

Indoor sport and other built forms of recreation provision – supply and demand analysis

- 11.1 Alongside the main audit of open space, a secondary audit of indoor sport and recreation facilities has been undertaken for the Borough. This has included facilities within three kilometres of the Borough boundary to take into account the cross boundary movement.
- 11.2 The audit, and subsequent supply and demand assessment, has been carried out for the following:
- swimming pools
 - sports halls
 - health and fitness (ie gyms)
 - synthetic turf pitches (STPs)
 - athletics tracks
 - racket sports (squash and tennis).
- 11.3 We have used a variety of sources to ascertain the supply of all the above facilities. All known planning applications were also considered in order to assess the likely level of future provision.

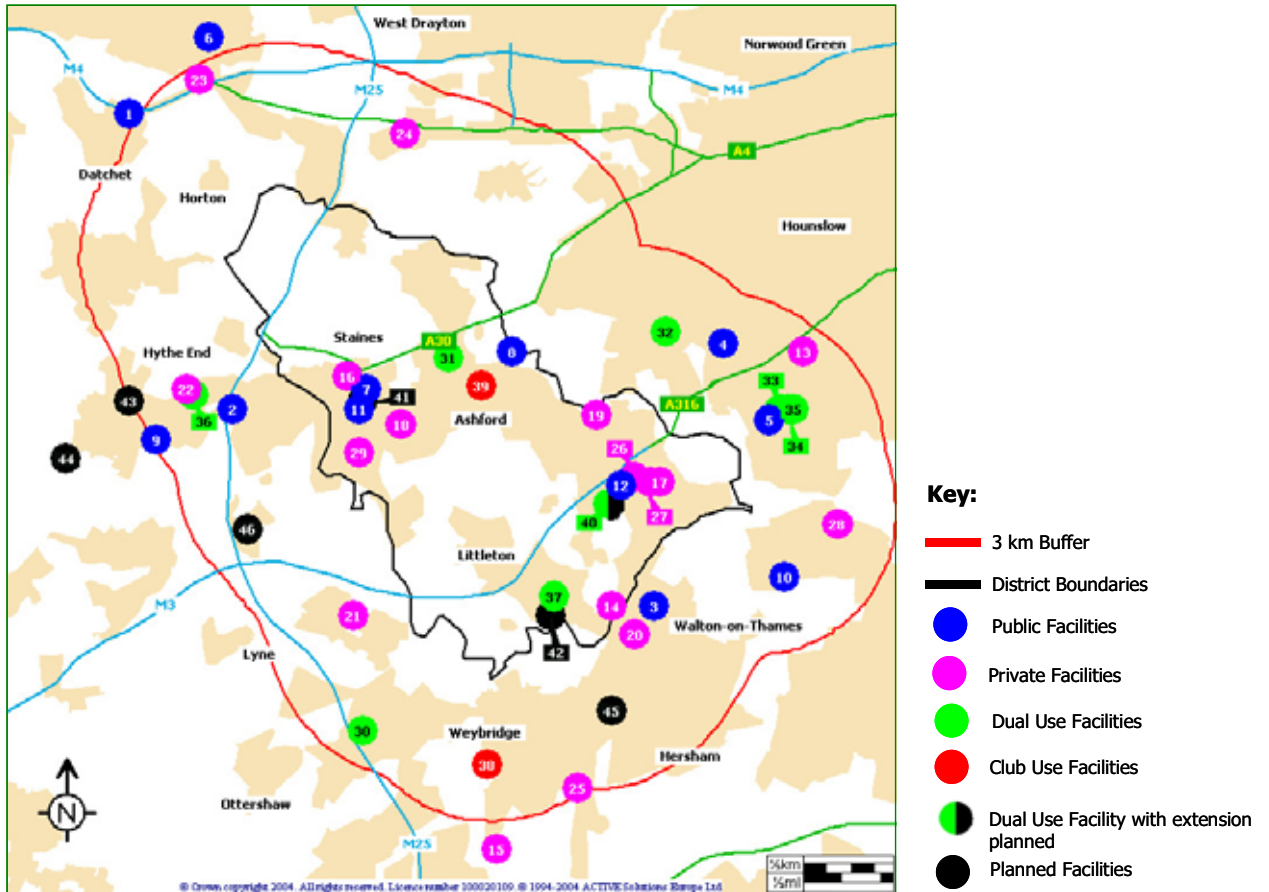
Demand modelling

- 11.4 The demand modelling for the audited facilities was carried out using PMP's *Mapping the Future*TM (MtF). MtF modelling techniques and demand parameters have been applied to the facility audit to indicate the level of surplus or undersupply of facilities and the need for, or impact of, any new facility developments. The full set of parameters and assumptions relating to the models are set out in detail in Appendix C.
- 11.5 For the benefit of this report, where the terms private, public, club and dual use facilities are used, they have been classified as follows:
- public – public leisure centres with unrestricted public access
 - private – clubs where there is no pay and play access for the general public and membership is required. Not included in the model
 - dual use – leisure centres that only allow public access during out of school hours and holidays. Sunbury Leisure Centre has been included within this classification, there is also public use of the facility during the school day
 - club use – facilities that can only be hired out as a whole, to clubs and associations, usually on a block booking system. Such facilities do not provide staff or any other support and are therefore not included in the model.

Sports halls

11.6 The supply of sports halls in Spelthorne is illustrated in Map 11.1 below.

Map 11.1 - Sports halls in Spelthorne Borough plus a 3km buffer zone



| ID | Name |
|----|--|
| 1 | Datchet Squash & Sports Club |
| 2 | Egham Sports Centre |
| 3 | Elmbridge Leisure Centre |
| 4 | Feltham Airparc Leisure Centre |
| 5 | Hampton Youth Project |
| 6 | Langley Leisure Centre |
| 7 | Leacroft Centre |
| 8 | Princes Club |
| 9 | Royal Holloway (University Of London) |
| 10 | Sci-Tech Pro Gym |
| 11 | Spelthorne Leisure Centre |
| 12 | Sunbury Leisure Centre |
| 13 | Amida Hampton |
| 14 | Club Motivation |
| 15 | David Lloyd Leisure |
| 16 | Holmes Place Health Club Staines |
| 17 | Holmes Place Sunbury |
| 18 | Matthew Arnold Sports Centre |
| 19 | Meadhurst Club (Corporate/Bp Membership) |
| 20 | Miss Fitness |
| 21 | River Bourne Health Club |
| 22 | Runnymede Hotel Health & Fitness Club |
| 23 | Slough Marriott Leisure Club |
| 24 | Springhealth Leisure Club |
| 25 | St George's Hill Lawn Tennis Club |
| 26 | St Paul's Catholic School |
| 27 | Sunbury Manor |
| 28 | The Pavillion Sports & Fitness Club |
| 29 | The Thames Club |
| 30 | Abbey Fitness Sports Centre |
| 31 | Ashford High School |
| 32 | Feltham Community School Sports Centre |
| 33 | Hampton Community College |
| 34 | Hampton School |
| 35 | Lady Eleanor Holles School |
| 36 | Strodes College |
| 37 | Thamesmead School |
| 38 | Brooklands Technical College |
| 39 | Spelthorne College Sports Hall |
| 40 | Bishop Wand School |
| 41 | Staines Prep School |
| 42 | Halliford School |
| 43 | Englefield Green Infant School |
| 44 | American Community School |
| 45 | Cleves School |
| 46 | The American School |

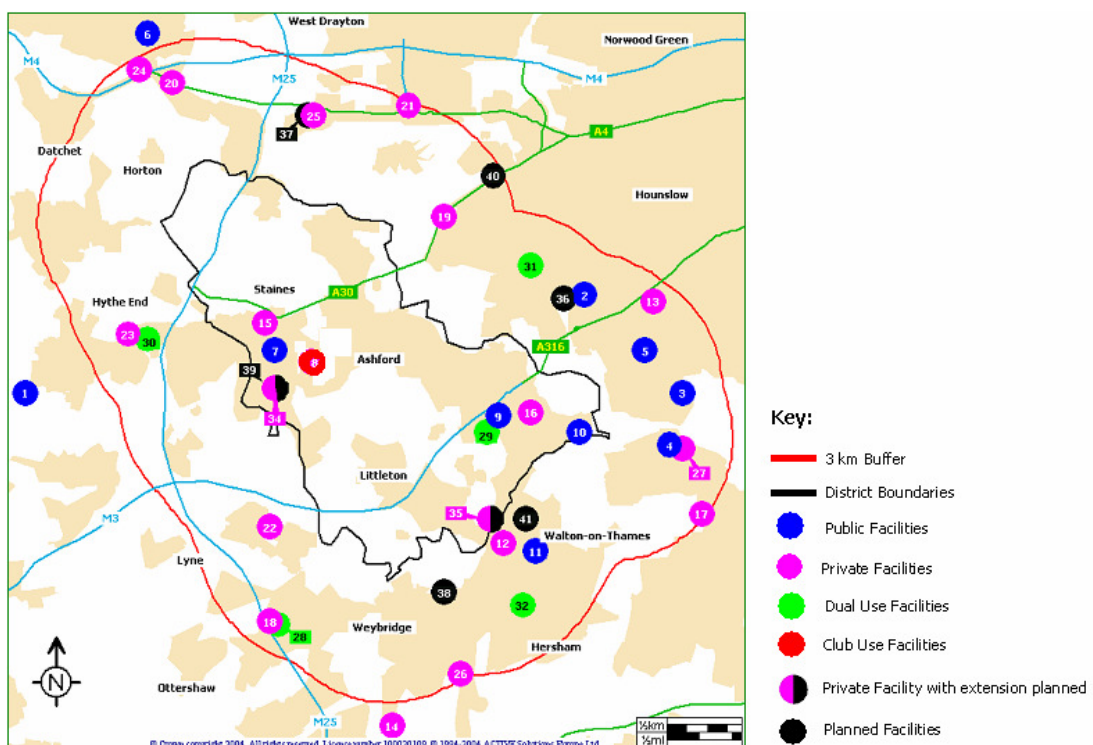
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- 11.7 There is a total of 16 sports halls in the Borough. Of these facilities, four are public, eight are private, three are dual use and one is for club use only. There are also two planned sports halls. Outside the Borough (within the three kilometre buffer) there are a further 28 facilities.
- 11.8 For the purposes of demand modelling, accessibility for public use and size of facility are taken into consideration when assessing the level of current supply provided by the network of existing facilities. For example, within the model the capacity of dual-use sites is reduced by 25% to reflect the balance of school versus public access. When applying the demand model, there are eight facilities accounting for a total of 18 badminton courts, which indicates a current unmet demand in the Borough equivalent to eight badminton courts.
- 11.9 There are two facilities planned, one of which is an extension to the Bishop Wand School that will open in September 2005. Assuming these facilities come to fruition there would be an unmet demand in the Borough equivalent to five courts in 2010.
- 11.10 Looking at the Borough and the buffer zone together a level of current demand equivalent to 88 badminton courts has been calculated and a current unmet demand of 31 courts. Taking into account other planned facilities within the buffer zone this unmet demand decreases to 29 courts.
- 11.11 The sports club survey showed that 23% of respondents felt that there should be more sports hall provision. During consultation there were no specific comments made regarding badminton provision.

Swimming pools

- 11.12 The supply of swimming pools in Spelthorne is illustrated in Map 11.2 below. Full supply and demand models and a list of the assumptions can be found in Appendix C.

Map 11.2 - Swimming pools in Spelthorne Borough plus a 3km buffer zone



| ID | Name | ID | Name |
|----|---------------------------------------|----|---------------------------------------|
| 1 | American Community School | 21 | Oxygene health club |
| 2 | Feltham Airparc Leisure Centre | 22 | River Bourne Health Club |
| 3 | Hampton Pool | 23 | Runnymede Hotel Health & Fitness Club |
| 4 | Hurst Pool | 24 | Slough Marriott Leisure Club |
| 5 | Lady Eleanor Holles School | 25 | Springhealth Leisure Club |
| 6 | Langley Leisure Centre | 26 | St George's Hill Lawn Tennis Club |
| 7 | Spelthorne Leisure Centre | 27 | The Pavillion Sports & Fitness Club |
| 9 | Sunbury Leisure Centre | 28 | Abbey Fitness Sports Centre |
| 10 | Sunbury Sports Association | 29 | Bishop Wand School |
| 11 | Walton-on-Thames Swimming Pool | 30 | Exer-Site Ltd |
| 12 | 268 flats and retail mall development | 31 | Feltham Town Centre |
| 13 | Amida Hampton | 32 | The Centre & Aquis House |
| 14 | David Lloyd Leisure | 33 | Matthew Arnold Sports Centre |
| 15 | Holmes Place Health Club Staines | 34 | The Thames Club |
| 16 | Holmes Place Sunbury | 35 | Club Motivation |
| 17 | Imber Court | 36 | Hanworth Park House |
| 18 | Jubilee High School | 37 | Heathrow Park Hotel |
| 19 | Livingwell Health Club | 38 | Oatlands Park Hotel |
| 20 | Old Crown Complex (Hotel) | 39 | Wheatsheaf Park |
| | | 40 | Hatton Cross Site1, Hatton |
| | | 41 | Elmbridge Leisure Centre |

- 11.13 There is a total of 41 swimming pools in the Borough and buffer as a whole. In Spelthorne alone, there are 12 pools of which three are public. These are Spelthorne Leisure Centre, Sunbury Leisure Centre (both Council run) and (Sunbury Sports Association). Bishop Wand School is the only dual use facility and the remainder of facilities are either for club use only (Matthew Arnold School) or have private access such as Holmes Place. As such they are not included in the demand modelling. Taking this into account the current supply equates to 966m² of water space.
- 11.14 One way of assessing the potential demand for swimming is by applying accepted sports participation rate standards (by age and gender) to the population profile within a chosen catchment. The propensity to participate in swimming in the Borough is higher than the national average, with 26% of the population expressing an interest, compared to 23% nationally (see Sport and Leisure Potential report at Appendix D). This reflects the degree of promotion given to swimming by the Council.
- 11.15 The 'at one time capacity' (the capacity in any peak session) can then be used to establish the level of supply needed to cater for identified demand. This is based on accepted Sport England parameters including peak hours, proportion of visits during peak times, average visit duration and pool area. This approach ensures that supply is sufficient to cater for the maximum demand at any point in time.
- 11.16 Use of this demand modelling technique suggests there is a current level of demand equivalent to 907m² of water space. Hence there is an oversupply equivalent to 59m² if the Borough is viewed in isolation of the high participation rates and the promotion given to swimming
- 11.17 There is one planned private facility at Wheatsheaf Park but as it is private it is excluded from the demand modelling. Taking into account population projections the theoretical oversupply is predicted to drop to 56m² in 2010.
- 11.18 If we view the Borough and buffer zone together, the level of current demand is equivalent to 3,131m² of water space and hence identifies a current oversupply of 172m². Taking into account the three planned public facilities, this oversupply decreases to an equivalent of 52m² in 2010.

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11.19 Assuming that the targets in Game Plan are achieved (50% participation in 2010 and 70% in 2020) and if participation rates rise in line with these targets, the theoretical surplus in water space becomes a shortfall in the Borough and the three kilometre buffer zone. This would result in unmet demand of 135m² of water space in the Borough and an unmet demand of 631m² when taking into account the buffer.

11.20 In the household survey 33% of respondents stated that casual swimming is one of the most popular activities. This survey, as well as the sports club survey highlighted a perceived demand for increased swimming provision. Internal consultation has highlighted the Borough's emphasis on water safety, reflected in leisure centre swimming pool programming. There are also many clubs, schools and societies competing for pool water space.

11.21 The Spelthorne and Sunbury Leisure Centres Needs Survey undertaken in January 2003 also highlighted demand for swimming facilities. Of the 743 people interviewed, by far the most popular activity was swimming (with aquarobics). This represented 54% of interviewees at Spelthorne Leisure Centre and 62% of interviewees at Sunbury Leisure Centre. Another pool emerged as the preferred option at both centres, despite the population already having access to two swimming pools.

11.22 Further consultation has highlighted the following points:

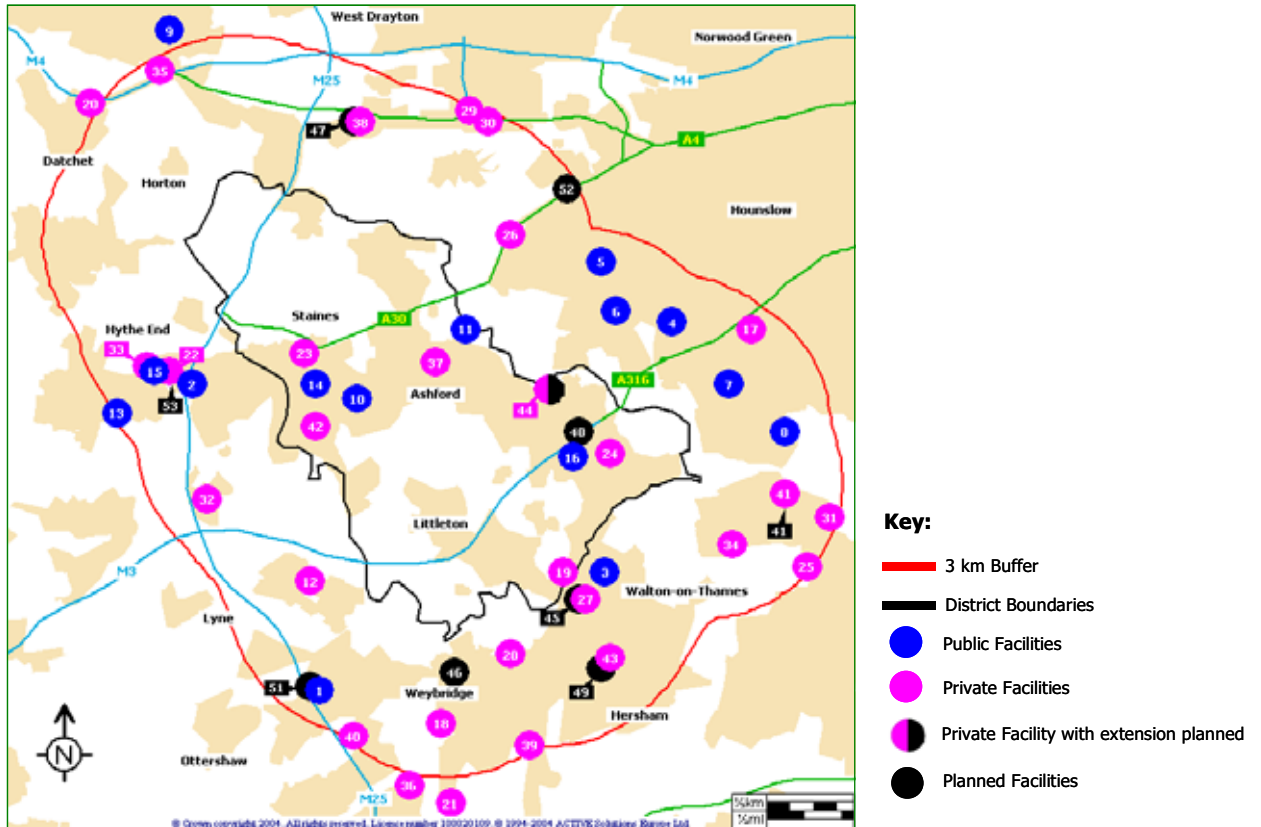
- membership prices at the private facilities in the Borough are considerably higher than the public facilities
- most of the private facilities do not allow children – the one exception being Holmes Place at Sunbury (but for children's swimming lessons, a parent needs to be a member of the club)
- the private facilities tend to run their swimming pools at a higher temperature than local authority pool, and therefore the private pools are not suitable for many fitness swimmers and swimming clubs
- the demand for pool space in the public facilities is high at specific times of the day and week. After school the demand is increased for swimming lessons and public swimming. While during the day there may be capacity, it is not possible to provide general lessons for children during the school day. The same principle applies for 'Fun Sessions' at the weekends. These can become very busy and there are often customers queuing, because the pool is at full capacity. These sessions cannot be moved to quieter time of the week
- the demand for swimming lessons is reflected in high attendance figures and waiting lists at both Sunbury Leisure Centre (574 for Parts 1 and 2) and Spelthorne Leisure Centre (90 for Parts 1 and 2).

11.23 In light of the consultation and the known demand for swimming the evidence suggests a case for additional provision in the future or means of more effectively meeting demand.

Health and fitness facilities

11.24 The supply of health and fitness facilities in Spelthorne is illustrated in Map 11.3 below.

Map 11.3 - Health and fitness facilities in Spelthorne Borough plus a 3km buffer zone



| ID | Name | ID | Name |
|----|--|----|--|
| 1 | Abbey Fitness Sports Centre | 27 | Miss Fitness |
| 2 | Egham Sports Centre | 28 | Oatlands Park Hotel |
| 3 | Elmbridge Leisure Centre | 29 | Oxygene health club |
| 4 | Feltham Airparc Leisure Centre | 30 | Renaissance London Heathrow Hotel |
| 5 | Feltham Arena | 31 | Riverside Gym |
| 6 | Feltham Community School Sports Centre | 32 | Rombus Materials Ltd |
| 7 | Hampton Community College | 33 | Runnymede Hotel Health & Fitness Club |
| 8 | Hampton Pool | 34 | Sci-Tech Pro Gym |
| 9 | Langley Leisure Centre | 35 | Slough Marriott Leisure Club |
| 10 | Matthew Arnold Sports Centre | 36 | Sony UK Limited |
| 11 | Princes Club | 37 | Spelthorne College Sports Hall |
| 12 | River Bourne Health Club | 38 | Springhealth Leisure Club |
| 13 | Royal Holloway (University Of London) | 39 | St George's Hill Lawn Tennis Club |
| 14 | Spelthorne Leisure Centre | 40 | Surrey Golf and Fitness |
| 15 | Strodes College | 41 | The Pavillion Sports & Fitness Club |
| 16 | Sunbury Leisure Centre | 42 | The Thames Club |
| 17 | Amida Hampton | 43 | Unilever |
| 18 | Brooklands Technical College | 44 | Meadhurst Club (Corporate/Bp Membership) |
| 19 | Club Motivation | 45 | 268 flats and retail mall development |
| 20 | Datchet Squash & Sports Club | 46 | Health & Fitness centre conversion |
| 21 | David Lloyd Leisure | 47 | Heathrow Park Hotel |
| 22 | Exer-Site Ltd | 48 | London Irish Football Club |
| 23 | Holmes Place Health Club Staines | 49 | The Centre & Aquis House |
| 24 | Holmes Place Sunbury | 50 | The Pavillion Sports & Fitness Club |
| 25 | Imber Court | 51 | Jubilee High School |
| 26 | Livingwell Health Club | 52 | Hatton Cross Site1, Hatton |
| | | 53 | The Precinct |

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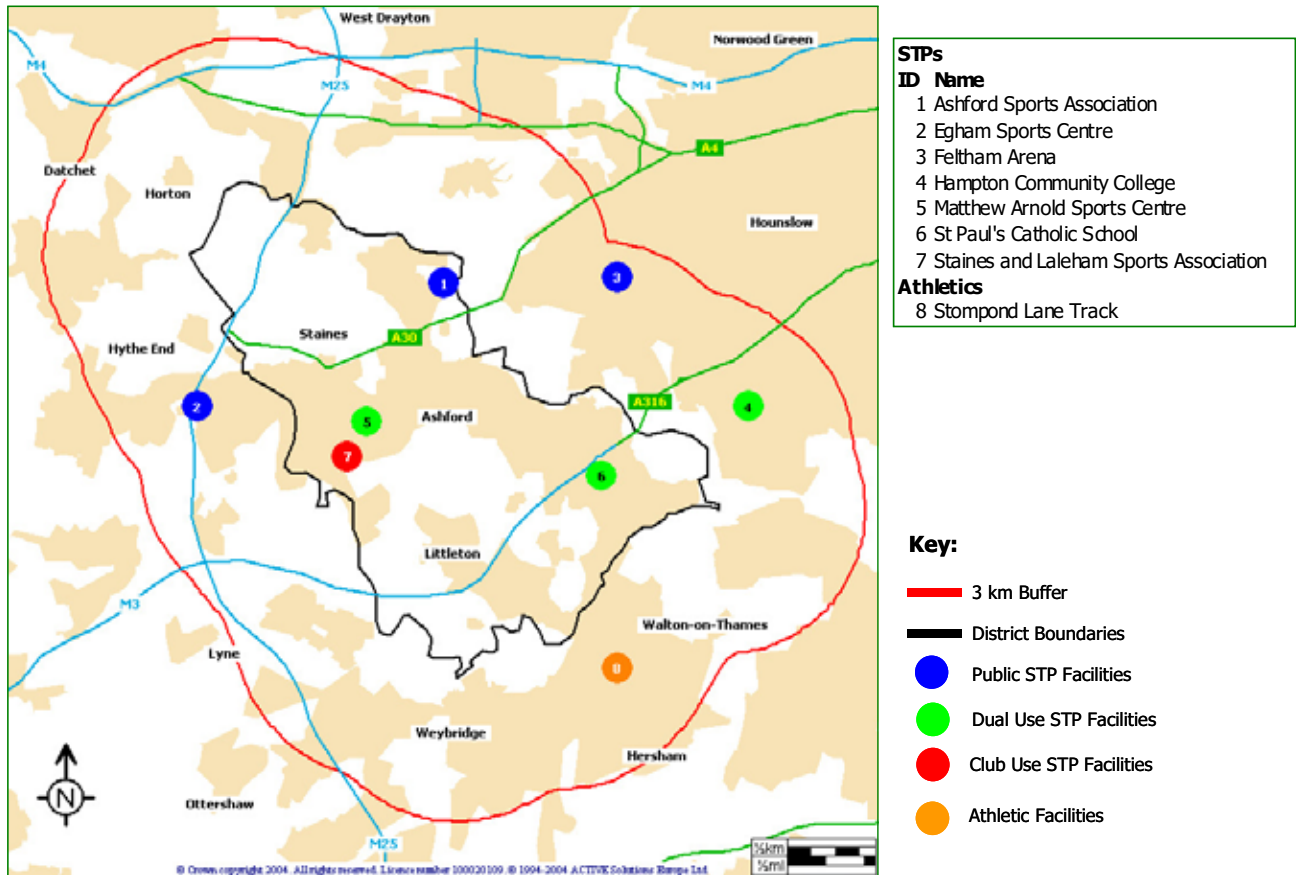
- 11.25 There are a total of 10 facilities in the Borough (accounting for a total of 692 stations¹) of which four are public and six are private. Outside the Borough, within the three kilometre buffer, there are a further 31 facilities (1971 stations).
- 11.26 The demand modelling exercise indicates a current oversupply equivalent to 320 stations if the Borough is viewed in isolation.
- 11.27 There are two facilities planned at the Meadhurst Club and London Irish Football Club / Holmes Place. Assuming these facilities come into fruition the oversupply is predicted to increase to 370 stations in 2010.
- 11.28 Use of this demand modelling technique for the borough and buffer zone calculates a level of current demand equivalent to 1,347 stations and hence identifies a current oversupply of 624 stations. Taking into account other planned facilities this oversupply increases further to 916 stations.
- 11.29 Despite the oversupply, the sports club survey highlighted demand for health and fitness facilities. There was no further reference made to the provision of health and fitness facilities in any of the other consultations.

¹ A station is one piece of health and fitness equipment

Synthetic Turf Pitches and athletics facilities

11.30 The supply of STPs and athletics facilities in Spelthorne is illustrated in Map 11.4 below.

Map 11.4 - STPs and athletic facilities in Spelthorne Borough plus a 3km buffer zone



11.31 In the Borough, there are four STPs of which one is public, two are dual use and one is club use. Within the buffer zone there are a further three STPs, two public and one dual use.

11.32 Unlike sports halls and swimming pools, there are no detailed demand parameters but Sport England use a normative parameter of one STP for every 60,000 people within a 20 minute off peak drivetime.

11.33 The current population of the Borough is 90,509 therefore the number of STPs required is 1.5. As a result of the audit, the actual existing provision is 1.75 pitches (taking into account dual use) – a technical oversupply equivalent to 0.25 pitches. A further pitch is being provided at Kenyngton Manor recreation ground but this will not be full size.

11.34 There are no additional pitches planned. Taking into account population changes, a greater number of people will be served by existing pitches, subsequently reducing demand. There is scope for STPs to meet some of the demand for indoor five-a-side football and relieve the pressure on sports halls.

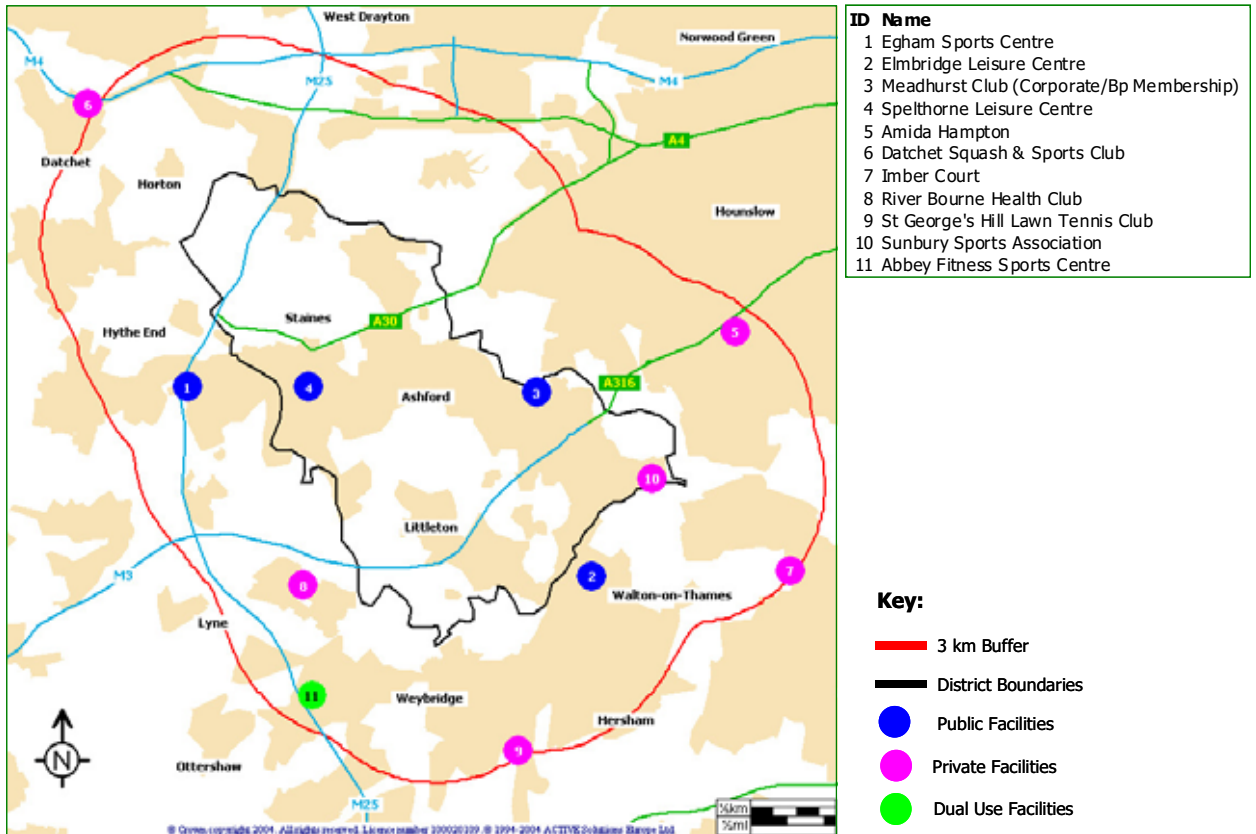
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- 11.35 Using the Sport England parameters for the borough including the buffer zone (a population of 312,421), the number of STPs required is 5.2 against an existing provision of 4.5 - an unmet demand equivalent to 0.7 pitches. The number of pitches is not expected to rise in the foreseeable future as there are no additional facilities planned. However, due to the expected increase in population, the number of STPs required is expected to rise to 5.3 in 2010 – an increase in unmet demand equivalent to 0.8 pitches, these being outside the buffer.
- 11.36 Increased provision of STPs was highlighted in the sports club surveys with the highest number of respondents (33%) stating that they would like more facilities in the Borough. The provision of a half sized STP at Kenyngton Manor would address this as well as the perceived shortfall in outdoor junior grass sports pitches.
- 11.37 With regard to the provision of athletics facilities, the National Athletics Facilities Strategy (1998-2004), commissioned by the Amateur Athletic Association of England and the former British Athletics Federation with the support of Sport England, states that there should be one six lane synthetic track with floodlighting per 250,000 people living within 30 minutes drive time (45 minutes in rural areas) of the proposed location. Stompond Lane Track, located within the three kilometre buffer zone in Walton on Thames, currently meets this demand parameter. There are no additional facilities planned and despite population rises provision should sufficiently meet demand up to 2010.

Squash and Tennis

11.38 The supply of squash and tennis facilities in Spelthorne is illustrated in Map 11.5 below.

Map 11.5 - squash and tennis facilities in Spelthorne Borough plus a 3km buffer zone



11.39 There is a total of three facilities in the Borough of which two are public and one is private. There are a further seven facilities in the buffer zone, the majority of these are private facilities. Not on the map is the Princes Club and although predominantly a water sports club, it has provision for squash also.

11.40 No planned facilities have been identified. There are no known set parameters for squash or tennis by which to assess demand. However, internal consultation has highlighted a need for covered tennis courts.

Overall summary and conclusions

Introduction

- 12.1 The study has been undertaken in accordance with the requirements of the latest Planning Policy Guidance Note 17 (Planning for Open Space Sport and Recreation, July 2002) and its Companion Guide “Assessing Needs and Opportunities” (September 2002).
- 12.2 The overall aim of the project was to:
- consider the local context of open space in Spelthorne
 - undertake an audit of existing provision to cover all aspects of open space (with the exception of civic spaces), sport and recreation
 - undertake consultation to ascertain the demand for open space within the Borough
 - set and apply robust local provision standards based on local needs and aspirations
 - ensure that any shortfall or surplus in provision is identified against these standards
 - produce site-specific recommendations to meet any identified shortfalls in provision having regard to suitability and sustainability in terms of site size, access, adjoining land uses, any potential adverse impacts on adjoining uses, any particular feature or habitat on the site which might constrain the proposed use
 - identify and determine the scope to use any potentially redundant allotments to meet any shortfall
 - evaluate and make recommendations on the following unimplemented open space/recreation proposals in the current Local Plan and whether or not they should be retained in the light of the findings of the study: proposals 25, 33, 34 and 35.
- 12.3 The study has provided:
- an overview of the open space resource within the Borough according to definitions provided within PPG17
 - a review of relevant plans and strategies and national developments
 - detailed consultations using various methods including household questionnaires, neighbourhood drop-in sessions and consultation with internal and external agencies to establish the key issues and needs
 - consideration of relevant and appropriate provision standards
 - identifying geographical areas and specific sites of priority
 - a summary of key issues based on the main findings from the supply and demand analysis in terms of quantity, quality, accessibility and value.

- 12.4 The study shows that Spelthorne is well provided for in terms of the total amount of open space as well as specialised types of provision, such as Staines Moor and the River Thames, but there are localised problems and issues in certain typologies within the Borough. The following sections summarise the key findings of the study, under the headings of quantity, quality, accessibility and value.

Quantity

- 12.5 From the quantity analysis, in association with consultations and surveys undertaken, we have determined provision standards appropriate for a number of types of open space within the Borough.
- 12.6 PPG17 advocates the development of local standards rather than the use of national standards, which do not take into account the local context. The standards have therefore been developed for consideration and possible adoption by the Council.
- 12.7 These standards are outlined in Table 12.1 below.

Table 12.1 Quantity standards

| PPG17 Typology | Quantity Provision Standard |
|---------------------------------------|---|
| Parks and Public Gardens | No standard set |
| Natural and Semi-Natural Green Space | 2.16 hectares per 1000 population |
| Outdoor Sports Facilities | 2.37 hectares per 1000 population |
| Amenity Green Spaces | 1.46 ha per 1000 population |
| Provision for Children & Young People | 0.038 ha per 1000 population |
| Allotments | Local standard to be set following results of Bridge IMC Allotments report. Current provision equates to 0.22 ha per 1000 population |
| Cemeteries and Churchyards | PPG17 suggests a quantity standard not required due to the nature of the typology. However if a quantity standard is needed this should be a population based provision standard also taking into account the demand for future burial space. |
| Green Corridors | PPG17 suggests a quantity quantitative standard is not required. |
| Outdoor Water Sports | Standard not set. |

SECTION 12 – OVERALL SUMMARY AND CONCLUSIONS

Quality

- 12.8 A quality standard has been developed for each typology based on national or local standards, current provision, other local authority standards for appropriate comparison, site assessments and consultation on local needs.
- 12.9 These could be used as a benchmarking measurement to assess the current quality of open space sites and what improvements could be made in the future. They could be broken down into a detailed assessment matrix for any future quality assessments of sites.

Accessibility

- 12.10 Accessibility is a key assessment of open space provision. Without public access the provision of good quality or quantity of open space sites would be of little benefit to the community.
- 12.11 PPG17 encourages any new open space sites or enhancement of existing sites to ensure accessibility by environmentally friendly forms of transport such as walking, cycling and public transport. There is a real desire to move away from reliability on the car.
- 12.12 Residents are generally satisfied with accessibility to existing sites. However, the main area of concern is with regards to information and signage of sites with the public unaware that good quality accessible sites exist within some areas of the Borough.
- 12.13 The consultations, both through the household questionnaire and neighbourhood 'drop-in' sessions, provide specific information to assist in establishing distance thresholds and accessibility standards for each type of open space as defined by PPG17. Table 12.2 shows recommended distance thresholds for each type of open space.

Table 12.2 Accessibility standards

| Open Space Type | Realistic Mode of transport (from analysis) | Recommended Travel Time | Estimated Equivalent Distance |
|---|---|-------------------------|-------------------------------|
| Parks and Gardens | Walk | 5 mins | 0.4km |
| Natural Open Spaces | Drive by car | 10 mins | 4km |
| Amenity Green Space | Walk | 5 mins | 0.4km |
| Play Spaces for Children and Young People | Walk | 5 mins | 0.4km |
| Outdoor Sports Facilities | Drive by car | 10 mins | 4km |
| Allotments | No Standard Set | | |

| Open Space Type | Realistic Mode of transport (from analysis) | Recommended Travel Time | Estimated Equivalent Distance |
|----------------------------|---|-------------------------|-------------------------------|
| Cemeteries and Churchyards | No Standard Set | | |
| Green Corridors | No Standard Set | | |

12.14 These standards, as PPG17 recommends, provide guidance in order to identify gaps in provision and meet the local needs of Spelthorne's residents.

Applying Standards

12.15 In order to identify geographical areas of importance and those areas with required local needs, both the quantity and accessibility standards are applied together.

12.16 In order to identify specific sites of importance and priority, the quality, site access and usage of these sites are analysed simultaneously.

12.17 The main issues for each typology are as follows:

Parks and Gardens

12.18 There are only seven sites of this typology across the Borough. It is recommended that in light of strategic hierarchy, provision is looked at Borough-wide. This is particularly relevant as other sites in the Borough, although not defined as parks and gardens by primary purpose, have elements of formal parks and gardens within them such as planting.

12.19 As stated in Section 3, the Council is reluctant to develop further formal parks and gardens in the Borough because of the associated maintenance costs. As a result, the emphasis should be on enhancing the quality of existing sites. There is only one site in the Borough that has been rated as a high quality, good accessibility and high usage. This site is Memorial Gardens, Staines and can be considered as an example of good practice.

Natural and Semi-Natural Green Space

12.20 There are quantitative deficiencies in the more urban areas of the Borough (Ashford, Shepperton and Stanwell). However, given the nature of this type of open space, it is recommended that provision be looked at on a Borough-wide level particularly as the Borough has significant natural and semi-natural green space sites, such as Staines Moor (within Staines ward) and Church Lammas (within Laleham and Shepperton ward).

12.21 Based on the recommended local minimum level of provision of 2.16 ha per 1,000 population, there is adequate provision across the Borough. However, this provision is geographically skewed because of Staines Moor, a site 87 ha in size. In addition, this typology includes SSSI and common land sites in Staines, which have limited potential use because of their specialist status.

Amenity Green space

- 12.22 If the recommended minimum standard of 1.46 ha per 1,000 population is applied Borough-wide, there is adequate provision of amenity green space. However, if the recommend minimum standard is applied at ward level, which is appropriate given the need for social equity and the local benefits of an amenity green space site, there is an uneven spread of provision. Levels of provision below the recommended minimum measure are apparent within Ashford Common, Ashford East, Riverside and Laleham and Sunbury East. Consideration should be given to how deficiencies in these areas are addressed. This is further explored in relation to accessible catchment areas in paragraph 12.43.
- 12.23 The locational deficiencies as detailed above are balanced by levels of provision above the minimum standard elsewhere in the Borough, such as Halliford and Shepperton, parts of Staines, Shepperton Town, parts of Ashford North and Ashford Town. It is important to recognise that a level of provision above the minimum measure does not imply a surplus and all sites should be considered on an individual basis before any potential development or re-designation to an alternative open space typology.
- 12.24 In line with the PPG17 Companion Guide, for this typology it is pertinent to consider a minimum acceptable size component within the provision standards as this provides a transparent, policy based way of deciding whether to require a developer to make on-site provision or contribute to off-site provision. The Council have set a minimum size of 0.1 ha. This will ensure that provision is of a reasonable size to be of benefit to local communities and sites are cost effective to maintain.
- 12.25 The overall quality of amenity green space across the Borough is varied, with a number of sites rated 'poor'. Over half of the 96 amenity green space sites were considered to have high usage and only nine of the amenity green space sites assessed were considered to have low usage levels. This supports the conclusion of the consultation that these open spaces have value as areas for informal recreation and also have a visual amenity benefit to the local community.
- 12.26 In light of the quantitative and accessibility deficiencies in the Borough, the Council is considering, as a proposal to meet both a deficiency in Amenity Green Space and children's and young people facilities on part of an open field on the south side of Wehatsheaf Lane , Staines and part of an open field to the west of Edward Way, Orchard Way and Desford Way area south of the A30 in north Ashford. The former site is used for grazing and the latter area is scrub and has some grazing use. These could meet the need for amenity green space and children's and young people's facilities (see 12.30, second bullet below).

Provision for Children and Young People

- 12.27 Based on the recommended level of provision of 0.038 ha per 1,000 population, current provision meets the recommended measure when the Borough is taken as a whole. However, this provision is unevenly spread throughout the Borough. Seven of the 13 wards have a level of provision below the recommended minimum measure.
- 12.28 Quantitative deficiencies are most notable in Ashford (all wards except Ashford Common), Riverside and Laleham, Stanwell North, Staines South and Sunbury East. A priority for the Council is to address these locational quantitative deficiencies, particularly for residential areas that are both outside of an accessible catchment area of children's and young people open space provision and within a ward that is below

the recommended minimum level of provision. These areas should be a high priority for new provision. This is further explored in paragraph 12.43.

- 12.29 Through the Liveability Parks Project the Council is already working to enhance provision for children and young people at certain key sites. There is potential to address the quantitative deficiency at ward level through use of some of the amenity green space in wards within the Borough that is above the recommended minimum level of provision, which could be re-designed to include provision for children and young people.
- 12.30 In light of the quantitative and accessibility deficiencies in the Borough, the following proposals are being considered by the Council:
- Land at Wheatsheaf Lane, Staines – public open space provision with children’s play equipment. Progression of this proposal will help to address the deficiency of provision within the south Staines area. An area larger than the existing proposal in the Local Plan would be required if the needs for Amenity Green Space are also to be met.
 - Also identified is a part of an open field to the west of Edward Way, Orchard Way and Desford Way area south of the A30 in north Ashford. The area is scrub and has some grazing use. This could also meet the need for amenity green space.
- 12.31 The Council is already undertaking a Play Strategy for the Borough and this work will provide the opportunity to establish the types and locations of facilities for children and young people which will best meet the geographic gaps identified in this study.

Outdoor Sports Facilities

- 12.32 Spelthorne is generally well provided for in terms of outdoor sports facilities. The Borough also has a range of outdoor sports facilities, including a high proportion of outdoor water sport facilities.
- 12.33 Based on the recommended local standard of 2.37 ha per 1,000 population, there is adequate provision Borough-wide. This level should be considered a guiding principle rather than a fixed standard. A Borough-wide standard reflects the strategic significance of outdoor sports facilities and although adequate provision is demonstrated Borough-wide there are deficiencies at ward level. However, when applying the accessibility standard for outdoor sports facilities it is clear that the whole Borough and beyond is within the expected travel time of 10 minutes by car therefore there are no areas of the Borough with both quantitative and accessibility deficiencies.
- 12.34 The Borough does benefit from significant water provision, which has not been included in current provision in setting the quantitative standard, but does provide opportunities for sport and recreation participation through sailing, canoeing, rowing etc.
- 12.35 Generally the quality, usage and accessibility of sites of this type are good throughout the Borough. The Council should work towards maintaining these standards in the future. The study did reveal concerns about the strategy of provision for junior football and also about the quality of some sites. There is a need to consider how best to use existing sites in a way which meets all the various demands for outdoor sport. The Council is to embark on developing a playing pitch strategy and this should provide a means of balancing supply with demand. The Council will also need to address the issue of how to ensure consistent and appropriate quality of provision.

Allotments and Community Gardens

- 12.36 Allotments are a demand-led open space type i.e. there is no point in providing allotments in these areas if there is no demand for them.
- 12.37 An Allotment Study has been undertaken by Bridge IMC Consultants and the findings from this study need to be taken in to account. Initial findings from suggest that there is still a demand for allotments in the Borough, and although there are some redundant pitches within allotment sites, these are randomly located and therefore of limited value in terms of re-designation to address other open space typology deficiencies, as individual plots will not be of an adequate size or easily accessible.
- 12.38 The Council are looking to produce an allotment development strategy to more effectively market allotment sites, linking to the healthy lifestyles agenda, the aim of which is to maximise usage of existing allotment plots in the Borough.

Cemeteries and Churchyards

- 12.39 Although needed for the burial of the dead, cemeteries and churchyards provide an open space to be used on an opportunity-led basis – i.e. they provide opportunities for wildlife and use of the open space by the public for informal recreation as well as walking and relaxing. Site-specific recommendations in relation to this typology are not appropriate and therefore have not been considered at this stage. However, it is the intention that in due course some allotment sites will become burial grounds.
- 12.40 In line with the PPG17 Companion Guide, no quantity standard has been set for this typology. Existing provision is considered to be of very good quality with a number of cemeteries and churchyards of high quality and relatively high accessibility, which are also rated as well-used sites.

Green Corridors

- 12.41 Green corridors represent an important chance to link open spaces within the urban area as well as along the River Thames and to promote transport by cycle and walking. These opportunities for informal recreation will help keep the public active and potentially improve health within the local area.
- 12.42 Green corridors in Spelthorne are well valued; therefore opportunities for further development of green corridors should be taken where there is demand. It is likely that a large proportion of future provision will be opportunity led.

Indoor sport and recreation provision

12.43 The supply and demand analysis has revealed the following:

| | Current (2005) | Future (2010) |
|-------------------------------|--|--|
| Sports halls | Unmet demand equivalent to 8 courts | Unmet demand equivalent to 5 courts |
| Swimming pools | Oversupply equivalent to 59 sq m water | Oversupply equivalent to 56 sq m water |
| Health and fitness | Oversupply equivalent to 320 stations | Oversupply equivalent to 370 stations |
| Synthetic Turf Pitches (STPs) | Oversupply equivalent to 0.25 pitches | Unmet demand equivalent to 0.2 pitches |

Re-appraisal of current proposals in the Local Plan

12.44 There are two current proposals in the existing Local Plan that will impact on green corridor provision in the Borough:

- Proposal 25: Towpath, Shepperton near the junction with Dockett Lane and Eddy Lane – small public car park. No direct reference was made to issues regarding access at the site and there is no evidence from the consultation to support the need for a car park. The Shepperton area has deficiencies of outdoor sports facilities and parks and gardens therefore the deficiencies for these typologies should be addressed before building on areas of open space
- Proposal 34: River Ash between Priory Green, Staines and Fordbridge Road, Sunbury – provision of a riverside walk. Several sections of this walk already exist in areas close to existing residential areas at Staines, Ashford and Shepperton. There is no evidence from consultation to support the extensions of this walk
- Proposal 35: Land adjoining south and south west side of Staines Moor – part of a circular bridleway route including footpath. There was no evidence from the survey to support this proposal although horse riders were not targeted as a specific group.

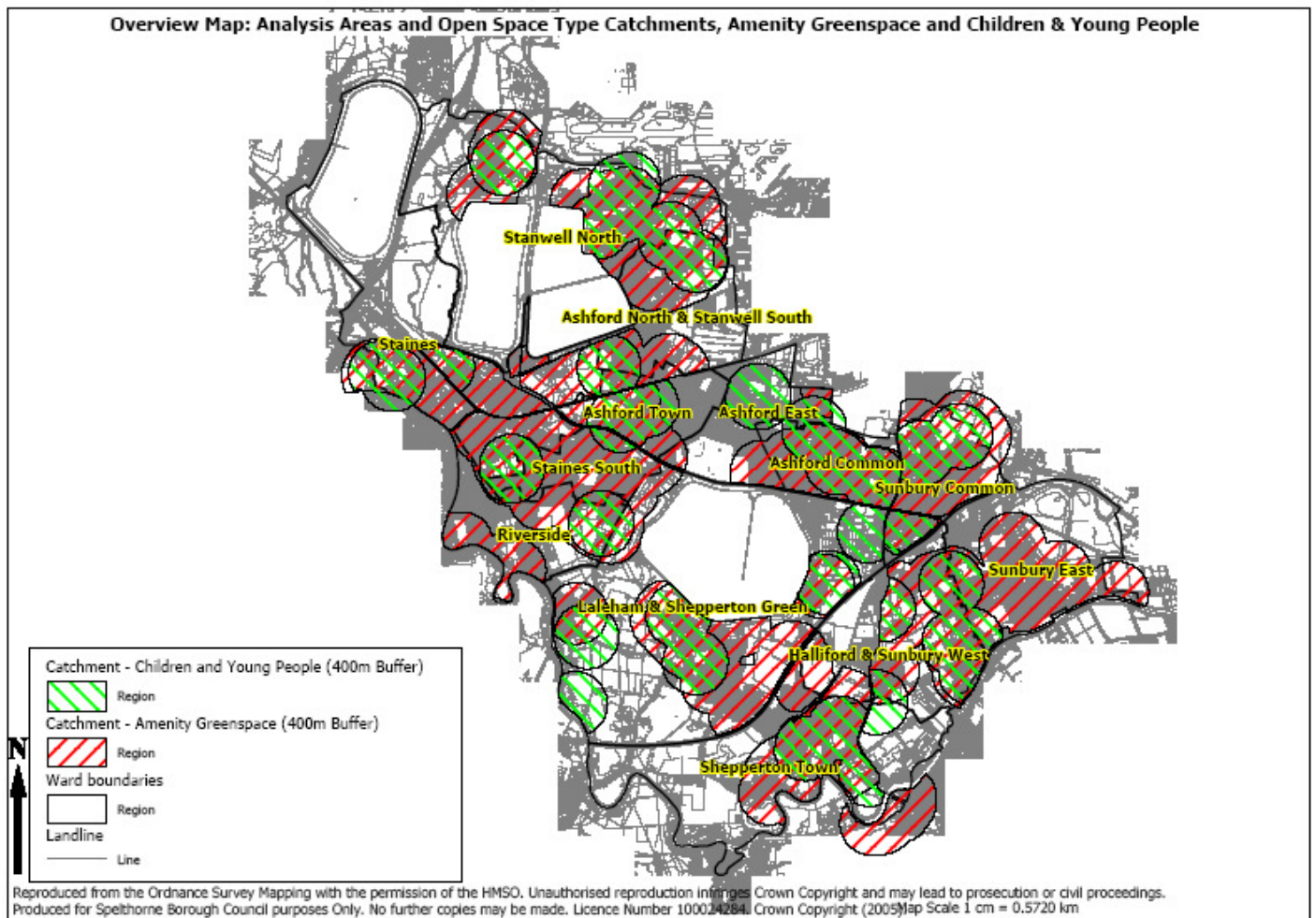
Residential areas outside of accessible catchment areas

- 12.45 Now we have considered (and discounted) the current proposals, it is necessary to consider what new proposals might be required in the LDF and its associated DPDs, to remedy shortfalls in provision as identified in this study.
- 12.46 To facilitate this process, we have examined the catchment area maps for all typologies, and considered those residential areas which fall outside of the catchment areas of existing open spaces.
- 12.47 We have then considered whether there are either:
- (a) surplus parcels of land from other typologies which could, via change of use, remedy this deficiency (clearly each parcel of land would have to meet criteria such as minimum size, accessibility, suitability of neighbours uses, and so on)

or

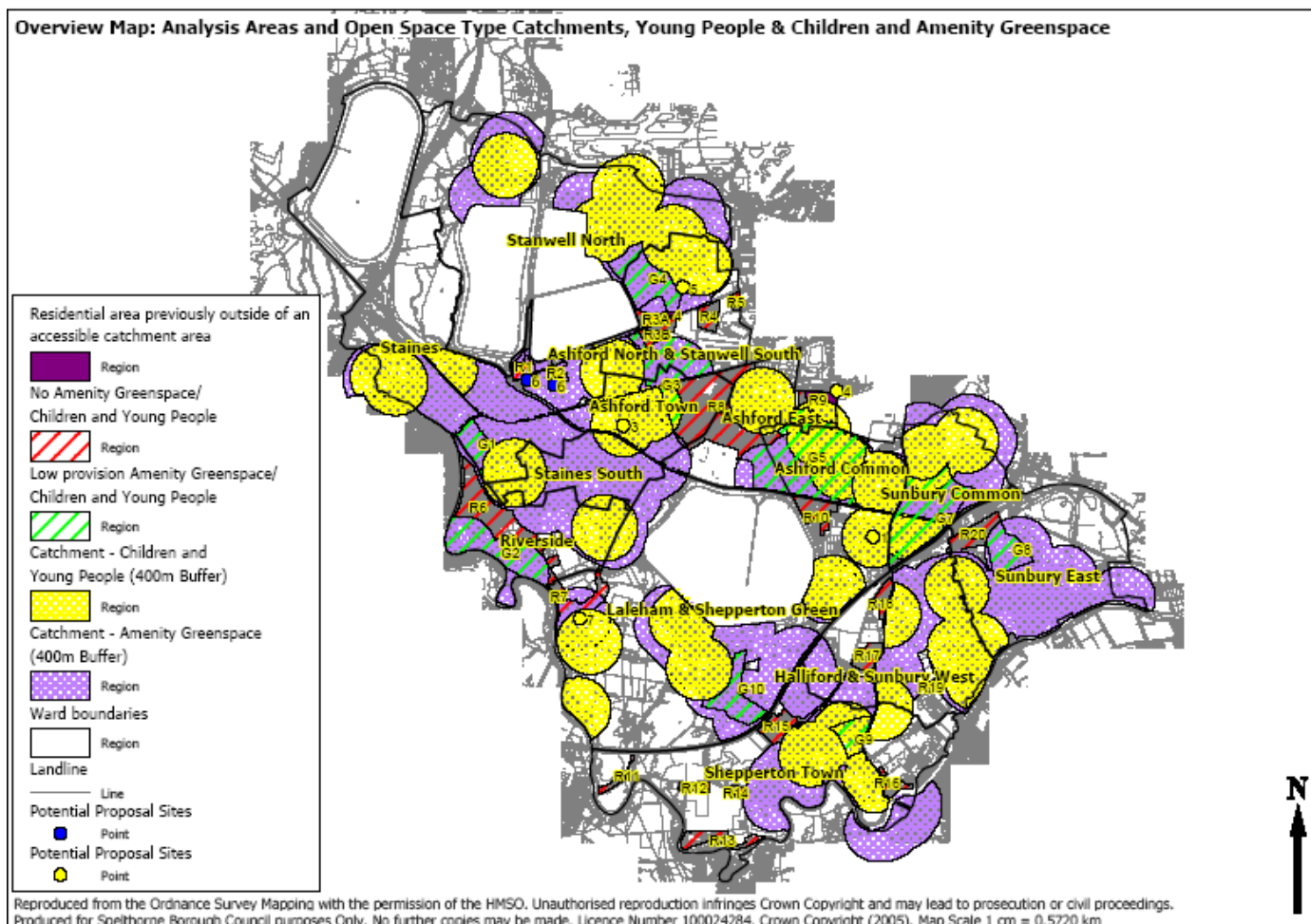
 - (b) whether nearby open space of another typology could meet the needs of local people without requiring a change of use, for example, a good quality amenity green space may work effectively as an informal play area.
- 12.48 This assessment looks at firstly the whole Borough and secondly the individual residential areas which are affected. It does not rely on ward boundaries which are, in respect of open space catchments, artificial and inappropriate.
- 12.49 The assessment was undertaken as a desk based exercise using large scale maps of the Borough showing open space sites, catchment areas and parcels of land which could be considered for change of use. Each 'out of catchment' residential area was discussed in terms of its needs, and each parcel of land was discussed in terms of what it could offer.
- 12.50 From the analysis undertaken earlier in the study it quickly became apparent that the key open space typologies were Amenity Green Space and Provision for Children and Young People because of the areas of the Borough failing outside of the catchment of one or other.
- 12.51 This information is shown on Figures 12.1 and 12.2:
- Figure 12.1 shows the interaction between AGS and CYP sites and their catchment areas
 - Figure 12.2 identifies a series of residential areas, labelled R1-R20, which lie outside of catchment areas. Table 12.3 then sets out proposals to deal with these residential areas' the lack of access to open relevant open spaces.

Figure 12.1 Overview map of the Borough showing provision and accessible catchment areas for amenity green space and provision for children and young people



12.52 Figure 12.2, the 20 residential areas in the Borough outside of the accessible catchment for provision for children and young people or amenity green space. Each of these areas are considered in table 12.3 overleaf and possible solutions to address the deficiency are offered for each residential area.

Figure 12.2 Overview map of the Borough showing residential areas currently outside of an accessible catchment areas for amenity green space and provision for children and young people



A large scale version of this map will be provided in the appendices.

12.53 Table 12.3 highlights urban areas within the Borough that lie outside an accessible catchment area of an amenity green space site or a play site. Solutions have been provided above as to how these deficiencies may be addressed in relation to alternative open space within the locality. In addition, open space sites within the Borough have been identified as potential sites that could be re-designated to address some of these deficiencies. These are highlighted in Figure 12.2 above and are considered in detail on the following pages.

Table 12.3 Residential areas in Spelthorne outside of an accessible catchment of amenity green space or provision for children and young people

| Area Reference | Area description | Proposals to address deficiencies |
|----------------|--|---|
| R1 | Stanwell New Road, Staines | <p>Both of these residential areas are adjacent to Shortwood Common, a natural and semi-natural site of SSSI status. Shortwood Common provides an opportunity for informal recreation. However, there is no scope for provision of informal recreation facilities due to its SSSI status and use for grazing.</p> <p>Access to Shortwood Common from Stanwell New Road is available via a signal controlled crossing (over the A30). There is pedestrian access available via Shortwood Avenue onto the Common.</p> |
| R2 | Shortwood Avenue, Staines | |
| R3a | Area adjacent to southeast side of Ashford Hospital (north of A30 – Albain Crescent) | Deficiency in provision in this area will be substantially met by amenity green space that has been provided as part of the residential development to the east of Ashford Hospital, off Long Lane. |
| R3b | Area around Stanwell Road (immediately south of A30 – Ashford Crescent/Gordon Rd) | There is no remaining open space/land within this urban area that could be considered for re-designation to address current quantitative deficiencies. Part of the needs of this area can be met if part of the field to the west of Edward Way were developed for open space. |
| R4 | Edward Way, Orchard Way, Desford Way, Ashford | There is no remaining open space/land within this urban area available to address current quantitative deficiencies. Part of the needs of this area can be met if part of the field to the west of Edward Way were developed for open space. |

SECTION 12 – OVERALL SUMMARY AND CONCLUSIONS

| | | |
|----|--|---|
| R5 | Harrow Road | Part of the west side of this locality is currently in commercial use but being considered for housing by the Council. It could provide the opportunity to provide some open space. |
| R6 | South Staines – Penton Road, Wheatsheaf Lane, Avondale Ave | <p>This is an extensive urban area that is outside of an accessible catchment of amenity green space or provision for children and young people.</p> <p>Immediately to the south are two areas of amenity green space at Silvery Sands and Penton Hook Island, but as these sites are adjacent to the River Thames they are unsuitable for unsupervised play for younger children. This means that there is in fact an even greater urban area of south Staines with no access to amenity green space or children’s and young peoples provision. Residential areas in south Staines are characterised by larger houses, houses with larger gardens or flats in landscaped grounds, which will in part compensate for the lack of provision of open space in this area.</p> <p>In addition, the River Thames towpath provides an extensive area of linear green space, which in part mitigates the shortage of conventional open space areas locally. The Local Plan already includes a proposal for an equipped children’s play area on the north edge of an open field on the south side of Wheatsheaf Lane (Proposal P33). A greater area of space could be provided to meet the general need for open space in this areas as well.</p> |

| | | |
|----|---|--|
| R7 | North half of Laleham Village | The south of Laleham Village is within an accessible catchment of the play provision at Laleham Park. It is only the north of the village that falls outside of the accessible catchment area. The area is however, well provided for in terms of open space as, in addition to Laleham Park, in the centre of the village there is Laleham Recreation Ground, which is accessible off The Broadway (B377). Whilst Laleham Recreation Ground is primarily a site for sport (cricket and football) and classified as such in this study, it also provides an area of amenity green space. In addition, the River Thames also provides an extensive area of linear green space. The open space needs of this part of Laleham village are considered to be provided for. |
| R8 | Central Ashford | <p>This is an extensive urban area centred on Fordbridge Road and Church Road, Ashford and extending up to the railway line and down to the northern boundary of Ashford Golf Club. The only undeveloped areas are the playing fields at Spelthorne College in Church Road and St Michael's RC Primary School in Feltham Hill Road. At both of these sites the open areas are not visible from nearby roads with no separate and secure public access from the schools building complex is achievable.</p> <p>Whilst this is in an area of deficiency, there are limited opportunities for provision of new open space sites due to availability of land, therefore it is important to ensure that existing sites within adjacent catchments are accessible and of good quality.</p> |
| R9 | Anderson Drive area off Feltham Road, Ashford | Access to Bedfont Lakes Country Park, an open space site outside of the Borough, off Challenge Road gives most of this urban area access to open space with a range of facilities. |

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| | | |
|-----|---|---|
| R10 | Ashford Road – Cambridge Road/ Benjamin Court (South A308) | The only undeveloped area within this locality is land either side of the Thames Water Reservoir Aqueduct. Because of the potential dangers of the aqueduct, alternative use of any part of this site for open space could only realistically be contemplated if the reservoir aqueduct were no longer needed. There have been proposals in the past to replace the aqueduct by a deep bore pipe but there are currently no proposals by Thames Water to pursue this. Spelthorne Sports Club offers open space provision, however aside from these existing sites there is therefore limited opportunity to address current deficiencies. |
| R11 | Chertsey Bridge Road | Dumsey Meadow is opposite this housing area. The site is categorized as natural and semi natural open space and which cannot be altered due to its SSSI status and use for grazing. The site does however provide an area of informal open space including a frontage to the River Thames. |
| R12 | Chertsey Road east of Docket Eddy Lane | This is a small area of housing isolated from other residential areas. There are no opportunities to increase access or provide new open space within this area. |
| R13 | Towpath Shepperton | Low density housing area adjoining the River Thames with extensive towpath on this bank provides an open space amenity. Most houses have reasonably large gardens. |
| R14 | Chertsey Road, Shepperton | This is a small area on the west end of old Shepperton Village. There is a fishing lake immediately to the north and the River Thames approximately 0.5km to the south. There is also a restored gravel pit to the south of Chertsey Road. |
| R15 | West Shepperton Town – Manor Farm Avenue, Shepherds Close, Shepperton Court Drive | This urban area has no undeveloped land within it. There is no playing pitch provision at the local school (St Nicholas C of E Primary School) and to the north of Laleham Road adjoining the M3 is a field in agricultural use. However, to the south is a green corridor (Blackditch) that provides open space benefits. |

| | | |
|-----|--|---|
| R16 | East of Walton Bridge Road, Shepperton | This is a small residential area to the east side of Walton Bridge Road. Bishop Duppas Park is on the west side of Walton Bridge Road. Traffic flow on Walton Bridge Road is a potential limiting factor in terms of accessibility; the opportunity to put a signal controlled crossing could be explored. |
| R17 | Hawthorn Way, Bramble Close area, Upper Halliford | There is access via Charlton Lane from this residential area to a footpath that circles Halliford Golf Course. This is well used by local residents. |
| R18 | Old Upper Halliford Road area adjacent to Halliford Halt | This area has no undeveloped land within it. Halliford Park is opposite and provides opportunities for informal recreation but this involves crossing the A244. The opportunity to put a signal controlled crossing could be explored. |
| R19 | Highfield Road, Tadmore Close, Upper Halliford | This is a small residential area between existing open space sites and catchment areas for children and young people and amenity green space open space. Existing open space sites lie immediately both to the west and east. It is therefore considered that no additional provision within this area is required. |
| R20 | Broomfield area south of Sunbury Station | This is an area immediately to the south of Sunbury Station in the northern part of Lower Sunbury. There are no undeveloped areas within it but St Paul's Catholic School, Holmes Place and London Irish and the Kempton Cricket Club do have an open frontage to the Avenue. The potential for additional provision in this area needs to be further investigated. |

Potential proposal sites to meet shortfalls

Site Ref 1: International Way, Windmill road, Sunbury

12.54 This area has been developed for a residential development of 266 houses. As part of this development there is additional open space provided which helps address the quantitative and accessibility deficiencies in the area.

12.55 This proposal addresses deficiencies in residential area R10.

Site Ref 3: Woodthorpe Road CYP, Ashford

12.56 Staines Bypass (A30) is elevated and Woodthorpe Road provides access under the A308. This means that the catchment area is not severed and a greater part of this residential area is within an accessible catchment.

12.57 This proposal addresses deficiencies in this part of Ashford.

Site Ref 4: Bedfont Lakes – Access of Challenge Road, Feltham Road, Ashford

12.58 Bedfont Lakes is a site outside of the Borough within the London Borough of Hounslow. However the site lies on the Borough boundary and therefore has a catchment area covering a part of Spelthorne. The site is a Country Park but provides amenity green space provision and opportunities for informal recreation. There are no formal facilities in the southeast corner of the Country Park.

12.59 This proposal helps address deficiencies in residential area R9.

Site Ref 5: Ashford Hospital, Long Lane, Stanwell

12.60 A residential development of 100 units has recently been completed in this area. The development includes provision of amenity green space. This additional provision will help to address the quantitative and accessibility deficiencies within this area.

12.61 This proposal addresses deficiencies in residential areas R3a and R3b.

Site Ref 6: Shortwood Common

12.62 This proposal addresses deficiencies in residential areas R1 and R2.

Site Ref 7: Laleham Recreation Ground

12.63 Whilst the primary purpose of this site is classified as an outdoor sports facility, it does also provide an area of amenity green space for local residents and therefore serves the needs of those in the centre/north of Laleham Village.

12.64 This proposal addresses deficiencies in residential area R7.

Summary

- 12.65 In summary, there are a number of potential proposals that will help to address accessibility and quantitative deficiencies within the Borough. These proposals should be addressed to ensure that there is social equity across the Borough. In general the Borough is adequately provided for in terms of open space provision across each of the PPG17 typologies, it is a case of ensuring that existing sites are, where applicable, enhanced in terms of both quality and accessibility to maximise usage and key gaps in provision are met.

Open spaces database: a working tool

- 12.66 Now that a comprehensive audit has been carried out for the Borough and contained within an Access database, it is important that this is kept up to date this will include adding and removing new sites within the GIS layers and ensuring the attribute data associated with each site is correct and complete. This will enable the Council to monitor changes in the quantity and quality of open space over time.