

## **CHAPTER 11**

### **RECREATION**

#### **INTRODUCTION**

- 11.1. Recreation includes a variety of pursuits which range from passive activities to formal sports. For many people it accounts for a significant part of their leisure time, can incur considerable financial expenditure and has benefits in terms of personal health. Sport England (formerly the English Sports Council) is seeking to encourage greater levels of participation in sport and in November 1999 published a land use planning policy statement setting out its objectives. It is important to maintain and provide adequate facilities for all sections of the population, including people with disabilities, elderly people, those on low income and non car users. Developers of new or expanding recreational facilities will be encouraged to liaise with the Spelthorne Committee for Access Now or other appropriate groups, on how best to provide for and encourage participation by disabled people and ensure that the requirements of the Disability Discrimination Act 1995 are met. Local authorities have a major, though not exclusive, role in the provision of facilities.
- 11.2. This Plan seeks to ensure that adequate and appropriate provision of recreational land and buildings for recreational purposes is made to meet the leisure needs of the Borough's population, with due regard to the proximity of recreational resources beyond the Borough boundary. This chapter examines the existing provision of open land and built recreational facilities and any deficiencies in provision. In addition it examines issues relating to the River Thames and water based recreation; footpaths, bridleways and recreational cycling; policy towards golf courses; and tourism issues.

#### **POLICY CONTEXT**

- 11.3. PPG12 "Development Plans" makes clear the requirement on local authorities to incorporate land use and development policies within their development plans that secure the conservation of natural beauty and amenity of land and which encourage opportunities for recreation. PPG17 "Sport and Recreation" provides more specific guidance and makes clear that recreation is a bona fide land use. It emphasises the need to assess opportunities and requirements for sport and recreation provision, the appropriate location of certain recreational activities, and the need to safeguard open space with recreational value. PPG7 "The Countryside - Environmental Quality and Economic and Social Development", advises that considerable weight should be given to protecting the best and most versatile agricultural land from development, and that even so called 'soft' uses such as golf course development will jeopardise this. PPG21 "Tourism" gives guidance on the relationship between planning and tourism issues. The Surrey Structure Plan (1994) encourages development for sport and recreation to meet deficiencies and for Local Plans to make appropriate proposals. There is a

specific presumption (Policy DP22) to resist the loss of land, water or buildings used for sport and recreation except where suitable alternative provision is made.

- 11.4. For more than thirty five years the National Playing Fields Association (NPFA) guidelines have been widely used by local authorities to define playing space requirements and they remain a robust indicator of need. In the light of the number of independent studies the NPFA reaffirmed its original guidelines, in its document "Six Acre Standard" published in 1989. It has been reviewing these standards again in 1999 although it is not anticipated that any major changes will be recommended when the findings are published. The standards are included in PPG17 as "illustrative material that may help authorities" and have very wide support. PPG17 also emphasises the importance of ensuring facilities are accessible and also sets out details of standards to ensure overall provision to the minimum recommended by the NPFA and distributed appropriately to meet needs. NPFA guidelines are intended as a minimum level of provision. In 1991 the NPFA published jointly with the Central Council of Physical Recreation and the Sports Council, a "Playing Pitch Strategy" to provide a guide to assessing playing pitch requirements and developing local policy.

#### **EXISTING PROVISION FOR RECREATION IN SPELTHORNE**

- 11.5. Overall the provision of open space within Spelthorne meets the requirements of 6 acres per 1000 population though there are some local deficiencies. Current provision of recreational facilities in Spelthorne is set out in Table 1 together with the standards for provision adopted by the Council which are a combination of National Playing Fields Association guidance and criteria used in the Greater London Development Plan (GLDP). These criteria are considered appropriate firstly because the NPFA standards are judged to be an appropriate minimum for the Borough and the GLDP criteria provides realistic and helpful guidance on the location of open space. It will be noted that no maximum travel distance has been specified for certain recreational categories such as for sports fields. In these instances people are generally prepared to travel some distance beyond the local area to use them and precise locations are not critical. The figure for the category "open land for public recreation" includes 143 hectares (353 acres) of common land to which the public has access. Most of this is to the north of Staines. It should be noted that additional common land, to which the public does not have right of access, is not included in this figure. The existing provision is summarised in Table 1.

**TABLE 1**

**RECREATIONAL PROVISION IN SPELTHORNE  
1998 POPULATION BASE OF 88,550**

<b>Category</b>	<b>Actual Provision ha./(acres)</b>	<b>Amount per 1000 population ha./(acres)</b>	<b>Area Standard ha./1000 (acres/1000)</b>	<b>Distributional Standard max. travel distance kms/(miles)</b>
Sports pitches (public & private)	107 (264)	1.20 (2.98)	1.6-1.8 (4.0-4.5)	-
Equipped Children's Playgrounds	5.48 (13.54)	0.06 (0.15)	0.2-0.3 (0.05-0.75)	0.4 (0.25)
Open Land for Public (including commons with public access)	261 (644.5)	2.95 (7.28)	0.4-0.6 (1.0-1.5)	0.4 (0.25)
Allotments	32 (78)	0.36 (0.88)	0.2 (0.5)	-
Indoor Swimming Pools	*2 Public Pools with learner pool = 684.5m <sup>2</sup>	7.73 (83.21 sq ft)	5.97m <sup>2</sup> (64.25 sq ft)	-
Public Sports Halls	*2 Leisure Centres	1 per 44,275 people	1 per 40,000 – 90,000 people	
Golf Courses	1 x private 18 hole – 42 ha (104 acres) 1 x public 18 hole 2 x public 9 hole 2 x driving ranges	1 x private 18 hole per 20,000 – 30,000 people and 1 x public 18 hole per 150,000 people		

\* a number of schools in the Borough have some dual use of their facilities additional to the Sunbury Leisure Centre

## DEFICIENCIES IN RECREATION PROVISION

- 11.6. In the following section comment is given on the categories of open space identified in Table 1 and the extent to which the Plan proposes to meet any deficiencies.
- 11.7. In addition to the resources likely to be available for the provision and maintenance of recreation by the Council, the local authority will seek to encourage private initiatives and local interest groups in the provision of additional facilities in those areas of recreational need. The Council will also consider opportunities for undertaking appropriate schemes of joint recreation provision in conjunction with private and commercial concerns.
- 11.8. **Sports Pitches** - On the basis of the standards there is a deficiency overall in the provision of land for sports pitches. The Council is normally able to meet the demands for its own pitches from regular users though it is accepted that a constrained supply can deter enquiries for casual bookings. It will, therefore, be particularly important to avoid any loss of either public or private provision and the Council will continue to keep under review demand for pitches particularly as the effect of the Government's proposal to encourage team sports in schools on demand by adults in the longer term is difficult to quantify. The Borough does have good provision of open land for informal open space but there is only limited scope to use some informal open space for sports pitches.
- 11.9. **Equipped Children's Playgrounds** - there is an overall shortage of provision for this category of open space and which has a more critical requirement as sites should be no more than 400 metres walking distance from homes served and should not involve the crossing of a busy road. The Council has pursued in recent years a programme of refurbishing existing sites and provision of new ones. Some parts of the Borough will still not have provision to standard, even when the proposals listed in 11.17 below are implemented, particularly in Ashford, as suitable sites cannot be identified. Opportunities to provide further sites will be taken as they arise. Reference should be made to paragraph 4.40 concerning provision at new larger residential schemes. Proposal P32 for an equipped children's playground on land adjacent to the River Ash, Wellington Road, Ashford, will not be implemented until the Council's proposed recreation study has been completed, and the scope for an alternative site or the improved siting and appropriate design to overcome local concerns has been fully explored.
- 11.10. **Open land for public recreation** - there is a good surplus of such land though over half is common land of which a significant part is within the Staines Moor Site of Special Scientific Interest where only low level public use is appropriate. As with children's equipped play areas the urban area of Ashford has a marked shortage of open space with no sites which can be readily identified to meet the shortfall.
- 11.11. **Allotments** - there is good provision and a few sites are licensed, or used on a temporary basis, for grazing and other uses where they would currently otherwise be unused. Although they are not evenly distributed there are no local shortages and no proposals for further provision are made.

11.12. **Indoor Swimming Pools/Public Sports Halls** - existing provision comprises the Spelthorne Leisure Centre with a main and small hall and a 25 metre main pool and separate learner pool. The Sunbury Leisure Centre is a dual use facility in the grounds of Sunbury Manor School and has a main hall and 25 metre pool. A number of other schools have some use made of their facilities by clubs and Adult Education which adds to provision which overall compares well with national standards.

11.13. **Golf Courses** - there are 3 courses at Ashford Manor (private 18 hole), Croysdale Avenue, Sunbury (9 hole) and Charlton Lane, Shepperton (public 18 hole and 9 hole course). Both the Sunbury and Shepperton sites have golf/driving ranges. There is scope for further provision and the particular requirements in the design and layout of golf courses are set out in paragraphs 11.31, 11.32 and Policy R10 below.

11.14. In view of the above the aim of the Plan for recreation, social and community facilities is:-

**'To maintain and enable the provision of recreation, social and community facilities to meet the needs of the local community'.**

11.15. Whilst the overall total area of open space is sufficient, for certain aspects of recreation there are shortages and in addition there are facilities to which people from a much wider area than the Borough are drawn - particularly open space and facilities adjoining or near the River Thames. It is therefore particularly important to protect the facilities that do exist for their recreational value alone and seek to make provision in areas where there are deficiencies.

11.16. In view of the shortages of certain types of recreation provision and definition in some areas the Council will (following the Local Plan Inquiry Inspector's recommendation) undertake a detailed study to update the extent of any under provision and seek to identify appropriate sites for incorporation in a review of the Plan. However, as some of the shortfall of open space is in urban areas where open land to meet such need is not available now or in the foreseeable future, there will be parts of the Borough where the Council is unable to make specific proposals. The Council will however, pursue such opportunities that may arise during the Plan period.

### **POLICY R1**

**The Borough Council will seek to ensure that provision is made to meet the needs of the population, in accordance with the minimum area and distributional standards shown in Table 1, by providing additional facilities where required or by encouraging their provision.**

11.17. To meet the need for childrens' equipped playgrounds, appropriate facilities will be provided on the following existing areas of public open space. On some of these

sites, given the site area and juxtaposition with adjoining uses, the facilities will be small and primarily for pre-school children.

Fordbridge Park, Staines	(Proposal P28)
Land at Holywell Way, Stanwell	(Proposal P29)
Land at eastern end of Oakington Drive, Sunbury	(Proposal P30)
Land at Greeno Crescent, Littleton	(Proposal P31)
Land adjacent to the River Ash, Wellington Road, Ashford	(Proposal P32)

The following site not currently used as public open space is proposed for such, including an equipped childrens' play area:-

Land at Wheatsheaf Lane, Staines	(Proposal P33)
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- 11.18. The following policy applies to all existing land and facilities of recreational value and alternative recreational use of equivalent value will be sought where any loss occurs.

### **POLICY R2**

**The Borough Council will resist development proposals which would result in the loss or significant reduction of the recreational value of existing open space and facilities used for leisure and recreation.**

## **RIVER THAMES AND WATER BASED RECREATION**

### **BOATYARDS AND RIVERSIDE COMMERCIAL ACTIVITIES**

- 11.19. Traditional riverside industries such as boat hire, repair and servicing are not only an important part of the character of the river but are essential to its recreational function. It is therefore important that existing facilities are retained and are not lost to other uses such as redevelopment for housing. There will be cases where to ensure the continuing presence of a river related activity, some form of redevelopment or diversification is necessary. In such cases the Borough Council will seek to ensure that the proposal is in keeping with the river environment and that any facility which supports the recreational use of the Thames is retained. The Council will also then seek increased public access to the riverside, where appropriate.

### **POLICY R3**

**The Borough Council will seek to safeguard existing riverside commercial sites which provide facilities for boat building, river cruising or boat hire by:-**

- (a) **requiring proposals for redevelopment or diversification of a riverside commercial activity to maintain such uses at**

**existing or appropriate levels of operation, where these enhance the character and recreational use of the river**

- (b) only granting permission for an alternative use where it is demonstrated that the site is no longer required for its present use (and there is no loss of important boat access facilities to the river - see Policy R6); in this case an alternative river related use will be the Council's preferred alternative and other proposals will only be considered where it is demonstrated no such alternative is viable**
- (c) resisting proposals where the loss of riverside facilities will have a detrimental impact on the recreational potential of the River Thames**
- (d) only permitting the diversification of hire cruise businesses where hiring craft and associated activities remain the principal use and there is no loss of river bank facilities.**

**In any redevelopment of riverside sites the Council will seek to secure increased public access to the river where appropriate.**

11.20. Although it is important to retain existing riverside commercial facilities, the overall capacity of the river to accommodate growth in cruising activity is limited. It is therefore appropriate that any new facilities are subject to careful assessment, do not result in additional permanent river moorings, and comply with all other policies of the Plan including those relating to the Green Belt.

#### **POLICY R4**

**The provision of new hire cruise bases and/or additional moorings for hire cruises will only be acceptable where:-**

- (a) there would be no increase in river traffic congestion**
- (b) there would be no impact on the setting or character of the river**
- (c) there is no conflict with other policies of this Plan and the site is within an area of the river which is already developed.**

#### **BOAT MOORINGS**

11.21. The limiting factor for cruising on the Thames is the supply of moorings. The main reason for limiting the number of moorings in recent years was the concern that the river was too busy and that adding more boats would cause serious user conflict and traffic congestion. Although there has in fact been a decrease in activity in recent

years, there is no reason to relax controls at present. It is difficult to assess the appropriate capacity of the river for moorings and the advice of the Environment Agency will be sought where appropriate for any proposal. There may be a case for allowing a very small growth in moorings, however, permanent moorings in the Green Belt will not be permitted by the Council. The main demand is for cheaper, conveniently located, accessible moorings and more visitor moorings. The Environment Agency has adopted a Recreation Strategy for the River Thames which seeks to rationalise the provision of moorings.

#### **POLICY R5**

**The Borough Council will support the provision of well equipped visitor mooring facilities in appropriate locations, after consultation with the Environment Agency. Permission will only be granted for moorings where:-**

- (a) they are in suitable locations off the main navigation channel**
- (b) there will be no demonstrable increase in congestion in the relevant stretch of the river**
- (c) there will be no detrimental effect on nature conservation or the amenity value or open character of the river**
- (d) the proposal complies with Green Belt policy.**

#### **BOAT ACCESS TO THE RIVERSIDE**

- 11.22. The Borough Council has taken steps to improve access to the riverside generally, although this has been mainly for the benefit of land based visitors. There is also a need to improve landing opportunities for waterborne visitors. There is a need to ensure that there are adequate, convenient and suitably laid out facilities for boat access to the riverside.

#### **POLICY R6**

**The Borough Council will seek to safeguard all existing slipways, drawdocks and launching sites which provide important boat access to the river. In consultation with the Environment Agency, the Council will provide better signing and seek to improve public facilities where this would not be in conflict with nature conservation or the amenity value or character of the river.**

#### **OTHER WATER BASED RECREATION ISSUES**

- 11.23. A high proportion (14.5%) of the surface of the Borough is occupied by water. This consists to a large extent of reservoirs and former mineral workings. The various water areas make an important contribution in meeting recreation demand over a wide

area and many are already intensively used. The Queen Mary Reservoir plays host to the regional Centre of Excellence for sailing. Where new water recreational activities are proposed care must be taken to avoid conflict with other land uses, to safeguard features of a conservation interest and the environment of the adjoining area. It is considered the recreational after use of wet mineral workings should be of an informal and low key nature compatible with the Green Belt and to minimise the effects on adjoining urban areas. The Council will seek to secure additional footpath, cycle and bridleway routes in the context of proposals for water areas. This is also reflected in Policy R9.

### **POLICY R7**

**The Borough Council will support the recreational use of water areas subject to:-**

- (a) the provisions of Policy GB5 relating to ancillary buildings**
- (b) no conflict with nature conservation interests**
- (c) no adverse impact on amenity.**

### **MOTOR SPORTS**

11.24. Any proposal for a motor sports facility in the Borough will be assessed against Policy R8 below and relevant environmental and other policies of this Plan. For a motor sport proposal to be acceptable, it must not conflict with Green Belt policy, nor have an adverse impact on recognised conservation or landscape interests, the enjoyment of public rights of way or access to the countryside. There should be no adverse impact on highway safety or on residential amenity, nor any permanent loss of existing employment floorspace.

### **POLICY R8**

**Proposals for motor sports facilities will be permitted where they would:**

- (a) be consistent with the purposes and objectives of Green Belt policy;**
- (b) have no adverse impact on:**
  - (i) a Special Protection Area (SPA) a Ramsar site, a potential SPA, a candidate Special Area of Conservation, an SSSI, an SNCI or Local Nature Reserve**

- (ii) **an Area of Special Landscape Character, the River Thames Area of Special Character, a Conservation Area, a Listed Building or its setting**
- (iii) **enjoyment of public rights of way or access to the countryside**
- (a) **have no adverse impact on adjoining highways or road safety**
- (b) **involve no permanent loss of existing employment floorspace**
- (c) **have no adverse impact by noise on residential property.**

### **FOOTPATHS, BRIDLEWAYS AND RECREATIONAL CYCLING**

- 11.25. The Countryside Agency's 14th National Trail, the "Thames Path" which provides a long distance footpath from the river's source to the Thames Barrier officially opened in July 1996. Within the Plan area the riverside walk now provides a continuous pedestrian route from Staines to Shepperton when the Trail crosses to the Elmbridge bank by ferry. An alternative route for use when the ferry is not operating has been defined through Shepperton to rejoin the Thames at Walton Bridge. One small new public car park adjacent to the River Thames is proposed for Tow Path, Shepperton, near to the junction with Dockett Eddy Lane (see Proposal P25).
- 11.26. The River Ash crosses the Borough from Staines to Sunbury on a route of some 7 miles passing through several areas of existing public open space. The concept of a pedestrian walk along its route is long established, appearing in the Middlesex Development Plan of the 1950's as a belt of public open space to be acquired from Staines Moor to the River Thames. So far three miles of the river has public access adjoining it, comprising land north of the Staines By-Pass, at Shepperton Studios, Sunbury Golf Course at Charlton Lane and Donkey Meadow, Shepperton. The largest gaps are where the river passes through adjoining mineral workings. Proposals for the restoration and afteruse of these sites must include proposals for provision of the walk. In the vicinity of the Littleton Pumping Station / Reservoir intake channel to the Queen Mary Reservoir the design of the walk will need to take account of the security of this installation. Further details are provided in the document "Planning Brief for the River Ash Walk" published in November 1987. Proposal P34 is for the completion of the remaining sections of the River Ash Walk.
- 11.27. Thames Water has indicated its intention to replace the Staines Reservoir Aqueduct as part of its programme of improvements to water quality and water conservation, with a deep bore tunnel. Six miles of aqueduct is in Spelthorne and goes right across the Borough linking Hythe End to the Hampton Works. Such a tunnel has already been constructed between the Wraysbury Reservoir and the Ashford Treatment Works. For safety reasons the aqueduct cannot be left as it is once it is no longer required and the

Council has therefore considered the appropriate alternative use of the land. It is understood that replacement is intended beyond the end of this Plan period and therefore no specific proposals for alternative use of the land is set out in this Plan.

- 11.28. The Deposit Draft Plan did contain a proposal to create a linear open space and associated pedestrian and cycle route on this land. This has been deleted on the recommendation of the Inspector in particular having regard to concerns about possible adverse effects on the sections on the east side of Staines and at Ashford Common. The Draft Plan identified the scope of the section at Sunbury Cross to meet a particular shortage of open space. This will now be further considered in the study of the Sunbury Cross area referred to at paragraph 4.78 of the Plan and in the studies on provision of land for open space and recreation generally. The later study will consider the long term role of the section of the aqueduct in the Green Belt and adjoining common land in the Staines area. Whilst the aqueduct may not be replaced during the life of the Plan, Thames Water may need to consider the future use of such land before 2006. In accordance with para 12.6 of the Plan the Council will prepare a planning brief when it is clear detailed advice is required.
- 11.29. There is provision for horse riding within Spelthorne at Laleham Park and the Sunbury Golf Course at Charlton Lane, Shepperton. The Council has for some years had a proposal (Proposal P35) to create a circular bridleway around Staines Moor as part of a wider network within the Colne Valley Park. Shod horses are not allowed on the common land so a route must be created outside the common land. Sections already exist on the east adjacent to the King George VI Reservoir and leading to Stanwell Moor and on the west alongside the M25 leading to Poyle. The remaining section connecting the existing routes will follow the railway embankment on the west side and be at the foot of the Staines By-Pass on the south. Other opportunities to create new bridlepath links will be considered as appropriate especially where these can be associated with stables or horse riding establishments.

### **POLICY R9**

**The Borough Council will seek to safeguard the existing rights of way network in the Borough, and will take opportunities where appropriate, to extend or create footpaths, bridleways and recreational cycle routes.**

- 11.30. Issues related to horse-keeping are dealt with in paragraphs 2.32 and 2.33 and Policy GB6 in the Green Belt chapter of this Plan.

### **GOLF COURSES**

- 11.31. Interest in the game of golf has increased significantly during the past decade and although courses can open up the countryside for recreation they can also have a significant adverse impact. The overriding concern is to ensure the protection of the countryside by guarding against poorly designed facilities with an adverse impact on the environment. It is therefore important to ensure that the siting and design of new proposals are consistent with the character of the surrounding area and do not detract

from any nature conservation interest. In addition applicants will be expected to demonstrate that the proposal will enhance the landscape and includes positive provision for public access and nature conservation. In the interests of conservation, the Council encourages the recirculation of water and the minimum use of pesticides in course management. The Council will expect design of golf courses to reduce the need for chemicals and water consumption and appropriate management plans based on good survey information to be drawn up for areas of nature conservation interest. The Highways Agency South East Region for the Department of Environment, Transport and the Regions has produced guidelines for the layout of golf courses adjoining trunk roads.

- 11.32. Careful consideration must be given to the design and location of driving ranges. The principal landscape concerns about driving ranges relate to the intensity of built forms, for example the extensive and often substantial nature of the surrounding fencing, the use of flood lighting, the impact and character of buildings and car parks, and the relationship of these developments to the surrounding area.

#### **POLICY R10**

##### **Golf courses will only be permitted where:-**

- (a) there is no loss of high grade agricultural land (Grade 1, 2 or 3a)**
- (b) there is no adverse impact on the landscape character of the area**
- (c) there is no adverse impact on nature conservation interest**
- (d) there is no adverse impact on adjoining uses from either the course, car parks or buildings**
- (e) there is no adverse impact on the local highway network and adequate car parking is provided**
- (f) existing landscape features, including trees, ponds, ditches, wet grassland and field boundaries are retained**
- (g) positive proposals to enhance the landscape and to promote public access are included**
- (h) ancillary buildings including club houses and green keepers' stores are kept to a minimum size and appropriately located.**

**Additional buildings not required directly for the operation of the golf course will not be permitted. Driving ranges will only be**

**acceptable where there is no adverse impact from the associated fencing, driving bays and lighting.**

## **TOURISM**

- 11.33. Within the Borough there are facilities which draw people from a wide area though generally for day trips - these include Kempton Park Racecourse and the River Thames. The River Thames provides an attractive environment and the extent to which its further use is encouraged needs to be carefully balanced with the need to protect its environment. The Borough Council will seek to improve both the environment of and public access to the riverside, as discussed in paragraphs 3.18 to 3.20 and Policies RU5, RU6 and RU7 of the Rural Environment chapter.
- 11.34. There are some 9 hotels in the Borough providing 411 bedrooms meeting the needs of both business people and visitors. In addition, to the north of the Borough there are a large number of hotels around Heathrow Airport as well as an outstanding planning permission for a 350 bed hotel at Poyle. In line with Structure Plan Policy DP23, the Borough Council will encourage provision of a range of overnight accommodation and ancillary facilities to meet needs, however, it is unable to identify any specific sites suitable for new hotel development. The provision of overnight accommodation or other tourist facilities can be a diversification opportunity for farm businesses and will be supported by the Council subject to Policy GB2 in the Green Belt Chapter and Policy RU21 in the Rural Environment chapter.

### **POLICY R11**

**The Borough Council will encourage provision of hotels and ancillary facilities within the urban area outside the Green Belt. Proposals for new hotels or extensions to existing hotels will be considered having regard to other relevant policies in this Plan. Development involving the loss of hotel accommodation will be discouraged.**

- 11.35. Spelthorne already has one camping and caravan site at Laleham which is open on a seasonal basis. In addition there is a site near Chertsey Bridge in the Borough of Runnymede. In view of the nature of this type of use which can have an adverse visual impact, and the limited extent of the Green Belt in which to satisfactorily accommodate such uses, further sites will only be encouraged where the criteria set out in Policy R12 are met.

### **POLICY R12**

**The Borough Council will only permit camping or caravanning sites where:-**

- (a) there is no adverse impact on the Green Belt**
- (b) the proposal as a whole will be unobtrusive**

- (c) ancillary buildings are modest in scale and can be discreetly sited
- (d) there is no adverse impact on Areas of Special Landscape Quality, the River Thames Area of Special Character, or nature conservation interests
- (e) the proposal is satisfactory in highway terms.

### **SUMMARY OF RECREATION PROPOSALS**

11.36. Chapter 12 - Implementation contains a schedule of all Proposals contained in this Plan with relevant additional background information. Proposals which relate to the Recreation chapter are made for the following sites:

- P28 Fordbridge Park, Staines
- P29 Land at Holywell Way, Stanwell
- P30 Land at eastern end of Oakington Drive, Sunbury
- P31 Land at Greeno Crescent, Littleton
- P32 Land adjacent to River Ash, Wellington Road, Ashford
- P33 Land at Wheatsheaf Lane, Staines
- P34 River Ash between Priory Green, Staines and Fordbridge Road, Sunbury
- P35 Land adjoining south and south west side of Staines Moor, Staines.