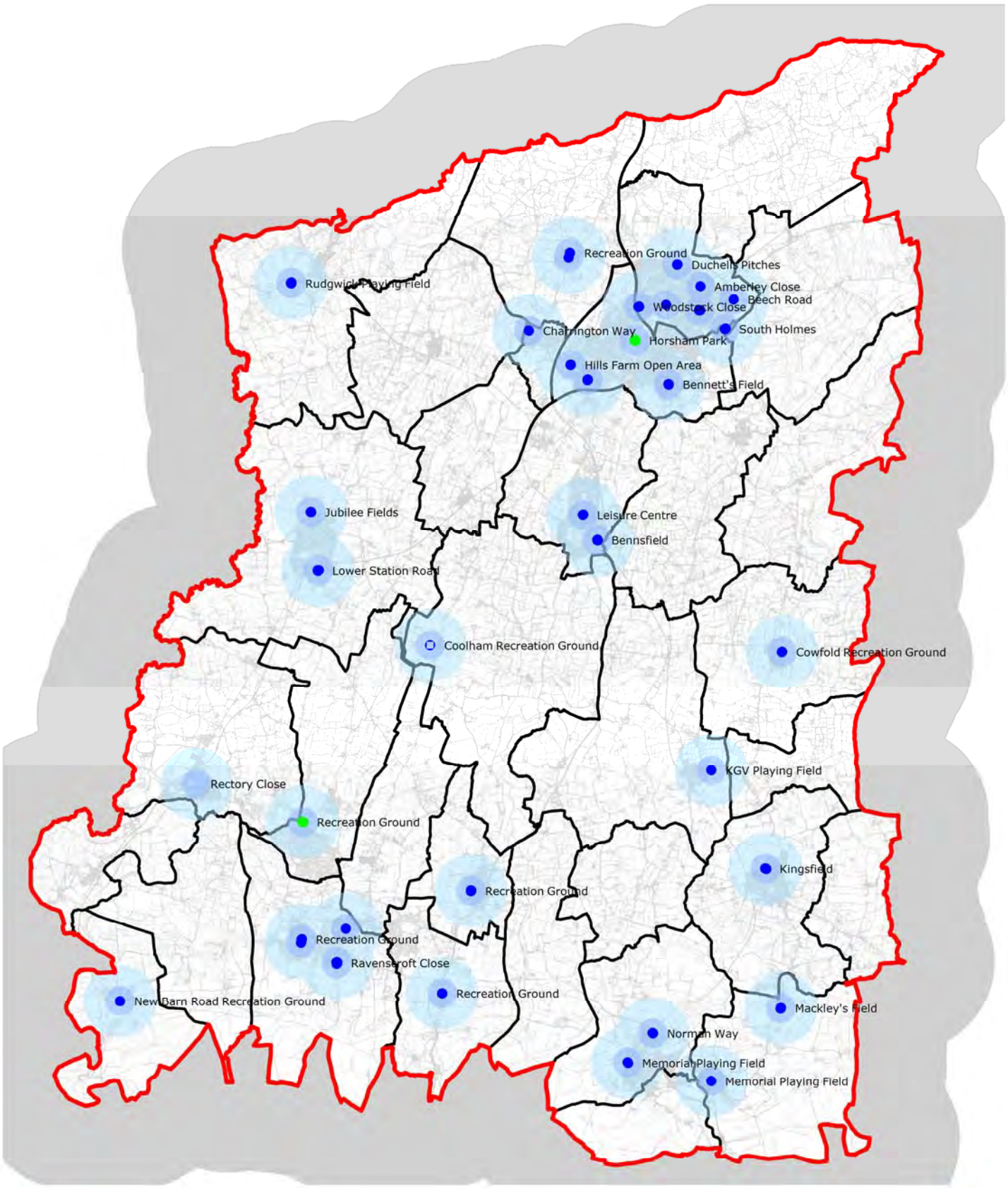


Surplus against quantity standard (sq m)

Deficiency against quantity standard (sq m)

The Horsham District
PPG17 Assessment 2012

Map 12.2
Youth Areas
Quantity of Provision against Quantity Standard



Sub-district Youth Areas

Neighbourhood Youth Areas

400 m walking distance threshold

1000 m cycling distance threshold

The Horsham District
PPG17 Assessment 2012

Map 12.1
Youth Areas: Accessibility

Sites shown enlarged for clarity

13: Planning Policy

Introduction

13.1 The National Planning Policy Framework promotes sustainable development and in particular the Government's localism agenda. For example:

- **Section 3**, *Supporting a Prosperous Rural Economy*, emphasises the importance of the retention and development of local services and community facilities in villages, such as meeting places and sports venues
- **Section 8**, *Promoting Healthy Communities*, states that councils should both plan positively for the provision and use of community facilities (such as meeting places and sports venues) and other local services to enhance the sustainability of communities and residential environments while also guarding against the unnecessary loss of valued facilities and services. It also notes 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."
- **Section 11**, *Conserving and Enhancing the Natural Environment*, requires councils to minimise impacts on biodiversity and provide net gains in biodiversity. It also encourages them to designate as Local Green Spaces green areas that are demonstrably special to a local community and in reasonably close proximity to the community it serves.

Broad Priorities

13.2 The 2005 assessment recommended that the District Council's first priority should be to enhance existing provision which is accessible and meeting, or capable of meeting, local needs and this remains valid, as do the reasons for it:

- Local communities will benefit directly from new development, making it more acceptable to them
- Enhancing the quality of existing provision should maximise the distance that local people are willing to walk or travel, thereby reducing the need for additional provision

13.3 However, it is now some years since the

preparation of the initial database of provision with its rating of the quality and value of spaces and facilities. While Council staff updated the listing of spaces and facilities, and we added some additional audit data, some of the information in the original audit will now be out of date – which is why this updating of the 2005 assessment does not include quality and value maps - and it will be desirable to update the quality and value assessments in order to provide a robust evidence base for planning purposes.

13.4 The second priority should be ensure that each of the "towns and larger villages" and "medium and smaller villages" settlements in the District has an appropriate range of provision and that it is of both high quality and high value. However, because the parished and non-parished areas in which they are located vary significantly in population, it is not easy to prescribe a single **range** of provision that will apply to all settlements in either category. The **amount** of provision however, can be determined by the application of the quantity standards.

13.5 The towns and larger villages as set out in the th Horsham District Council Preferred Strategy are:

Main Town

- Horsham

Larger villages and towns

- Billingshurst
- Bramber, Steyning and Upper Beeding
- Henfield
- Horsham
- Pulborough
- Southwater
- Storrington and Sullington

Medium and Smaller Villages

- Ashington
- Barns Green
- Broadbridge Heath
- Bucks Green and Rudgwick
- Christ's Hospital
- Coldwaltham
- Cowfold
- Lower Beeding
- Mannings Heath
- Partridge Green
- Rusper
- Slinfold
- Small Dole
- Street and High Bar Lane

- Warnham
- West Chiltington

National Park Settlements

- Amberley
- Coldwaltham
- Washington.

13.6 This said, we recommend that **medium and smaller villages** should have at least those facilities that are part of the traditional fabric of village life, consisting of a minimum of:

- A recreation ground at least large enough for a football pitch – whether there is an adult, youth or mini-soccer pitch will depend on local circumstances – and where there is a local club using the site as its "home" ground, there should also be a changing pavilion
- A multi-court with an appropriate all-weather surface designed for at least tennis and 5-a-side football
- A children's play area
- A teenage shelter
- A village hall

13.7 There are obvious advantages from the co-location of these facilities on a single site.

13.8 The **towns and larger villages** should have at least:

- Sufficient third generation ("3G") artificial turf pitches to accommodate a significant proportion of local football demand, funded through the Community Infrastructure Levy
- Floodlit tennis courts, ideally managed by a tennis club
- A bowling green, ideally managed by a club
- One or more floodlit multi-courts with a suitable all-weather surface, designed to be suitable for 5-a-side football (the tennis courts and multi-courts can be combined if required)
- At least one youth activity area with at least a teenage shelter plus additional facilities such as a skateboard area, ball court or basketball area
- Equipped play areas for children of different ages; their location should be planned using the distance thresholds recommended in this report.

13.9 Within this overall priority, and in partnership with the Parish Councils as appropriate, the Council should also seek to ensure that all village and community halls comply fully with the requirements of the Disability Discrimination Act.

Planning Policy

13.10 There are various approaches the Council can take to how it sets out its planning policy or policies for open space, sport and recreation this policy, depending on what it decides to include in Development Plan Documents and Supplementary Planning Documents. However, whatever approach it decides to take, it will need:

- Strategic goals
- A broad spatial objective
- A set of Policy Principles
- A clear core policy
- A range of delivery mechanisms
- Guidance for developers on how the Council will apply its provision standards in the context of specific development proposals

Strategic Goals

13.11 The Council's planning policies relating to open space, sport and recreation should obviously reflect the requirements of the NPPF while also be based on the evidence base provided by this updated assessment. We therefore suggest five broad strategic goals in relation to open space, sport and recreation provision for inclusion in its greenspace strategy:

- Promote pride and community involvement in the District's attractive and high quality environment
- Ensure that the District's greenspaces and sport and recreation facilities meet local needs and are accessible, of high quality, fit for purpose and well managed and maintained
- Support physical activity and mental well-being
- Promote nature conservation and biodiversity
- Harness natural systems and processes in order to promote sustainability.

Spatial Objective

13.12 A suitable spatial objective will be along the lines of:

> *To enhance the District as an area in which to live and work, and promote good health and well-being, by ensuring there is sufficient accessible and sustainable high quality and high value greenspace provision, and an adequate supply of well designed and managed, sustainable, accessible and affordable sport and recreation facilities to meet current and future community needs*

Policy Principles

13.13 The principles on which the Council should base its core policy for greenspace, sport and recreation are:

Protection of Appropriate Existing Spaces and Facilities

- The Council should give a higher level of protection to those spaces and facilities that are well located, well used and most valuable to communities than those which are poorly located or of relatively little value.

Development of Existing Greenspaces and Facilities

- It is inevitable that development proposals will come forward that, if approved, will involve the loss of greenspaces. Accordingly the Council should set out a criteria-based policy framework that will allow it to make robust decisions in relation to such proposals.

Provision Required as a Result of Development Proposals

- If a development proposal will create or exacerbate a qualitative or quantitative deficiency in its vicinity, the Council should require the developer to provide or fund additional or enhanced provision within the appropriate distance threshold sufficient to meet the needs likely to arise from the development

Other New or Enhanced Greenspace Provision

- Some proposals for new or enhanced greenspace provision may not be related to any other form of development, for example if the Council decides to fund the conversion of a grass pitch to an artificial turf pitch one. Alternatively, the Council may wish to use developer contributions to create or enhance existing facilities and may need to apply for planning permission in order to do so. Therefore it should have a criteria-based policy to aid consistent and transparent decision-making.

Green Corridors and Access to the Countryside

- The Council should actively promote the development of sustainable transport corridors and – although it is primarily a County function – access to the countryside.

Management and Maintenance of New Greenspace

- In many instances the Council will require developers to provide new on-site greenspaces or facilities and will therefore also have to determine the most appropriate way of managing and maintaining them to an acceptable standard. What is needed is an

approach which:

Is administratively simple for the Council and acceptable to developers and residents
Ensures a consistent and adequate standard of maintenance for publicly accessible spaces for as long as a development exists
Does not have long term revenue funding implications for the Council
Does not unnecessarily increase house prices.

13.14 Because of the importance of long term management and maintenance, we provide additional guidance to the Council later in this section of the assessment.

Core Policy

13.15 Policy can be set only in the Core Strategy or a Development Plan Document so that it will be subject to public examination. However, the Council also needs to use its adopted strategies as the evidence base against which to assess proposals that may affect greenspace, sport and recreation or green infrastructure provision. This suggests the following approach to the Core Policy or subsequent supporting planning documentation:

The Council will be guided by its greenspace, sport and recreation facilities and playing pitch strategies when considering proposals that involve the provision, alteration or loss of any greenspace, sport and recreation facility or playing pitch and:

- Support proposals for new green corridors within settlements or that will link settlements to the countryside around them or to each other
- Support proposals for new greenspace provision designed to meet identified local needs that is in the most accessible and sustainable location possible for the communities it is intended to serve and designed and specified in accordance with its adopted quality standards and current best practice
- Promote and support the enhancement of spaces and facilities identified in any of its strategy documents and supporting evidence bases as requiring improvement
- Promote and support proposals that will enhance access to the urban fringe, wider countryside and historic landscapes
- Promote and support proposals that will enhance the development, management and maintenance of wildlife habitats as part of developments in or adjacent to the urban fringe and green belt
- Permit proposals that involve the loss of any right of way, greenspace, sport and recreation facility or playing pitch only if:

The site that will be lost is clearly surplus to requirements in terms of its current use and there is no identifiable or foreseeable need for it to be used for a different form of greenspace or sport and recreation provision and it makes little or no contribution to green infrastructure; or

The development will result in the enhancement of other spaces or facilities that will represent a greater benefit to the community served by the space or facility that will be lost than retention of it; or

The development will result in replacement or compensatory provision that will be at least as accessible and at least equivalent in terms of attractiveness, quality, value and sustainability as the space or facility to be lost and capable of sustaining at least the same levels of use; or

The proposed development is ancillary to the current use or functions of the land and will not adversely affect the level of use it can sustain, its contribution to natural systems and processes or the overall quality of provision

The Council will impose conditions or seek planning obligations as necessary to make proposed developments acceptable in planning terms and may:

- Require developers to make or fund new or enhanced provision, either on or off site as appropriate, in order to comply with its adopted provision standards
- Require that any necessary new or enhanced provision will be delivered in phase with the implementation of the proposed development
- Require developers to make acceptable arrangements for the long term management and maintenance of any spaces or facilities intended predominantly for the use of the occupants of a proposed development

Delivery Mechanisms

13.16 The delivery mechanisms open to the Council in support of these policy statements include:

- Refusing planning permission for any development that is unacceptable in terms of the policy
- Imposing conditions on any planning permission, including where appropriate a Grampian condition
- Negotiating planning obligations that will result in appropriate compensatory provision or appropriate contributions to compensatory provision or the enhancement of existing provision (note, however, that this is likely to be only a short term approach until such time as the Council has determined its

Community Infrastructure Policy and set out its Charging Schedule)
- The allocation of Council resources through its leisure service and the seeking of external funding, where available
- The pooling and aggregation of developer contributions
- Working in partnership with the County Council as Highways Authority, the District's town and parish councils, land owners and local communities
- Working in partnership with national agencies such as Natural England and Sport England

Guidance for Developers

13.17 There will probably also be a need for a Supplementary Planning Document to set out guidance for developers on how the Council will apply its policy. Ideally this should cover at least:

- The Council's provision standards and how it will apply them, including in relation to phased developments and those that may involve more than one developer
- How the Council will use conditions and planning obligations
- Acceptable arrangements for the management and maintenance of on-site greenspaces or sport and recreation facilities
- How the Council will require developers to build in green infrastructure systems and processes

Summary of Quantity and Accessibility Standards

13.18 The quantity and accessibility standards recommended in this assessment are:

Allotments

Quantity Standard (HDC officer proposal): 1.25 -2.0sqm per person according to demand
Distance threshold 1 km

Equipped Play Areas
Quantity Standard 0.5 sq m/person
Distance threshold 400 m

Multi-functional greenspace
Quantity Standard
Neighbourhood spaces 17 sq m/person
Strategic/sub-district spaces 5.5 sq m/person

Distance threshold
Neighbourhood spaces 300 m

Strategic/sub-district spaces	None

Tennis and Multi-courts

Quantity Standard	0.75 sq m/person
Distance threshold	1 km

Village and Community Halls in Rural Areas

Quantity Standard	As in the relevant parish
Distance threshold	1 km

Youth Areas

Quantity Standard	
Larger settlements	0.4 sq m/person
Smaller settlements	0.2 sq m/person
Distance threshold	400 m

Assessing Needs

13.19 The Council should take a three stage approach to assessing the need for and most appropriate locations for additional or enhanced provision as a result of a proposed new development:

- **Step 1**: apply the quantity and accessibility standards (summarised above) to determine the maximum amount of provision that might be required to meet the needs generated by the development
- **Step 2**: review the context within which the development will be set in order to determine the most appropriate form(s) and location(s) of provision required to serve the residents of the new development
- **Step 3**: negotiate the most appropriate on-site provision, or contributions to off-site provision, with the developer

Step 1: Determine Maximum Requirements

13.20 For this step, development management staff should:

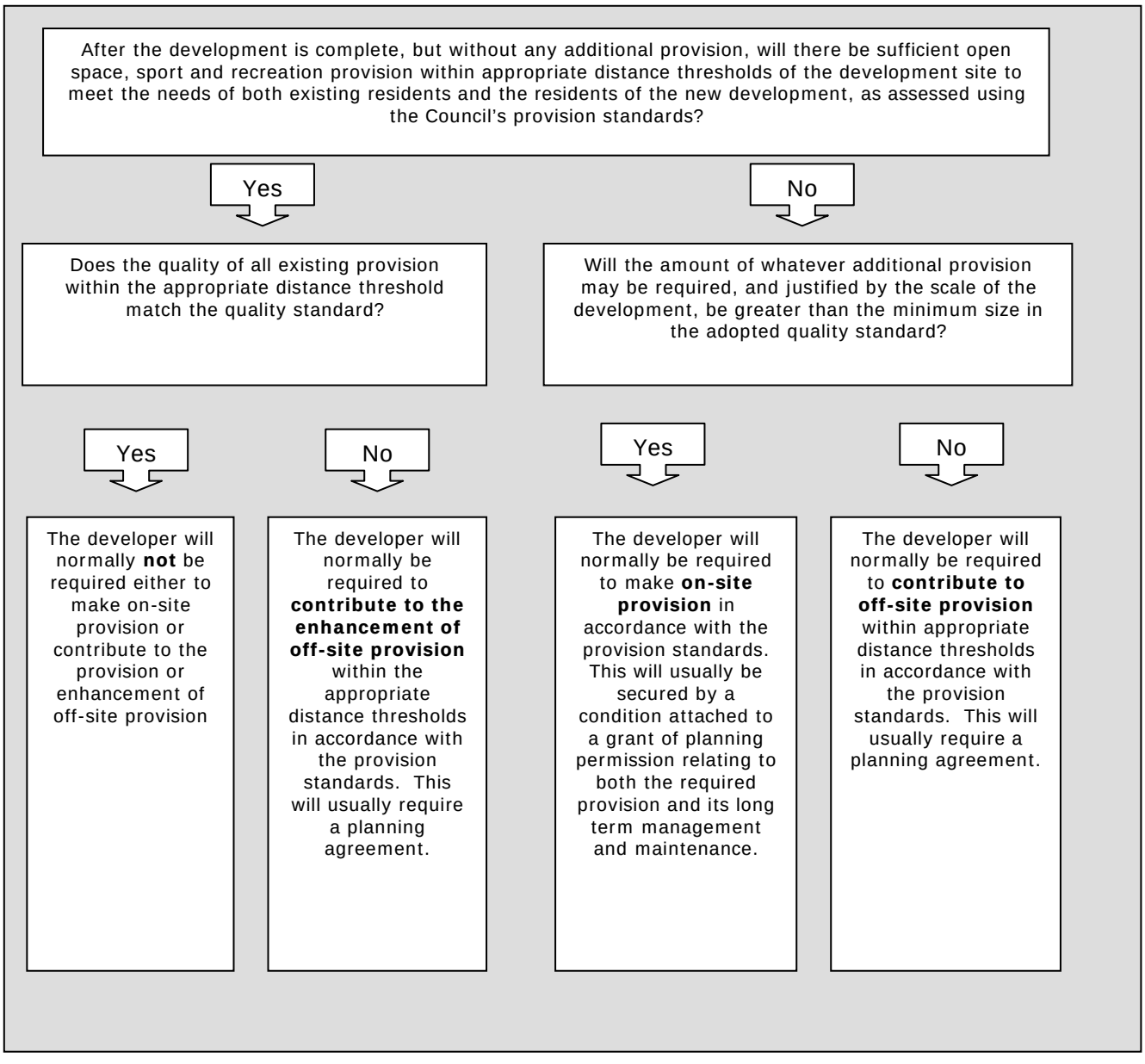
- Calculate the net change in the on-site population
- Determine the types of provision that might be required to serve the residents of the new development
- Calculate the maximum amount of provision that might be required to meet the needs generated by the development, using the appropriate quantity standards
- Determine whether it will be acceptable for that provision to be on-site, using the minimum acceptable size standards
- Calculate the potential maximum developer contributions.

Step 2: Review the Context

13.21 If there is a quantitative surplus of one or more forms of provision within the distance threshold there may not be a need for any more of that type of provision, although some or all of the existing provision may be of poor quality and therefore require enhancement. Accordingly the second step is to review the context within which the development is set to determine whether the developer should provide or fund any new or enhanced provision and the possible need for compensatory or replacement provision for any spaces or facilities that may be lost. For example, the development of dwellings on a playing field will result in the loss of that playing field and may result in a need for a replacement facility at another location.

13.22 The "line of thinking" below – taken from the Companion Guide to PPG17 - sets out how the Council will determine its requirements for additional or enhanced open space, sport and recreation provision as part of or linked to new residential developments. The same line of thinking must be applied separately to each form of provision.

Line of Thinking for Development Management Purposes



Step 3: Negotiate with the Developer

13.23 Finally, the Council should seek to negotiate the most appropriate amount, location and types of provision. Its primary concern should be to achieve well located, attractive and sustainable provision rather than necessarily the amount of provision justified by the application of its quantity standards.

Long Term Management and Maintenance

13.24 The "liveability" of a residential environment depends on many things, including its layout, the design of the dwellings, the quality of the landscaping, the behaviour of the residents and visitors, how well owners maintain their properties, and the maintenance of common areas such as publicly accessible greenspaces and car parking areas, and in flatted developments, common entrances. However, greenspace quality is a key factor in determining the image of a development and the wider area in which it is set and promoting pride in it and responsible behaviour amongst residents. It is therefore a legitimate issue for the Council to tackle and it should set an objective of ensuring that all new spaces and facilities are of high quality and will be maintained to an appropriately high and sustainable standard thereafter. Accordingly, it should require developers to put in place effective arrangements for the long term management and maintenance of on-site spaces and facilities.

13.25 Traditionally, the approach adopted by councils has been to adopt on-site spaces and facilities, which then subsequently maintain, funded by an appropriate commuted maintenance sum from the developer. However, as council budgets for greenspace management and maintenance face ever growing pressures to do more with less this approach is no longer sensible. The Council therefore needs a different mechanism.

13.26 Circular 5/2005, *Planning Obligations*, allows Councils to require developers to make arrangements "in perpetuity" for the management of spaces or facilities that are primarily for the benefit of the occupants or users of a development. In practice this will nearly always mean simply that they are on-site. The main options are:

- Adoption and subsequent management and maintenance by the Council, funded by a commuted maintenance sum provided by the developer
- Retention of the land by the developer, who appoints a grounds maintenance contractor and requires householders to pay an annual sum to a factor; this arrangement is best managed through a planning agreement
- Transfer of title to the land, and responsibility for long term maintenance, to a specialist grounds maintenance company on terms approved in advance by the Council (to include a maintenance specification), plus a commuted maintenance sum or a requirement that householders pay an annual sum for maintenance to the company
- Transfer of the land to a trust with a commuted sum or an asset from which it can generate sufficient income to fund management and maintenance; this option can better involve local volunteers and ensure that the spaces within housing areas are seen as "public" rather than "private"
- Transfer of the title to the land to the householders on a joint and several basis plus a requirement that they create a residents association and appoint and pay a grounds maintenance contractor

13.27 It is fairly simple to extend the last of these options to (for example) estate lighting and entrance doors, stairways and common passages in flatted developments. This can be achieved by requiring developers to include appropriate clauses relating to the management and maintenance of common areas in the title deeds for their properties when they sell them. Any householder not contributing to the management company or committee will then be in breach of conditions in their title. Therefore it is desirable that the title deeds should also:

- Grant the management company or committee rights to seek a court order requiring payment of maintenance contributions from any householder that defaults
- Grant the Council a right to appoint a maintenance contractor in the event of either there being no company/committee or no appointed contractor
- Grant a right to any contractor appointed by the Council to recover costs from the householders, plus an appropriate administrative fee

13.28 Some householders will no doubt claim that an arrangement like this amounts to double taxation: their Council Tax will include an amount for general grounds maintenance across the Council area plus a specific sum for the maintenance of the greenspaces in the development in which they happen to live. The counters to this are:

- If the Council had agreed to adopt the land it would have required a commuted maintenance payment which the developer would have added to the cost of the houses – so they would have paid for the maintenance anyway
- The better the local environment in which a house is set the higher its selling price will be

13.29 In addition, of course, solicitors should make sure that potential buyers are aware of the requirement before exchanging missives.

Recommended Standard Planning Conditions

13.30 There is likely to be a need for three standard management and maintenance conditions:

Condition 1: The Quality of Greenspace and Outdoor Sport and Recreation Provision

The layout, design, specification and construction of the approved greenspaces and outdoor sports and recreation facilities shall comply in all respects with, or exceed, the quality standards adopted by the Council and set out Supplementary Planning Guidance, or such other standards as the Council, at its sole discretion, may specify in writing

Reason: to ensure that on-site greenspaces and sport and recreation facilities are designed, specified and constructed in accordance with best practice and fit for purpose

Condition 2: Long Term Management and Maintenance

Before the conveyancing of the first dwelling for sale or occupation of the first dwelling for rent, whichever is the former, the developer shall put in place long term arrangements acceptable to the Council that will ensure the common areas of the development are managed and maintained in an appropriate manner, with the "common areas of the development" defined as on-site greenspaces and/or sports facilities and other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual dwelling owner, such as communal parking areas, the common entrances to flatted developments and estate lighting

Reason: In order to ensure adequate and appropriate long term maintenance of the common areas of the development.

Condition 3: Short term Management and Maintenance

The developer shall maintain all of the common areas of the approved development for a period of at least twelve months (or such lesser period as the Council may set out in writing) from the date of conclusion of missives relating to the sale of the last dwelling within it, or occupation of the last dwelling for rent, and shall remain responsible for management and maintenance of the common areas until such time as the Council agrees in writing that (a) they have been laid out, designed, specified, constructed and maintained to a satisfactory standard and (b) satisfactory arrangements complying with Standard Condition 2 are in place.

Reason: to ensure that the common areas of the development are laid out, constructed and in an acceptable condition, and acceptable long term arrangements for their management and maintenance are in place, before the developer relinquishes responsibility for them.

Compliance with the Standard Conditions

13.31 The Council's preferred approach to compliance with its Standard Conditions 2 and 3 should be for the management and maintenance of the common areas of a residential development to be the shared responsibility of the dwelling owners. However, it will also need to take steps to ensure that the maintenance is of high quality, both initially and in the long term. In order to achieve this, it should require:

- The preparation, by the developer, of a detailed management and maintenance specification for the common areas of the development for the consideration, and after any reasonable amendment that may be required, approval of the Council
- The incorporation, by the developer, of an identical clause or clauses in the title deeds for all of the properties in the development:

  (a) Requiring the owners to contribute to the upkeep of the common areas of the development on an equitable basis and to form a Residents Association to manage, or appoint a Factor to manage, the necessary maintenance works to an agreed standard, which shall not be lower than the specification approved by the Council
  (b) Granting the Council the right to select and appoint a maintenance contractor to undertake the maintenance to the approved specification if, in its judgement and acting reasonably, the arrangements made in accordance with (a) above have proved ineffective or have not been implemented as set out in the title deeds
  (c) Granting any maintenance contractor appointed by the Council in accordance with (b) above the

right to recover the costs of maintenance from the dwelling owners, plus a reasonable percentage to cover any administrative costs incurred in recovering those costs

(d) Setting out arrangements for SUDS maintenance

Notes

- This approach refers to owners rather than the tenants of any rented properties in order to ensure that appropriate maintenance payments are made even if a property is unoccupied.
- The Council should publish and revise as appropriate from time to time guidance on management and maintenance specifications in order to assist developers on the standards of maintenance it regards as acceptable and appropriate.

13.32 In addition, and in order for the Council to be satisfied that the developer has complied with Standard Condition 2, it should require developers to ensure that any solicitor or other legal agent acting in relation to the sale of any of the approved dwellings, and prior to the sale of the first approved dwelling or occupation of the first approved dwelling for rent:

- Provides a draft copy of the proposed standard clause(s) relating to the management and maintenance of the common areas to be included in the title deeds for each property
- If necessary, incorporates any amendments to the proposed standard clauses relating to management and maintenance of the common areas required by the Council, such amendments to be reasonable
- If necessary, provides a copy to the Council of the final draft clause(s) relating to management and maintenance of the common areas for its written approval
- Provides a written warranty to the Council that the approved standard clause(s) relating to management and maintenance of the common areas will be incorporated into the title deeds for each of the approved dwellings. This can be done either for each individual dwelling prior or, preferably, as a general undertaking relating to the development as a whole.

13.33 If the developer does not comply with these requirements, or whatever other arrangements the Council may approve in writing prior to the sale of the first approved dwelling, or occupation of the first dwelling for rent, the Council should seek an injunction preventing the sale or occupation of any of the dwellings until arrangements for long term management and maintenance that are acceptable to it are in place.

Adoption by the Council or other appropriate body

13.34 In exceptional circumstances, the Council may decide it will be sensible for it to adopt on-site greenspaces and/or outdoor sport and recreation facilities designed, specified, laid out and constructed by

developers. However, it should do so only if:

- The provision meets the appropriate quality standard(s) in all respects at the time of adoption (ie complies with Standard Condition 3)
- The developer provides a commuted maintenance sum on or before the date of adoption of the space or facilities by the Council, sufficient to fund the management and maintenance for an appropriate period
- The developer pays all of the legal costs relating to the transfer of the land or facilities to the Council.

Horsham District Council Officer Comments

Re:13.26 This document has now been replaced by the NPPF and associated guidance.

Re:13.26 Council Officers do not believe that it is always advantageous to have green spaces managed by a contractor or management company.

Re: 13.30 These recommended planning conditions are the views put forward by Kit Cambell Associates. At this stage the Council have concerns as to how this would work in practice, and it should be noted that some issues addressed appear to be legal as opposed to planning matters. The Council will therefore give these conditions further review, and does not endorse these suggestions at this stage.

Appendix A: Quality Standards

Introduction

This appendix sets out the quality standards we recommend the District Council to adopt and covers:

Greenspaces	Accessible natural greenspace Allotments Amenity greenspaces Equipped play areas Sports pitches Bowling greens Tennis and multi-courts Urban parks and recreation grounds Youth activity areas
Indoor provision	Community centres and halls Indoor sports halls and swimming pools

We have derived each of the quality standards from examples of best practice, such as the Green Flag Award criteria for parks, plus the views and local knowledge of District Council officials, and set them out below under six standard headings:

- General characteristics
- Minimum size requirements
- Accessibility
- Planting and biodiversity
- Facilities and features
- Management and maintenance

Accessible Natural Greenspace

General Characteristics

- Open naturalistic appearance which blends into the surrounding countryside
- Only limited internal areas of poor visibility
- Distinct identity
- Good use of views out of or across the site
- Good use of topography, space and planting

Minimum Size Requirements

English Nature's Research Report 153, Accessible Natural Greenspace in Neighbourhoods and Cities (1995), concludes that size is not as important in terms of species richness as other factors such as habitat diversity, management, vegetation structure and topography. Its guide to *Providing Accessible Natural Greenspace in Neighbourhood and Cities* recommends a minimum size of 0.25 ha (2,500 sq m).

Accessibility

- Entrances or access points linked to rights of way, bridlepaths, quiet lanes and cycling routes and water courses to create wildlife corridors and a network of greenspaces
- Accessible from the adjacent road or car park area by walking or in a wheelchair where appropriate
- Good network of internal paths, linking to rights of way, bridle paths, quiet lanes and cycling routes in the vicinity

Planting and Biodiversity

- Good mix of native species and habitats, depending on site characteristics
- Dense, bushy hedgerows
- Wildlife protection areas
- Clearings or gaps in tree crowns to allow light penetration to woodland floor, where appropriate
- Well developed shrub, field and ground layers and wide, species rich edge, where appropriate

Facilities and Features

- Built heritage structures and natural features conserved
- Interpretation of flora and fauna as appropriate
- Litter bins and seats at key points
- Signs requiring dogs to be kept under control and fouling disposed of to "pooper" bins
- Adequate safety measures adjacent to areas of water (will depend on size, depth and current, if any)
- "Way marked" routes, where appropriate

Management and Maintenance

- Managed primarily for wildlife and nature conservation
- Litter clearly under control with litter bins emptied regularly
- Limited evidence of vandalism or graffiti, and rapid and effective removal
- Very little or no evidence of dog fouling and "pooper bins" available at various points, plus notices relating to the avoidance of dog fouling

- No or very little evidence of flytipping and rapid, effective removal of tipped material
- Wooded areas well managed
- All paths kept clear of debris; surfaces in good condition and repaired as necessary

Allotments

General Characteristics

- Screen planting to provide some privacy and shelter, without giving rise to overshadowing of plots
- Clear separation between adjacent allotments
- Signage at site entrances giving details of ownership; site rules; how to apply for an allotment; and emergency telephone numbers
- Securely fenced with 1.5 m dark green weld mesh and lockable gates
- Not adjacent to busy roads that generate significant noise and traffic fumes
- Plots prepared and ready for cultivation
- Naturally well drained.

Minimum Size Requirement

- No minimum

Accessibility

- Linked to pedestrian and cycle path systems
- Adequate parking adjacent or close to the entrance to the site (but not necessarily on-site)
- Site entrance not more than 400 m from nearest bus stop and preferably not more than 250 m
- Main access roads and paths not less than 3 m wide
- Adequate paths within the site, suitable for people with disabilities
- Easy access for tractor and trailer to deliver organic matter to plots
- Access for maintenance of both sides of hedgerows
- Grass paths between plots not less than 0.8 m wide.

Planting and Biodiversity

- Good mix of species in planting around and within the site
- Dense, bushy hedgerows (where present).

Facilities and features

- Water point serving each group of allotments with accessible stop cock and meter in weather-proof housing.

Management and Maintenance

- Litter clearly under control

- Limited evidence of vandalism or graffiti, and rapid and effective removal
- All paths kept clear of debris; surfaces in good condition and repaired as necessary
- All facilities in clean, safe and usable condition.

Amenity Greenspaces

General Characteristics

- Part of a network of greenspaces providing traffic segregated routes through residential or other areas which link to major walking and cycling routes and bus stops
- Designed to create a sense of place and complement and provide a setting for adjoining buildings, with "sun traps"
- "Cared for" general appearance
- Views out of or across the space, ideally to local landmarks
- Provided with drainage and soil mixes designed to ensure that spaces are free draining and therefore dry out after heavy rain

Minimum Size Requirements

- Areas of AGS should be at least large enough to be used by local young people for a kickabout without creating a nuisance for the residents of neighbouring dwellings. The smallest size of mini-soccer pitch is 27 x 18 m with margins of at least 3 m all round (minimum 33 x 24 m overall). This can be therefore taken as a guide to the minimum size of an area of AGS. A facility such as this should occupy no mare than about half the site so a sensible minimum size is 0.2 ha (2,000 sq m)

Accessibility

- Traversed by hard surfaced paths, where appropriate, which are suitable for wheelchairs, wide enough for two wheelchairs to pass and broadly following desire lines (but avoiding straight lines wherever possible)

Planting and biodiversity

- Good balance of mown grassed areas, in varying widths or sizes (large enough for informal recreation such as kickabouts or mini-soccer where appropriate) and mixed indigenous and ornamental species and ages of trees or shrubs, but with a predominantly open character
- Range of habitat types eg woodland, ponds, grasslands, hedgerows
- Buffer or shelter planting as necessary

Facilities and Features

- May incorporate provision for children or teenagers but such facilities should not be central to or the main focus of the spaces
- Adequate litter bins
- Signs indicating that dog fouling should be picked up and disposed of responsibly
- May incorporate public art or heritage features (eg statues)
- Seats, in both sunny and shaded areas
- Adequate safety measures adjacent to potentially dangerous areas of water (eg rivers, canals)
- Path lighting where appropriate
- Passive surveillance from nearby properties, but in a way which respects the privacy of occupants

Management and Maintenance

- Litter clearly under control
- Limited evidence of vandalism or graffiti, and rapid and effective removal
- Very little or no evidence of dog fouling and "pooper bins" available at various points, plus notices relating to the avoidance of dog fouling
- Grassed areas to have a low preponderance of broad leaved weeds; they must be cut to an even length and if clippings are left in place after cutting they must be short so as not to have a detrimental impact on the appearance of the area
- Horticultural areas and flower/shrub beds weed free and ideally mulched
- Flowering plants dead headed and pruned as necessary
- All paths kept clear of debris; surfaces in good condition and repaired as necessary
- All facilities in clean, safe and usable condition
- Path or other lighting adequately maintained and working

Neighbourhood Equipped Play Areas

General Characteristics

- Designed by a landscape architect and play equipment supplier partnership to provide an innovative, attractive and stimulating environment with high play value that does not rely only on play equipment but also makes use of changes of level and natural features such as rocks, logs and sand
- Grassed areas must be well drained and if sloping must be easily maintained
- Located where the play area will be sheltered from the prevailing wind but not overshadowed for at least the major part of the day
- Visible from nearby pedestrian routes or dwellings so as to provide informal surveillance

- Activity area of at least 1,000 sq m, with a range of equipment designed for children of different ages and incorporating separate areas for younger and older children
- Play equipment designed and installed in accordance with EN1176 and EN1177 with impact absorbing surfaces beneath and around items of equipment as necessary
- Suitable safety surfacing beneath and around play equipment
- Accessible to children or adults with disabilities
- Effective drainage of all surfaces.

Minimum size requirement

- Activity zone of 0.1 ha (1,000 sq m) plus buffer zone all round at least 30 m between the edge of the activity zone and the boundary of the nearest dwelling or 40 m between the edge of the activity area and the nearest dwelling window, whichever is greater.
- Minimum overall size approximately 0.4 ha (4,000 sq m).

Accessibility

- Easily accessed on foot from the community it is intended to serve without a need to cross major roads
- Designed in accordance with the requirements of the Disability Discrimination Act, 1995, and therefore with as much of the site as can reasonably be achieved fully accessible to people with disabilities
- Linked to local footpath and cycleway network
- Accessible by public transport – nearest bus stop within 400 m of entrance/access points, but preferably 250 m

Planting and Biodiversity

- Good mix of "child-friendly" (ie not sharp, spiky or poisonous) plant and tree species in the vicinity, but in positions which will not result in major leaf drop within the play area.

Facilities and Features

- At least eight types of play equipment, designed to provide opportunities for balancing (eg beams, stepping logs, clatter bridges); rocking (eg see-saw or spring animals); climbing/agility (eg frames, nets, overhead bars); sliding (eg straight slides); and social play (eg sheltered areas or children's seating). At least five of the eight pieces of equipment should encourage adventurous climbing, single point

swinging (eg in a car tyre on a rope), balancing, rotating or gliding (eg an aerial runway).

- Where necessary, dog-proof fencing, at least 1 m high, fitted with at least two outward-opening, self-closing gates
- Seats, with backs, for parents or carers; ideally, seats should be timber because metal seats can be very cold to sit on in winter
- Adequate litter bin(s)
- Signage to indicate that the area is intended for children; dogs should be excluded; the name and telephone number of the agency responsible for management and maintenance
- Designed with internal surfaces which will not become muddy in wet weather and with a hard surfaced (but ideally porous) path to the nearby footpaths
- Secure parking for bicycles

Management and Maintenance

- Litter clearly under control
- Very little or no evidence of vandalism or graffiti, and rapid and effective removal
- No dangerous litter such as broken glass
- Safety surfacing in good condition
- Play equipment in safe and usable condition
- Seats for children or parents/carers in safe and usable condition

Local Equipped Play Areas

General Characteristics

- Designed by a landscape architect and play equipment supplier partnership to provide an innovative, attractive and stimulating environment with high play value that does not rely only on play equipment but also makes use of changes of level and natural features such as rocks, logs and sand
- Grassed areas must be well drained and if sloping must be easily maintained
- Located where the play area will be sheltered from the prevailing wind but not overshadowed for at least the major part of the day
- Visible from nearby pedestrian routes or dwellings so as to provide informal surveillance
- Activity area of at least 400 sq m, with a range of equipment designed for younger children
- Play equipment designed and installed in accordance with EN1176 and EN1177 with impact absorbing surfaces beneath and around items of equipment as necessary
- Suitable safety surfacing beneath and around play equipment
- Accessible to children or adults with disabilities
- Effective drainage of all surfaces

Minimum size requirement

- Activity zone of 0.04 ha (400 sq m) plus buffer zone all round at least 10 m between the edge of the activity zone and the boundary of the nearest dwelling or 20 m between the edge of the activity area and the nearest dwelling window, whichever is greater.
- Minimum overall size approximately 0.09 ha (900 sq m).

Accessibility

- Easily accessed on foot from the community it is intended to serve without a need to cross major roads
- Designed in accordance with the requirements of the Disability Discrimination Act, 1995, and therefore with as much of the site as can reasonably be achieved fully accessible to people with disabilities
- Linked to local footpath and cycleway network

Planting and Biodiversity

- Good mix of "child-friendly" (ie not sharp, spiky or poisonous) plant and tree species in the vicinity, but in positions which will not result in major leaf drop within the play area

Facilities and Features

- At least five types of play equipment, designed to provide opportunities for balancing (eg beams, stepping logs, clatter bridges); rocking (eg see-saw or spring animals); climbing/agility (eg frames, nets, overhead bars); sliding (eg straight slides); and social play (eg sheltered areas or children's seating). At least five of the eight pieces of equipment should encourage adventurous climbing, single point swinging (eg in a car tyre on a rope), balancing, rotating or gliding (eg an aerial runway).
- Where necessary, dog-proof fencing, at least 1 m high, fitted with at least two outward-opening, self-closing gates
- Seats, with backs, for parents or carers; ideally, seats should be timber because metal seats can be very cold to sit on in winter
- Adequate litter bin(s)
- Signage to indicate that the area is intended for children; dogs should be excluded; the name and telephone number of the agency responsible for management and maintenance
- Designed with internal surfaces which will not become muddy in wet weather and with a hard surfaced (but ideally porous) path to the nearby

footpaths
- Secure parking for bicycles

Management and Maintenance

- Litter clearly under control
- Very little or no evidence of vandalism or graffiti, and rapid and effective removal
- No dangerous litter such as broken glass
- Safety surfacing in good condition
- Play equipment in safe and usable condition
- Seats for children or parents/carers in safe and usable condition

Sports Pitches (grass and artificial turf)

General Characteristics

- External lighting in car parking areas
- External lighting on pavilions with PIR detectors
- Signs indicating that dogs must be kept on a lead and any fouling picked up and disposed of responsibly
- Rows of more than eight parking spaces to be separated by slow growing and easily maintained soft landscaping
- Not closer than 30 m to adjoining residential properties
- Adequate measures in place to control light spill from floodlighting to adjoining properties and related land

Minimum Size Requirement

- Single grass pitch sites are uneconomic to maintain. Therefore there should be a minimum of two grass pitches on all sites. Artificial turf pitches can be stand-alone if required.

Accessibility

- Accessible by public transport: nearest bus stop within 400 m of entrance/access points, but preferably 250 m
- Convenient car parking
- Good connections to paths and cycling routes in the vicinity of the site
- Wide access routes with clear sight lines at site entrance/egress
- Hard surfaced paths following desire lines from parking to pavilions
- Paths and buildings fully accessible by wheelchair where appropriate
- Path system appropriate to the circulation needs of players within the site, with wide, hard surfaces in heavily trafficked areas (to avoid constant muddy areas) and from changing pavilions to artificial surfaces

- Path system approximating to desire lines for those crossing the site, but avoiding straight lines wherever possible (note that this can have implications for pitch layout)

Planting and Biodiversity

- Strong structure planting around the perimeter of the site using native species (designed as buffer planting to reduce wind on pitches and noise or light spill as appropriate to the site and adjoining properties or roads and also to promote biodiversity)
- Internal structure planting where appropriate
- Easily maintained amenity or naturalistic landscaping in the vicinity of buildings and car parking

Facilities and Features

Changing pavilions

- Robust, low maintenance internal and external materials from which it is easy to remove spray paint graffiti
- Simple but robust services installations
- Changing rooms (with the number of rooms appropriate to the number of pitches or other facilities on site) consisting of changing spaces, showers and drying area, plus separate changing for match officials where appropriate
- Capable of simultaneous male and female team and/or officials' use, where appropriate
- First aid room (essential only for pitch sports and athletics)
- Space for refreshments with kitchen
- Pitched roof finished with suitable anti-climb measures
- Adequate secure maintenance equipment storage
- Lockable security shutters on all pavilion doors and windows
- Passive surveillance from nearby properties

Pitches, practice areas and other facilities

- Correct orientation (pitches generally between 35 degrees west and 20 degrees east of N-S; athletics tracks generally oriented so the finishing straight is not in line with the prevailing south-westerly wind)
- Playing facilities meeting relevant governing body requirements in terms of length, width, even-ness of surface, boundary distances (cricket) and side clearances or safety margins
- Artificial surfaces in good overall condition, free from tears and uneven areas
- Floodlighting to relevant governing body requirements for the standard of play, where this will

not result in unacceptable noise or light pollution acceptable
- No end to end slope on pitches greater than 1:40 (1:80 preferable); no side to side slope greater than 1:40 (1:60 preferable)
- Winter sports grass pitches to have pipe drains plus sand slits designed to ensure adequate disposal of normal rainfall for the location of the site (note: sand slits to be renewed every 10 years)
- Artificial surfaces to comply with relevant governing body requirements and BS 7044: Artificial Sports Surfaces
- All artificial surfaces (and any safety surround areas) to be fully enclosed within lockable chain link fence at least 3.0 m high

Management and Maintenance

- Grass lengths appropriate to sport with full grass cover on grass pitches
- Posts and goals safe and free from rust or sharp edges, with hooks for nets where appropriate
- Line markings straight and easily seen
- Surface repairs carried out quickly and effectively
- Surround netting and entrance gates to artificially surfaced areas in good condition
- Floodlights in full working order
- Information on site ownership and the facilities available at the site entrance
- Contact details for emergencies at any pavilion

Bowling Greens

General Characteristics

- Green, banks and ditches to meet relevant governing body standards
- No broad-leaved trees overhanging the green

Minimum Size Requirement

- One green plus banks and ditches and a walkway all round the green at least 3 m wide

Accessibility

- Accessible by public transport: nearest bus stop within 400 m of entrance/access points, but preferably 250 m
- Convenient car parking
- Linked to local footpath network
- Hard surfaced path all round the green
- Site and pavilion to be fully accessible to people with disabilities

Planting and Biodiversity

- Shelter planting/screening to provide summer time shelter from wind, privacy for bowlers and support biodiversity

Facilities and Features

- Greens to have at least six rinks (to allow play along and across the green to even out wear)
- Changing pavilion with at least male and female changing rooms and social area

Management and Maintenance

- Grass sward kept short and clear of weeds

Multi-use Games Areas and Tennis Courts

General Characteristics

- Reasonably sheltered from the wind
- A free-draining or drained impervious surface
- Surrounded by netting which prevents balls escaping from the court(s) area
- Courts oriented roughly north-south

Minimum Size Requirement

- One court minimum 36.5 x 18.25 m plus buffer zone all round at least 10 m deep; overall minimum area approximately 0.22 ha (2,200 sq m)

Accessibility

- Accessible by public transport: nearest bus stop within 400 m of entrance/access points, but preferably 250 m
- Convenient car parking
- Linked to local footpath network
- Site and pavilion to be fully accessible to people with disabilities

Planting and Biodiversity

Amenity planting composed mainly of native species to improve appearance, provide shelter, reduce noise transfer and promote biodiversity

Facilities and Features

- Posts and tennis nets in good condition, without large holes through which the ball can pass
- Clearly marked courts with adequate safety surrounds
- Basketball hoops and football goals, if present, securely fixed with no sharp edges
- Floodlighting (if present) to meet governing body requirements

Management and Maintenance

- Litter clearly under control
- Very little or no evidence of vandalism or graffiti, and rapid and effective removal
- Very little or no evidence of dog fouling
- No dangerous litter such as broken glass
- Court(s) surface in good condition

Urban Parks

General Characteristics

- Well defined boundaries or perimeter
- A welcoming appearance at the entrance and therefore well maintained, free from litter and graffiti, with good views over an attractive parkland landscape with clear points of interest to draw visitors in
- Range of natural and man-made structures of heritage features such as ponds, statues, buildings and ornamental railings
- Good use of topography so that slopes are gentle, views across and out of the park are attractive and visitors can get a sense of scale
- Reasonable privacy for the residents of nearby dwellings; ideally, houses should not back on to the park, but be on the other side of the road

Minimum Size Requirement

- Minimum size depends on the context

Accessibility

- Clearly visible entrances, ideally signed on nearby roads and pedestrian or cycling routes
- Park entrances linked to safe pedestrian and designated cycling routes (where they exist)
- Secure bicycle storage at the main entrance to the park, at least, and ideally secondary entrances as well
- Adequate parking adjacent to at least the main entrance (can be on-street) and ideally secondary entrances as well
- Main entrance, and ideally secondary entrances, within 400 m, at most, of the nearest bus stop, but preferably 250 m
- Internal path system which links up with adjoining roads and pedestrian or cycling routes; preferably at the junctions of streets, rather than in the middle of them, and provides a number of “short cuts” across or through the park
- All paths hard surfaced, well drained and suitable for wheelchairs and baby buggies; maximum slope not

more than 1:12 and then only for short distances; otherwise not more than 1:24
- Path network linking points of interest within the park
- No areas within the park accessible only by ascending or descending steps except where it is not possible to provide a ramp
- Access controls to prevent the riding of motorbikes across grassed or planter areas

Planting and Biodiversity

- Diverse species of flowering and non-flowering trees, of various ages, including native species; also shrubs and plants providing a wide range of habitats
- Hedgerows, where present, reasonably dense, thick and bushy so as to provide habitats
- Some areas of dense planting, difficult for people to penetrate and in areas where they will not provide hiding places, but providing habitats for small animals and birds
- Woodland areas to have clearings or gaps in crowns to allow light penetration to the woodland floor and development of undergrowth

Facilities and Features

- Equipped play areas for young children (under 10), where present – see separate quality standard
- Provision for teenagers, where present – see separate quality standards
- Sports facilities, where present – see separate quality standards
- Adequate litter bins – well designed, located adjacent to the path system, bird/squirrel/rat proof and cleared regularly
- Examples of public art, linked to the path system
- Bandstands, if present, well maintained
- Ornamental fountains, if present, in good working order and well maintained
- Café facilities in larger parks
- Good views through and across the park so that each visitor is providing a form of informal surveillance of other users
- Adequate safety measures adjacent to areas of water which might be dangerous (eg notices regarding depths, life buoys)
- Adequate lighting for appropriate paths. Where appropriate
- Informative interpretation signs or other material relating to natural features (eg geology, land form); heritage features (eg statues, historic/listed buildings, bandstands); wildlife (eg details of the main birds and animals to be seen in the park); landscaping (eg information on trees and other

planting and especially horticulture areas)
- Adequate signage giving directions both within the park and to nearby streets or features of interest outside it

Management and Maintenance

- Litter clearly under control
- Limited evidence of vandalism or graffiti, and rapid and effective removal
- Very little or no evidence of dog fouling and "pooper bins" available at various points, plus notices relating to the avoidance of dog fouling
- Grassed areas to have a low preponderance of broad leaved weeds; they must be cut to an even length and if clippings are left in place after cutting they must be short so as not to have a detrimental impact on the appearance of the area
- Horticultural areas and flower/shrub beds weed free and ideally mulched
- Flowering plants dead headed and pruned as necessary
- Woodland areas maintained and thinned to provide easy access
- All paths kept clear of debris; surfaces in good condition and repaired as necessary
- All facilities (especially toilets) in clean, safe and usable condition
- Path or other lighting adequately maintained and working

Youth Activity Areas (age 12-16 years)

General Characteristics

- Designed by a landscape architect to provide an innovative, attractive and stimulating environment with high play value that does not relay only on play equipment but also makes use of changes of level and natural features such as rocks, logs and sand;
- Grassed areas must be well drained and if sloping must be easily maintained
- Located where the facility will be sheltered from the prevailing wind but not overshadowed for at least the major part of the day
- Visible from nearby pedestrian routes or dwellings so as to provide informal surveillance
- Located close, but not immediately adjacent, to a well used pedestrian route
- Facilities for wheeled sports designed in accordance with EN14794, *Facilities for users of roller sports equipment – safety requirements and test methods*
- Appropriate notices regarding the use of safety equipment for wheeled sports, emergency telephone numbers and contact details for the agency responsible for management and maintenance

Minimum Size Requirement

- Activity zone of 0.1 ha (1,000 sq m) plus buffer zone all round at least 30 m between the edge of the activity zone and the boundary of the nearest dwelling or 40 m between the edge of the activity area and the nearest dwelling window (but 50 m when the area includes skateboarding facilities), whichever is greater.
- Minimum overall size approximately 0.4 ha (4,000 sq m).

Accessibility

- Designed in accordance with the requirements of the Disability Discrimination Act, 1995, and therefore with as much of the site as can reasonably be achieved fully accessible to people with disabilities
- Easily accessed on foot from the community it is intended to serve and ideally also by public transport from a wider area
- Linked to local footpath and cycle path network
- Fully accessible to people with disabilities

Planting and Biodiversity

- Attractive and tough, but not prickly landscaping in the immediate vicinity of the area
- Landscaped screening where desirable between the area and nearby dwellings

Facilities and Features

- Mix of facilities such as skateboard/BMX ramps, basketball goals, teenage shelters, parkour obstacles
- Graffiti/street art wall
- Casual seating
- Low level lighting
- Adequate provision of litter bins
- Designed with internal surfaces which will not become muddy in wet weather

Management and Maintenance

- Litter clearly under control
- Graffiti regularly removed from more visible, high profile areas
- No dangerous litter such as broken glass
- All paths kept clear of debris; surfaces and structures in good condition and repaired as necessary
- Path or other lighting adequately maintained and working

Community Centres and Halls

General Characteristics

- External lighting equipped with movement/passive infra-red (PIR) detectors
- Adequate security measures for doors and windows
- Welcoming entrance

Minimum Size Requirement

- See below

Accessibility

- Signposted from nearest main road(s)
- Parking for at least 10 cars or other vehicles, including at least one bay reserved for disabled drivers, with tarmac surfaced car park
- Accessible throughout to people with disabilities
- External signing with name of centre
- Climb-proof security fencing (if required – will vary with location)

Planting and Biodiversity

- Good quality landscaping in the vicinity of the building, but no planting in which potential attackers could hide

Facilities and Features

- At least one hall, ideally large enough for a badminton court (minimum 16.5 x 8.5 m); if there is such a court, the hall should have a semi-sprung floor and be at least 6 m high
- Kitchen
- Adequate storage, access directly from main activity areas
- Adequate toilet provision
- Office/reception area

Management and Maintenance

- Interior well maintained and clean, crisp decoration
- Floor finishes in good (or at least acceptable) condition
- Adequate notice boards

Indoor Sports Halls and Swimming Pools

General Characteristics

- External lighting, with movement or passive infra-red (PIR) detectors
- Entrance clearly identifiable from the car park
- No landscaping in which potential attackers could hide

Minimum Size Requirement - Pools

- Main pools should be not less than 20 m x 4 lanes and learner pools not less than 9 x 7 m

Minimum Size Requirement – Sports Halls

- A hall with three badminton courts is needed if it is to be suitable for other indoor sports such as volleyball

Accessibility

- Linked to the local footpath and cycle path network
- Accessible by public transport: nearest bus stop within 250 m of entrance/access points
- Adequate parking for the range of facilities available, with a tarmac surface in good repair and at least two designated disabled spaces close to the main entrance
- Site and building fully accessible to people with disabilities
- Cycle parking

Planting and Biodiversity

- Attractive landscaping to the site and building, incorporating native species where possible

Facilities and Features

Internal Support Areas

- Reception desk immediately inside main entrance and clearly visible
- Disabled toilets
- Baby changing facility in male and female changing areas or toilets
- General accessibility for people with disabilities – see separate checklist
- Décor and finishes in good condition
- Clear route from reception to changing and activity areas

Activity Areas

- Meeting appropriate governing body or Sport England standards
- Adequate storage, accessed from activity areas
- Mat storage, where required, physically separate and vented to outside air
- Décor and finishes in good condition

Changing Areas

- Separate male and female changing (although mixed sex villages desirable for pools)

- Adequate locker provision
- Adequate shower and toilet provision
- Décor and finishes in good condition

Management and Maintenance

- Professionally managed