

Waverley Borough Council | Waverley Open Space, Sport and Recreation Study

- Broadwater Park, Godalming
- Farnham Park

Indoor Sports Facilities 9

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Study

Definition

Indoor sport and recreation facilities include built facilities available for high levels of community use, including recreation and community centres, village halls, schools, and health and fitness clubs.

Background

9.1 Although there is plenty of technical guidance on the design of indoor sports facilities, there is less guidance on quantity, quality and accessibility standards particularly in relation to a PPG17 Assessment. The major leisure centres have traditionally been local authority owned and run, and have been based in the main towns, but this is now changing within the introduction of an increasing number of private clubs, particularly focusing on health and fitness. A number of these also contain swimming pools, squash and tennis courts. In more rural areas the village or school hall provides a valuable resource to communities with activities such as aerobics, short mat bowls, yoga and badminton. Good availability of indoor sports facilities will help towards meeting many of the Government and Sport England's objectives of increasing participation in sporting activities and ensuring that British teams and individuals sustain rankings within the top 5, particularly in more popular sports.



Picture 9.1 Cranleigh Leisure Centre

9.2 The Waverley Cultural Strategy 2009 –2014 contains several aims relating to sport and leisure.

Consultation Results

The General Survey

9.3 The results of the general survey show that 83.3% of respondents consider our indoor sports facilities to be very important (44%) or important (39.3%).

9.4 More of the respondents in Waverley use the range of indoor facilities than outdoor. This may be reflected in the age range of the respondents. Over the previous year, the use of indoor facilities was as follows:

- Daily 4.9%
- Weekly 42.2%
- Monthly 15.5%
- Occasionally 37.4%

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9.5 61.9% of respondents felt that the provision was about right, but a significant percentage (31.6%) felt that there was too little.

9.6 75.1% of people thought that the quality of the indoor sports facilities were average or good, with 9.1% assessing them as very good. It must be noted however, that the study was carried out before the extensive refurbishment of both Cranleigh and Farnham Sports centres was completed in 2010. 15.8% thought that they were poor or very poor, and the majority of these views came from Godalming respondents.

9.7 Of the Towns and Parishes that responded, Godalming, Churt and Frensham all considered that there was too little in the way of indoor sports facilities. Only Bramley and Cranleigh thought that their facilities were very good. A new community facility is being planned in Chiddingfold.

School Survey

9.8 The survey showed that the majority of the schools that responded have facilities that are open to clubs or the general public. In general these comprise use of the school hall(s) in the evenings. More detail will be given in the Area Profiles in Annex A.

Current Provision in Waverley

9.9 There are the following numbers of the indoor sport and recreation facilities in Waverley. This does not currently include schools facilities with public/ community access:

Facility	Number
Leisure Centre with Swimming Pool	4
Leisure Centre with no pool	1
Fitness Clubs	8
Community/ Village Halls	63

Table 9.1

9.10 The school facilities have not been recorded in detail at this stage as not all responded to the survey. More details are likely to be recorded as part of the Playing Pitch Strategy review in 2011 and will be incorporated into the PPG17 Study at a later date.

9.11 The Council owned Leisure Centres are located in Farnham, Godalming and Cranleigh and there are two centres in Haslemere (the Herons and the Edge).

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- Godalming Leisure Centre is located near Broadwater Park in Farncombe. It is relatively small, and currently contains a full gym; swimming pool; swimming lessons; 2 squash courts and health facilities. A new centre is due for completion in Autumn 2012 and will have a new gym, swimming pool and café. This is one of the priorities in Waverley's Corporate Plan 2012 - 2015.



Picture 9.2 Cranleigh Cafe and Gym

- Farnham Sports Centre is located at Dogflud Way in Farnham town centre. It underwent an extensive refurbishment scheme in 2010 to provide an improved swimming pool, extended gym, and refurbished sports area. The usage of Farnham leisure centre has increased by 27% since its re-opening. ^(v)
- Cranleigh Leisure Centre is located off the High Street in Cranleigh, and was also refurbished in 2010, with a new and improved gym, improved changing facilities, and a new café. It also has a six-lane swimming pool and junior pool. The usage of Cranleigh leisure centre has increased by 37% since its re-opening. ^(vi)
- The Herons Swimming and Fitness Centre is located in Weyhill. It has a 25m swimming pool, junior pool, fitness and aerobic studios and three squash courts. A further priority by 2015 in Waverley's Corporate Plan is to invest £2million in improvements to this centre.
- The Edge, located at Woolmer Hill, Haslemere has a Fitness Suite, & Aerobics Studio, a large main hall and outside astroturf pitches.

9.12 There are 63 community or village halls spread across the borough, which is exceptional for an area of this size.

9.13 The Borough also has a large number of public and state schools, whose facilities are often available for public and club use. More information on these will be found in Appendix 2: Area Profiles when complete.

Setting Provision Standards

9.14 The Provision Standards have been set taking into account the current provision and the consultation responses.

v Waverley Borough Council Corporate Plan 2012 - 2015

vi Waverley Borough Council Corporate Plan 2012 - 2015

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Quantity Standards

9.15 The results of the survey showed that the provision of indoor sport facilities is about right (61.9%). The majority of people who thought that there was too little provision came from Godalming and Farncombe. A relatively high number also came from Milford; being so close to Godalming, these residents would be likely to use the town's facilities. This issue is likely to be addressed with the planned provision of a new leisure centre for the town.

9.16 While the provision of indoor facilities is good, it is also likely that residents travel to other recreation facilities outside the borough, such as:

- The Spectrum, Guildford
- Pavilions, Horsham
- Broadbridge Heath Leisure Centre
- K2 Crawley
- Aldershot Pools Complex and Lido
- Farnborough Leisure Centre

9.17 The survey of schools asked about the level of usage of the facilities. It is worth noting that the Leisure Centres and commercial leisure industry premises are used on a daily basis where as the majority of the other facilities are generally used a couple of times a week. The results of the School Survey showed that all of the schools that responded have external clubs/ organisations that use their facilities. This is quite high usage, but there is likely to be further capacity as many of the facilities are not used on a daily basis. In conclusion the above analysis demonstrates that there may be capacity within the existing premises and facilities to increase the level of use rather than an urgent need for new facilities, although if opportunities arise there are certainly aspirations for further indoor facilities. No facilities that were surplus to requirements were identified.

9.18 One comment received asked that consideration be given to providing an indoor bowls centre in the Borough.

9.19 No quantity standard can be set as each indoor sport facility varies widely in its space requirements. It is however possible to identify a number of aspirations in terms of facilities as suggested in the key actions.

Quality Standards

9.20 75.1% of people thought that the quality of the indoor sports facilities was average or good. However, 15.8% rated them poor. As mentioned previously, this is likely to have already changed in respect of those respondents from Farnham and Cranleigh in view of the refurbishment that has taken place either during or after the survey was closed.

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9.21 The following areas of a high standard can be identified which should be retained in all existing facilities;

- good standard of appearance and well maintained;
- a range of facilities should be offered;
- customer care, health and safety and security should be high priority.

9.22 These factors form the basis of the quality standard, but should be treated flexibly due to the varying nature of indoor facilities.

Quality Standard – Indoor sports facilities should be of a good standard of appearance, well maintained, clean, and should aim to offer a range of facilities, including appropriate changing areas. Customer care, health and safety and security/feeling of safety should be of a high standard. Appropriate and safe parking should be available for all users.

Accessibility Standards

9.23 PPG17 recommends that it is best to define catchments by using the distance 75 – 80% of users are willing to travel. Respondents were asked how far in minutes they should be expected to travel in order to access indoor sports facilities using their preferred method of transport. For this survey the preferred method of travel was by car (68.1%). 35.2% thought they should travel for less than 10 minutes, while 52% were willing to travel for up to 20 minutes. The questionnaire did not differentiate between the types of indoor facilities.

Accessibility Standard - 15 minutes drive, approximately 5.8km.

Applying the Standards

9.24 No quantity standards are set due to the varying nature of the different facilities, from small village halls to large leisure centres. Through the consultation process no facilities have been identified as surplus, and small improvements in the quality of some premises could improve their attractiveness and encourage greater use. In addition a number of the smaller premises may be difficult to access if users have any mobility issues.

9.25 The quality standard set can be used as a benchmark, but should be applied flexibly taking into account the varying needs and requirements of each usage.

9.26 The following map shows the location of indoor sports facilities within the Borough and the effect of applying the varying accessibility standards. As can be seen, including the village halls gives comprehensive accessibility to indoor sports facilities across the

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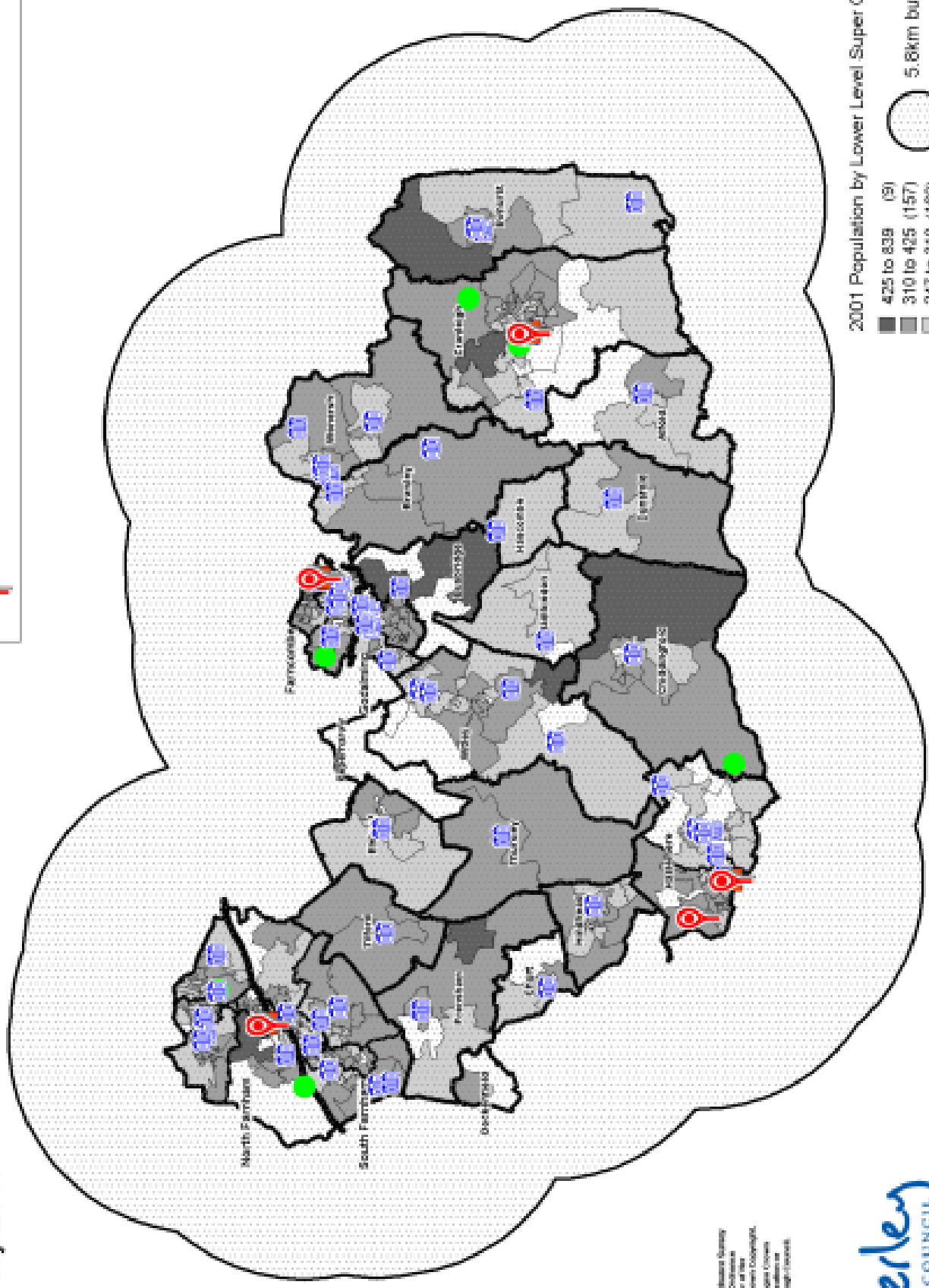
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borough. Taking the village halls out of the equation, as shown on the second map, and creating 5.8km buffers for the locations of specific leisure centres and fitness clubs, shows that there is still good accessibility, with part of all parishes within this buffer. This is to be expected, as the main leisure facilities are all located within the four main settlements, geographically located across Waverley.





Indoor Leisure Facilities, Halls and Fitness Clubs


PPG17 Study:2010

Leisure Centres  Swimming Pools  Community Village Halls  Fitness Clubs 



2001 Population by Lower Level Super Output Areas

-  425 to 839 (9)
-  310 to 425 (157)
-  247 to 310 (1060)
-  102 to 247 (660)

 5.8km buffer

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Policy Options

9.27 Across the Borough there does not appear to be a particularly high level of concern over the level of provision of indoor sporting facilities. There are some concerns about quality, which should have been addressed to a great extent with the improvements made at Farnham and Cranleigh and will be further addressed with the future plans for a new leisure centre for Godalming.

9.28 The more rural areas appear to have the most limited access to such facilities, but it must be recognised that it is clearly not going to be possible for all areas to have the same level of provision. This means that what is available in these areas is even more important to the community and should be retained.

9.29 The anticipated levels of development over the next 20 years will result in a population increase, which is most likely to be concentrated in the main towns. These areas have a good level of access to indoor sports facilities both within and outside of the Borough and there is currently no evidence that an increase in population will have a significant impact. However, when combined with government policies and programmes to increase the general level of activity of the population and development plans in neighbouring authorities which will increase the overall population in the wider area, the levels of usage should be monitored to ensure that no significant issues arise.

9.30 There are a number of policy options available:

- Make the best use of the resources available in the Borough and seek intensification/ multi-use of existing sites. There are still opportunities to increase usage of existing facilities and plans for extensions and or refurbishment to village halls/ schools should be looked on favourably if they are providing for a wider community need.
- If there was a need identified in the future, there is the potential to seek financial contributions from developments through the Planning Infrastructure Contributions SPD and other S106 agreements, towards improvements in indoor facilities so that they are a more attractive option for people or have greater capacity.
- In addition if all existing open space, sports and recreation facilities identified in the PPG17 Assessment are protected from development/ re-development, proposal for re-development to a non- open space, sports or recreation based use should first be required to demonstrate that the site is surplus to requirements and unsuitable for all other typologies, in this case, this may well include other community based activities, not just sporting. It is unlikely that any community facility is going to be surplus to requirements and it should be recognised that usage will vary, some village halls are more than just sporting activities and are important to a community, so even if their use in this respect is low they should not be considered surplus to requirements. There are limited opportunities available to accommodate new facilities across the Borough in the built-up areas and across much of the countryside due to the significant constraints (both physical and policy related).

Key Actions

- Provide a new leisure centre for Godalming by 2012.
- Support aims for sport and leisure contained in the Waverley Cultural Strategy 2009 - 2014
- Work towards a more comprehensive audit of schools indoor sports facilities, and encourage shared use between schools and sports clubs where deficiencies lie.
- Work with town and parish councils to increase the usage of and access to community facilities, particularly in the rural settlements.

Amenity Greenspace 10

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Picture 10.1 Aarons Hill Amenity Greenspace, Godalming

Definition

This type of open space is found most commonly, but not exclusively in housing areas or as part of town and city centres and employment areas. Its primary purpose is to provide opportunities for informal activities close to home or work, or enhancement of the appearance of residential or other areas. Amenity Greenspace includes all of Waverley's Village Greens.

Background

10.1 Amenity greenspace covers a wide range of areas and has in some cases proved difficult to classify, especially as it is often associated with, or provides a setting for facilities such as children's play areas or outdoor sports pitches. Due to the diversity in type and scale of amenity greenspace, from small sites within residential areas to larger more strategic provision alongside other facilities, the guidance available is also diverse. The nature of amenity greenspace means that it can amongst others provide for informal recreational needs, therefore contributing towards a healthier lifestyle; it can 'green' an

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urban environment, improving the quality of an area; and provide habitats for wildlife and therefore enhance biodiversity. The qualities of a good area of amenity greenspace can fulfil many of the Governments broader objectives set out in PPG17 including:

- Supporting an urban renaissance
- Promotion of social inclusion and community cohesion
- Health and well being
- Promoting more sustainable development

10.2 Advice and guidance concentrates particularly on the quality of such open space. A site may be large and in a good location, but if it is not maintained, is considered dangerous, littered, used for off road parking by residents and not an inviting environment, it can create problems for an area rather than fulfil any of the objectives set out above. When of a high quality it is a very valuable source of open space particularly where other options are limited.

10.3 The draft National Planning Policy Framework contains a proposal for a new Local Green Space designation to protect locally significant green areas that are special to local communities. It proposes that these can be used in local and neighbourhood plans, in a way that complements investment in homes, jobs and other essential services. Planning policies should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. The information gained from this assessment of needs and opportunities should be used to set locally derived standards for the provision of open space, sports and recreational facilities.

Consultation Results

The General Survey

10.4 The results of the general survey indicated that amenity greenspace was considered the third most important type of open space in the District with 90.4% of respondents suggesting that amenity greenspace is either important or very important.

10.5 Over the 12 months preceding the survey respondents visited an amenity greenspace:

- Daily (15.1%)
- Weekly (32.3%)
- Monthly (18.7%)
- Occasionally (33.9%)

10.6 Amenity greenspace is the sixth most frequently visited type of open space in the District. Use of amenity greenspace is highest in the urban areas; in Waverley's study our extensive commons have been included as natural or semi natural spaces. Amenity areas tend to be maintained at a higher/ more frequent level due to their usage for informal activities.

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10.7 65.7% of respondents think that the quantity of amenity greenspace is 'about right'. The reasonable proportion (22.8%) indicating that there is 'too little' provision should however, be noted. These responses came mostly from the urban areas.

10.8 Amenity greenspace is rated as being of good quality by 46% of respondents and of average quality by 45.6%. 8.4% believe it to be poor or very poor.

Current Provision in Waverley

10.9 The audit shows that there is at least 95ha of amenity greenspace across the Borough on over 3,000 sites. Many of these smaller spaces comprise grassed verges maintained by the Council and alone, they appear relatively small and unimportant, but cumulatively contribute to the greening of the setting of housing or other developments. Amenity greenspaces tend to be more concentrated in the urban areas, and are generally small in size, however Waverley has a good number of rural village greens which have been included in this category. These are maintained spaces and used for a variety of purposes from fetes and fairs to providing places to sit or provide a quick walk with a dog.

10.10 Due to the multi-functionality of amenity greenspace in Waverley, many larger sites contain other typologies, in particular outdoor sports facilities or provision for children and young people. The sites that do contain other typologies have had the size in hectares of those provision(s) removed from their total in hectares. This is to ensure that there is no double counting and therefore an accurate representation of the other typologies is provided.

Setting Provision Standards

10.11 The provision standards have been set taking into account the current provision, consultations and likely future needs.

Quantity Standards

10.12 The audit shows that there are at least 95 ha of maintained amenity greenspace across the whole of Waverley Borough. This equates to a provision of 0.8 ha per 1,000 people.

10.13 There are no national standards for the provision of amenity space, and it is left as very much a local decision based on the range of facilities available in an area, although provision can range from 0.5 ha to 2 ha per 1,000 people.

10.14 Respondents to the general survey are broadly satisfied with the overall provision of amenity greenspace in the Borough, and all of the Parish Councils that responded thought that provision of amenity greenspace within their Parishes was right. They may have included common land within their consideration, and most of Waverley's rural villages have village greens extensive natural areas that form their setting, as well as more formal amenity areas.

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10.15 A realistic approach needs to be taken, balancing the needs of the community against the level of provision of other typologies of open space and any guidance; but there is also a need to ensure that all opportunities are taken to provide amenity greenspace when they arise. In many instances in Waverley the village greens are also used seasonally for cricket, such as those at Tilford and Shamley Green.

10.16 There is a need to apply the quantity standard flexibly. In some circumstances a level above what is set should be sought, if there is a general deficiency in the area and a poor level of other open space, sports or recreation facilities within acceptable distances (based on the accessibility standards set within this report). The multi-functional nature of amenity greenspace means that a good quality site can contribute towards so many aspects of a high quality way of life, even when there are deficiencies in other typologies. Together with other types of greenspace, it is not considered that there is a deficiency of amenity greenspace in the borough and the maintenance of the existing standard is considered to be reasonable.

Quantity Standard – 0.8ha per 1,000 people

Quality Standards

10.17 The results of the general survey indicate an average to good quality rating for amenity greenspace in the Borough; this was supported by the results of Parish Council survey.

10.18 Litter problems and dog fouling were the most frequently mentioned problems by users of this type of space. These sites are particularly used for dog walking, as they are often near to housing estates and particularly convenient for this activity, and this is presenting itself as an issue to many people. Dog bins are provided but the right approach may need to be investigated further. There is also a wish by some to see dog free areas.

Quality Standard - Amenity greenspace should be well maintained, clean and litter free. It should be welcoming and provide a visually attractive environment. The management of dogs and any mess created needs to be integrated into the site.

Accessibility Standards

10.19 68.9% of respondents to the general survey would walk to amenity greenspace rather than go by car (25.3%), indicating that this type of open space probably satisfies a local need rather than attracting people from a distance.

10.20 Only 8% percent of those who walk to amenity greenspace indicated that they would walk for more than 20 minutes to reach one.

10.21 PPG17 recommends that it is best to define catchments by using the distance 75%-80% of users are willing to travel. Respondents were asked how far in minutes they should be expected to travel in order to access amenity greenspace using their preferred method of transport. The greatest percentage (60.5%) indicated that they would only expect to walk less than 10 minutes, with 31.7% saying that they would walk between 11 and 20 minutes.

Accessibility Standard - 15 minutes walk, approximately 800m

Applying the Standards

10.22 In terms of the quantity of amenity greenspace the results of the study show these to be concentrated in the more built up areas of the Borough. The map below shows that the distribution of sites generally reflects the main population concentrations.

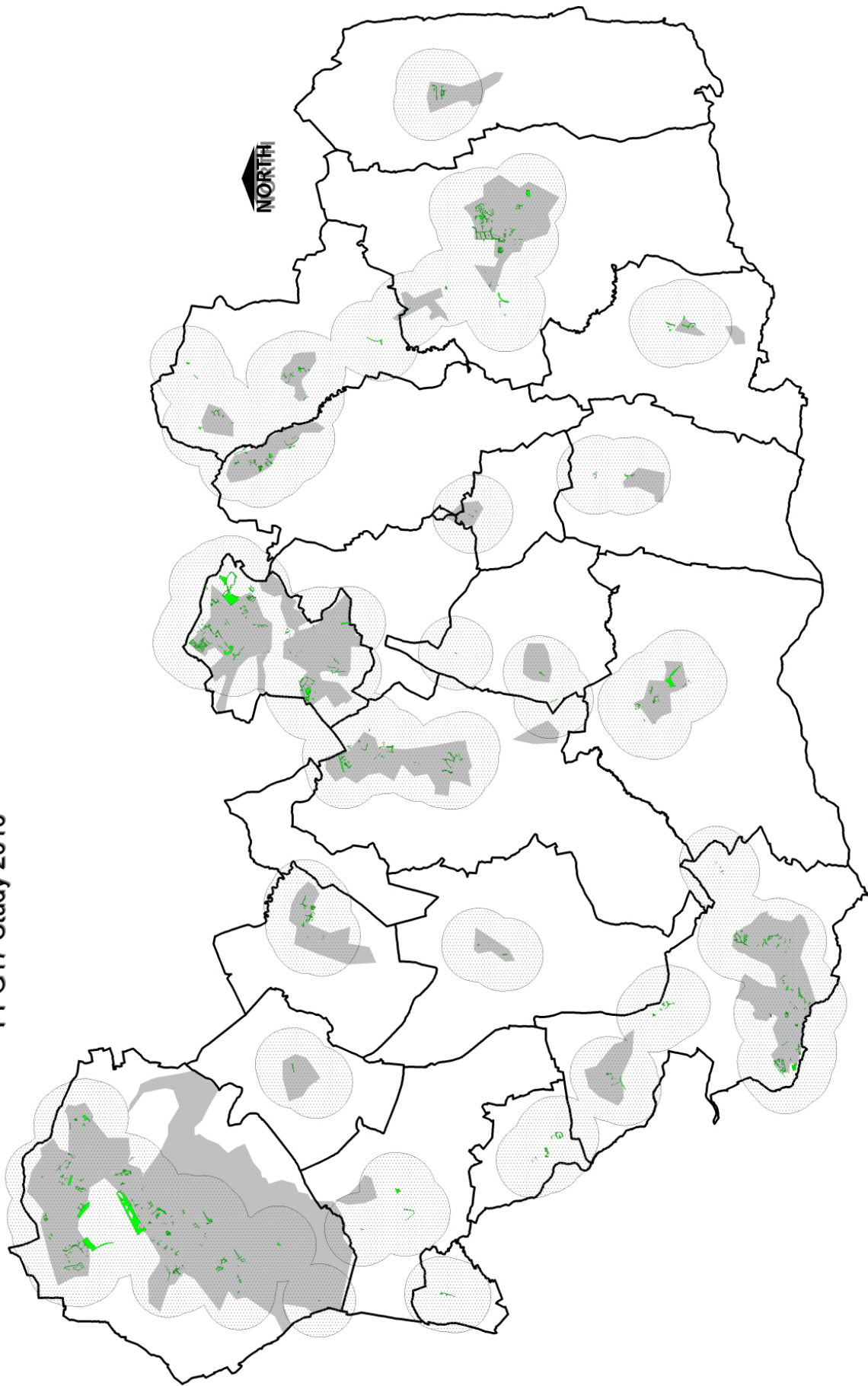
10.23 The quality of amenity greenspace was considered to be generally average or good; however, there were a number of sites that were considered poor. With limited work these could be much improved and may relieve pressure on other areas of open space. In areas with no, or limited deficits, it may be preferable to seek to improve what already exists rather than require new sites.

10.24 The map below shows the 'catchment' area of amenity greenspace, i.e. a 800m buffer which has been drawn around all sites based on the accessibility standard, reflecting the very local nature of such provision and the distances people will walk to sites. This shows that the majority of urban areas have good access to amenity spaces, which is improved considerably when combined with natural and semi natural spaces across the Borough.

10.25 Natural and semi-natural greenspaces may provide much of the amenity greenspace needed by residents, but this is only the case where it can provide for informal activities close to home and where this would not damage other objectives i.e. nature conservation.

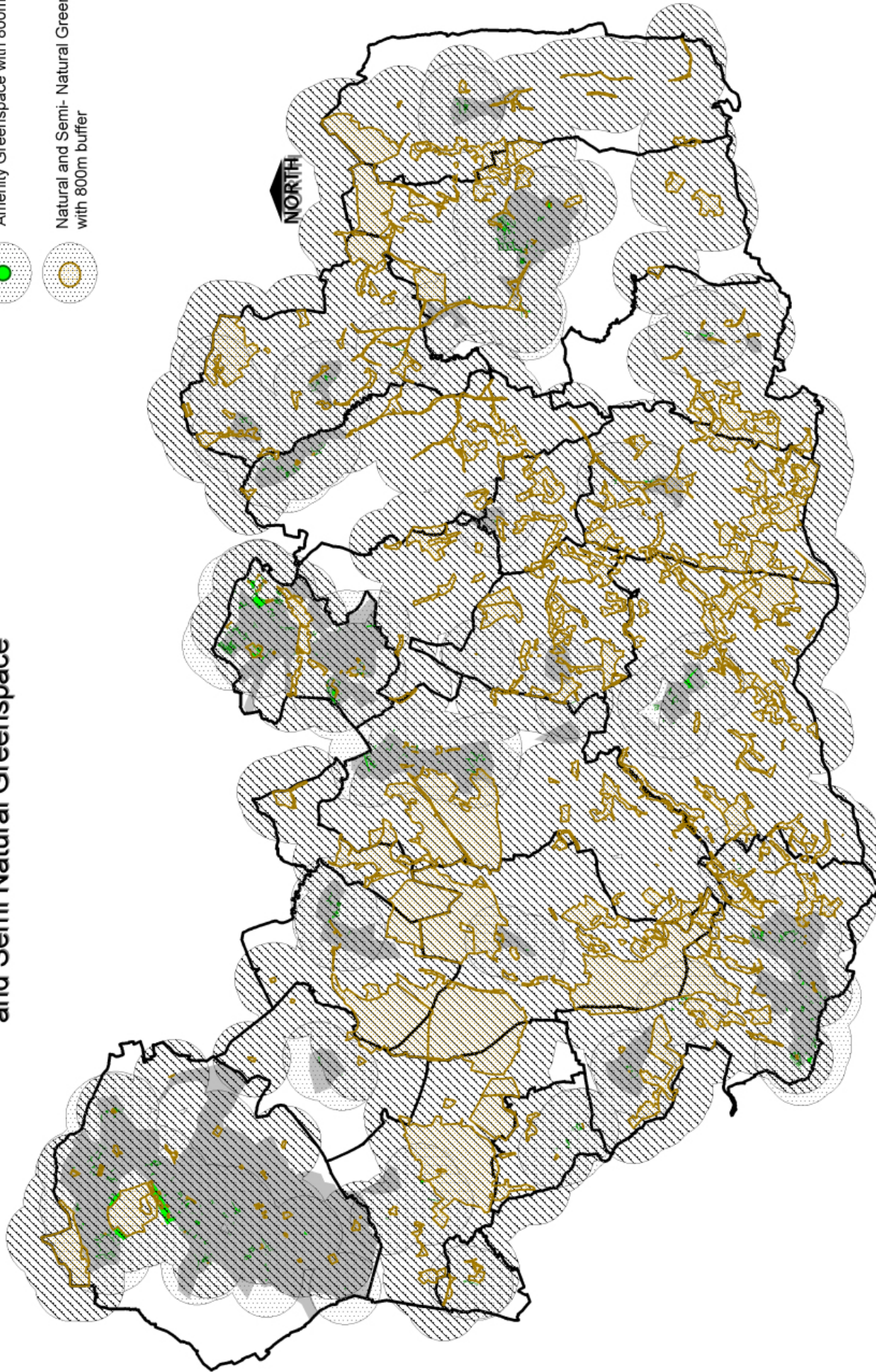
Accessibility to Amenity Greenspace PPG17 Study 2010

Amenity Greenspace with 800m buffer



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Accessibility to Amenity Greenspace and Natural and Semi Natural Greenspace



Policy Options

10.26 When averaged across the District, there appears to be a very good level of amenity greenspace; the anticipated levels of development over the next 20 years will result in a population increase, this is likely to be concentrated in the main towns of Farnham, Godalming, Haslemere and Cranleigh, with lesser levels of development in some of the larger villages. This will result in an increasing need for amenity greenspace within those areas, some of which already have limited provision.

10.27 There are a number of policy options available:

- Accept that the level of easily accessible natural and semi-natural greenspace in most areas of the District means that there is less need for amenity greenspace.
- Make the best use of the resources available in the District and seek intensification / multi-use of existing sites, for example, natural or semi-natural greenspace in areas closely related to the population may double as amenity greenspace, particularly if the needs of informal recreational activities is not restricted; however, this may be contrary to other objectives, such as quiet enjoyment or conservation work. This is not necessarily a planning policy issue and there would need to be a partnership between relevant organisations on these more land management issues.
- Where a need for new or expanded facilities is identified further land could be sought through the land allocations process; however, finding available land could prove to be very difficult particularly in existing built-up areas.
- Seek a level of amenity greenspace on development sites. PPG17's Companion Guide suggests that high quality amenity spaces will result from the use of an urban design-led approach rather than a simple quantitative provision standard, therefore simply applying a standard of 0.8ha per 1,000 people could be too blunt a tool; however the Council could seek amenity greenspace on sites of around 50 homes or more in areas not sufficiently provided for and this could be combined with other types of provision such as children's play areas.

10.28 In addition if all existing open space, sports and recreation facilities identified in the PPG17 Assessment are protected from development, proposal for re-development to a non open space, sports and recreation based use should first be required to demonstrate that the site is surplus to requirements and unsuitable for all other leisure or recreation uses and not just its existing use. This is due to the identified deficiencies in some typologies and the limited opportunities available to accommodate new facilities across the Borough particularly in the built-up areas and across much of the countryside due to the significant constraints (both physical and policy related).

Key Actions

- **Undertake enhancements to the quality of the following Amenity areas, as identified as being of poor quality through the qualitative assessment:**
 - Downhurst Rd open space (Ewhurst)
 - Hale Reeds Recreation Ground (Farnham)
 - Marchants Hill/ Tilford Rd (Beacon Hill)

Provision for Children and Young People 11

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Definition

This type of open space includes equipped play areas, ball courts, skateparks and other more informal areas (e.g. 'hanging out' areas, teenage shelters), the primary purpose of which is to provide for play and social interaction involving children and young people.

Background

11.1 Play England ^(vii) indicate that play has many benefits for children, families and the wider community, as well as improving health and quality of life. As well as providing physical exercise, mental stimulation it can play a part in reducing crime and anti-social behaviour. Well-planned provision can promote social inclusion.

11.2 Within the Surrey Strategic Partnership Plan 2010 - 2020, the aim is that by 2020 every child and young person will be safe, healthy, happy and creative, with the confidence, skills and opportunities to contribute and achieve more than they thought possible. The Partnership sets out in more detail its strategies to provide well-targeted, co-ordinated services to achieve the vision in the Children and Young People's Plan for Surrey. Key priorities have been agreed which focus on improving outcomes for vulnerable and disadvantaged children and young people.

11.3 Improving the delivery of services for children and young people was set down as a key strategic priority for 2006-2009 as indicated in the Waverley Corporate Plan (2006-2007). This resulted in a major replacement and refurbishment programme of many of Waverley's play areas. The current Corporate Plan 2012 - 2015 has leisure and lives as one of its priorities, and seeks to improve 30 children's play areas over the next three years.

11.4 Ongoing targets are also set out in the Youth Strategy, which contains objectives around increasing the amount of time young people engage in sporting activities. Further work on open spaces is proposed including the provision of skate parks, youth shelters and playgrounds around the Borough.

11.5 In the Town Centre Health Checks, Godalming Together identified the need for funding for Teen shelters in the area. ^(viii)

11.6 The Waverley Community Plan (2006-2016) also has young people as a priority with the aim 'To improve facilities and support for young people and increase opportunities for young people to have a healthy lifestyle'.

vii Play England, part of the children's charity NCB, established by the former Children's Play Council (CPC) in 2006 as a result of a Big Lottery Fund (BIG) grant of more than £15million for the Play England Project, as an integral part of BIG's Children's Play initiative. Currently funded by BIG until March 2011 to deliver the final year of this programme.

viii Action point Y2. The Godalming Healthcheck Report 2009.

11 Provision for Children and Young People

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11.7 The Waverley Borough Council Cultural Strategy aims to ensure that adequate play provision is made within new developments in line with standards established in the Waverley Local Plan (2002) and this aim will continue through the emerging Core Strategy.

11.8 The Waverley Play Strategy (2007-2010) ensured a strategic and planned approach to the development and enhancement of quality of children's play opportunities in the Borough. It comprised a portfolio of projects focusing on the areas of greatest need and that form part of a local play strategy. The information from survey associated with this document is useful and has been incorporated where appropriate into this study, particularly when making an assessment of quality and quantity.

Waverley's Investment Programme for Playgrounds and Recreational facilities for young people 2009-2011

11.9 An investment programme for playgrounds and recreational facilities for young people was approved by the Council in 2009 and extends to 2011. In 2006 the Council embarked upon a major replacement and refurbishment programme of many of its play areas, and resulted in the substantial upgrade of 25 sites, with minor improvements carried out to a number of other Council owned play areas around the borough at the same time.

11.10 This work was completed at the beginning of 2008 and brought about considerable improvements to the range and quality of play opportunities across the borough, but despite the considerable investment outlined above, there were a further 30 play areas in this Council's ownership which did not benefit from this work and were still in need of attention. Some sites are in need of refurbishment, while additional facilities are needed in others. A priority list was drawn up and the ten sites in the greatest need of refurbishment allocated funding between 2009 and 2011, as part of the Government's Playbuilder initiative. These sites are:

- Mardens Recreation Ground, Farnham (completed)
- Beacon Hill Recreation Ground, Hindhead
- Cranleigh Leisure Centre Skatepark
- Boundstone Recreation Ground, Farnham
- Peakfield, Frensham (completed)
- Tilford Road, Hindhead (This site was highlighted as being of poor quality in the PPG17 survey)
- Roman Way, Farnham
- Herons Skatepark and MUGA, Haslemere
- Farnham Park (St. James Avenue) and
- Canon Bowring Recreation Ground.

11.11 In all, 55 playgrounds were identified as being in need of refurbishment. They have been prioritised and the programme will continue rolling forward while funding is available from a variety of sources.

Further Work

11.12 Waverley's Leisure and Community Safety Service is to use the information gathered in this PPG17 study and develop it further to produce an Open Space Strategy for the Borough. It is anticipated that it will be adopted by Waverley in 2012.

11.13 Play Shaper is part of Play England's Engaging Communities in Play programme aimed at empowering local communities to take control of spaces where their children would like to play and promote the long term sustainability of local play provision developed through the play pathfinder and playbuilder capital programme. It is funded by the Department for Children, Schools and Families and is a commitment from the government's national Play Strategy. Play Shaper is being delivered by a partnership led by Play England with Playwork Partnerships and SkillsActive. Play England helped local authority playbuilders and play pathfinders to deliver the government's £235m investment in play, the goal being to transform local areas into innovative and adventurous play spaces.



Picture 11.1 Peakfield, Frensham

11.14 Two Playbuilder projects have taken place so far in Waverley at Peakfield, Frensham and Mardens, Farnham.

11.15 Morley Road recreation ground was nominated as part of the Ready for Ten Parents for Playgrounds competition (April 2011), which is supported by Play England, with an opportunity to win £15,000 towards its refurbishment, but unfortunately was not successful. It did receive many local votes which highlights its importance to the local community.

11.16 It is a general aim of the Council to ensure that play space becomes integrated more generally within the design and layout of any new developments in Waverley. Play England has three aims in its manifesto:

- To make all residential neighbourhoods child-friendly places where children can play outside
- To give all children the time and opportunity to play throughout childhood
- To give all children somewhere to play - in freedom and safety - after school and in the holidays

11.17 Play England's document [Better Places to Play through Planning](#) provides valuable guidance on how to promote play through LDFs and the development control process.

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Consultation Results

The General Survey

11.18 The results of the survey show that provision of facilities for children and young people is considered to be the sixth most important type of open space in the Borough by 83.3% of respondents.

11.19 Over the previous year, the use of these facilities was as follows:

- Daily 9.3%
- Weekly 31.5%
- Monthly 19.5%
- Occasionally 39.7%



Picture 11.2 Play Space at the Burys, Godalming

11.20 52.8% of respondents felt that the provision was about right, but a significant percentage (37.6%) felt that there was too little.

11.21 In terms of quality, 45% of respondents thought that it was very good or good, while 13% considered it poor. Those in the eastern part of the borough were found most likely to say that the facilities were poor or very poor.

11.22 Of the Parish and Town Councils that responded, Godalming, Witley, Bramley, Womersley and Churt said that provision was too low, while the others, Tilford, Ewhurst, Cranleigh and Frensham said it was about right. In terms of quality however, none of the parishes thought their facilities were very good, being split evenly between good and average. Only Churt Parish Council thought that their facilities were poor.

Current Provision

11.23 There are currently 80 play areas in Waverley. The vast majority (85%) of the NPFA classified play areas are provided by Waverley Borough Council, with the Parish/Town Councils providing 9 play areas. Waverley Borough Council also provides

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the additional play areas that are not NPFA classified. The majority have fixed play equipment on site but there are also five skate parks and a small number of hard surface ball courts. In total there is 4.70ha of hard surface grounds provided primarily for children and young people, the sites range from under 100m² to over 1000m², although they are usually integral to much larger amenity areas or recreation grounds.

11.24 Following extensive public consultation and advice from the Thames Valley Police Best Practice guide, a youth shelter has been installed in Haslemere. The existing Sandy Hill Youth Shelter, Farnham has been refurbished and is regularly used by the Surrey County Council outreach worker for young people.

11.25 The play areas are distributed around the borough, but there do appear to be areas with limited or no provision of formal play spaces, reflecting some of the comments from the general survey. These are in the more rural areas of the borough, such as Rushmoor, Sandhills and Hambledon.

Quantity Standards

11.26 The audit shows that there is 4.8 ha of fixed recreation equipment for children and young peoples outdoor activities across the whole of Waverley Borough, which equates to 0.04ha per 1000 people. This is a slight improvement on the findings of the *Quantitative Assessment of Children's Play Facilities in Waverley* (PMP 2003), which audited existing play provision in the Borough and found that the Borough fell well short of the NPFA minimum standard for equipped play areas which is 0.25 hectares per 1,000 population, having only 0.02ha per 1000 population. Some nine wards then fell below that standard.

11.27 Some of the areas have since been extended and/ or improved since the 2003 study, and other playspaces included in this study. The following fall below 0.04 ha/1000 population.

PPG17 Area (see Map 3.1)	Population of area	Area of playspace	Hectares per 1000 population
Bramley	3341	0.03	0.01
Busbridge	758	0.00	0.00
Chiddingfold	2882	0.03	0.01
Ewhurst	2391	0.06	0.03
Farncombe	12731	0.31	0.02
Godalming	0.29	0.03	0.01
Hambledon	765	0.00	0.00

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PPG17 Area (see Map 3.1)	Population of area	Area of playspace	Hectares per 1000 population
Hindhead	3874	0.13	0.03
Peperharow	195	0.00	0.00
South Farnham	17766	0.41	0.02
Thursley	654	0.00	0.00

Table 11.1

11.28 Some 17 wards fall below this standard, but as the PPG17 study uses parishes and combination of wards for the urban areas, it focuses where the deficits are more accurately. North Farnham collectively is shown to be over the 0.04 provision but this is due to the good provision in Farnham Park. However, individually, the *urban* wards which fall below the 0.04 provision are:

- Farnham Upper Hale
- Farnham Weybourne and Badshot Lea
- Farnham Shortheath and Boundstone
- Farnham Rowledge and Wrecclesham
- Farnham Moor Park
- Farnham Firgrove
- Farnham Hale and Heath End
- Farnham Bourne
- Cranleigh East
- Haslemere East and Grayswood
- Godalming Charterhouse

11.29 Fields in Trust now advises a minimum standard for children's play space (including both designated equipped play space, and informal play space) to be 0.8ha per 1,000 population. The standard for designated playing space is 0.25ha per 1000.

11.30 It is important to note that the PPG17 audit has measured the actual designated play areas, generally defined by fixed boundaries on the ground. It does not include most casual or informal playing space adjacent to many of these sites or within, for example, housing areas. For the purposes of this study these have been categorised as amenity greenspace (see previous section) as there is no way to define what is used by children or adults without double counting the land available. There is a large amount of this type of land in Waverley. When the area for children and young people is combined with amenity greenspace, this shows there is actually a provision of some 0.84 ha per 1,000 people, although in reality this figure is slightly lower as the amenity greenspace survey has included council maintained verges, which cannot be considered appropriate space for children's play purposes.

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11.31 The audit results don't show anything new about the quantity of play space available since 2008, but confirms the lack of provision in playground provision in some areas. This will continue to be addressed in Waverley's Investment Programme for playgrounds and Recreational facilities for young people 2009-2011. 37.6% of those responding to the survey said play provision in places was too little, which is a significant number.

Quantity Standard – 0.25 ha per 1,000 people of specific provision for children and young people containing a range of facilities for casual or informal play, in discussion with Leisure Services.

11.32 It is acknowledged that this is a challenging target, but the Council is committed to improving the delivery of services for leisure through its Corporate Plan, and proposes to improve 30 play areas over the next three years. It continues to be an such an important part of many government and local agendas that to keep with the existing level of provision, would be unsound. It is a target and will be partially assisted through the investment programme for playgrounds and recreational facilities for young people. It is based on levels being sought across Surrey and may not consist entirely of fixed play equipment but could include informal play areas designed specifically for this age group, or the extension of existing playspaces, which may result in some overlap with amenity greenspace provision. This quantity standard reflects the priority placed on this typology. The level of provision will be monitored to assess the impact of this quantity standard.

Quality

11.33 *Fields in Trust* indicates some quality aspirations for children's play facilities including the provision of seating for adults, a varied range of suitable equipment, safety surfacing, prevention of dog fouling and teenager meeting places. The Trust advocates using quality benchmarks including the *Childrens' Play Council Quality Assessment Tool*, or *Fields in Trust's Play Value Assessment of Playgrounds*.

11.34 Some 45.5% of respondents thought that the quality of the playspaces in the Borough was very good or good, while 41% thought that they were average. Only 13% thought that the quality of provision was poor, and the majority of these were spread across north and south Farnham, south Godalming and Milford and Witley. Negative comments relating to the quality of spaces included references to them being:

- too small
- poorly equipped
- age limits should be applied

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- new facilities needed specifically at Milford play area, Lion Lane and Burnt Hill Way.
- those specifically referred to as being poor included Morley Road, Farnham and Tanners Lane, Haslemere, Amberley Road, Bourne Green, Beldhams, and Jubilee Field

Quality Standard – Sites should be clean/ litter free and provide a safe, fun and stimulating environment where possible for children of all ages. Areas should be set aside as dog free. Sites should be in areas easily accessible by foot to the local community they are intended to serve with limited barriers to access such as main roads.

Accessibility

11.35 Fields in Trust and Play England advocate the following national accessibility standards:

- Local Areas of Play (LAPs): accompanied walking distance 100m (straight line distance 60m). Play England define these as 'doorstep playable spaces'.
- Local Equipped Areas of Play (LEAPs): walking distance 400m (straight line distance 240m).
- Neighbourhood Equipped Areas of Play (NEAPs): walking distance 1,000m (straight line distance 600m).

11.36 The Companion Guide to PPG17 suggests however, that this approach tends to result in children's play being allocated to the more 'unbuildable' parts of housing sites and often ignores the needs of older children, such as teenagers. It suggests that in new housing developments, it would be better to 'design in' children's play as an integral part of the housing environment, rather than to tuck it away in fairly sanitised play areas.

11.37 PPG17 recommends that it is best to define catchments by using the distance 75%-80% of users are willing to travel. Respondents were asked how far in minutes they should be expected to travel in order to access amenity greenspace using their preferred method of transport. For this survey the favoured method of transport was walking. 55.8% believed they should be expected to walk less than 10 minutes to use this open space, which is significantly higher than the average for all open space. 35% of respondents thought that they should have to travel for less than 20 minutes.

11.38 The audit has classified the various types of play area with the various accessibility distances and these are shown on Map 8.1.

Accessibility Standard – Fields in Trust and Play England standards are to be used:

- Local Areas of Play (LAPs): accompanied walking distance 100m (straight line distance 60m).
- Local Equipped Areas of Play (LEAPs): walking distance 400m (straight line distance 240m).
- Neighbourhood Equipped Areas of Play (NEAPs): walking distance 1,000m (straight line distance 600m).







Applying the Standards

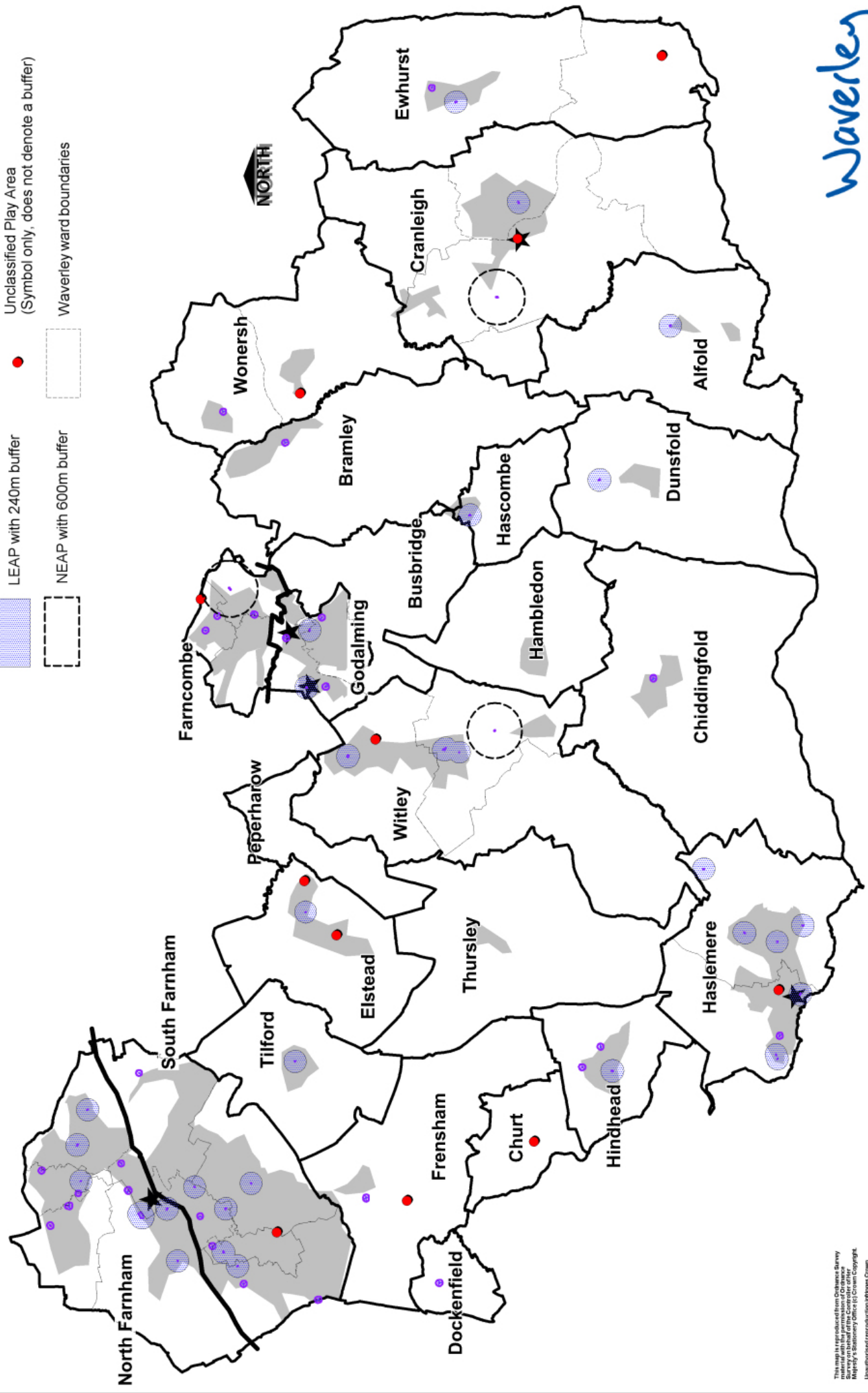
11.39 In terms of quantity, there are clearly less equipped playspaces in the rural areas, but this should be balanced with the high level of amenity greenspace and natural greenspace available. There were fewer comments relating to lack of provision in the rural areas, even when no formal playspace was available at all.

11.40 Provision of play has been given high priority in Waverley. Issues in the more built up areas of the borough have already been identified and a prioritised programme already in place to address them over a number of years. In the more urban areas there are also parks and gardens, which often serve many functions, including as more informal play space. In such areas, the 'catchment' of poor sites is often duplicated by the catchment of a better site which may to some extent compensate, but overall it may only worsen the level of under-provision in these areas.

11.41 The next map shows the catchment of the facilities, based on the accessibility standards for the different types of space, according to Fields In Trust. The catchment areas are understandably quite small due to the short distances people are willing to travel to reach a site. As can be seen, a large number of people are not within an acceptable walking distance of a reasonable site. The distance travelled will of course vary depending on the facilities available at these sites, and also depend on the profile of the users and age of their children.

Accessibility to Facilities for Children and Young People by Type of Space

-  LAP with 60m buffer
-  LEAP with 240m buffer
-  NEAP with 600m buffer
-  Skate Park
-  Unclassified Play Area
(Symbol only, does not denote a buffer)
-  Waverley ward boundaries



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Policy Options

11.42 It is acknowledged that there are difficulties in providing new sites in accessible locations near to where most people live across the Borough due to the lack of available land, and Waverley has already acknowledged the need to address some of the deficiencies and to ensure that new development does not add to the existing pressure and under-provision. In addition, there is a need to increase participation in play activities to ensure a healthier lifestyle, this can be encouraged through better quality, quantity and accessibility of opportunities. A number of policy options therefore need to be considered:

- Make the best use of the resources available in the Borough and seek intensification/ multi-use of existing sites, for example, other areas of land used for open space, sports or recreation and closely related to the population may have room available for a children's/ young people's play area; however, this may be contrary to other objectives, such as quiet enjoyment or conservation work. This is not a planning policy issue and there would need to be a partnership between relevant organisations on these more land management issues.
- In areas with significant deficiencies land could be sought through the site allocation process for larger sites; however, finding available land could prove to be very difficult particularly in existing built-up areas and it would need to be funded through some means. In rural areas, working with Parish Councils may help to identify and bring sites forward.
- Seek financial contributions for facilities from all appropriate development (this option is likely to be implemented through the Waverley Planning Infrastructure SPD) Seek sites for facilities on all development over a certain threshold. This can lead to very small, and in the past, poor quality sites within housing areas. The needs of older children should not be forgotten and a development of over 60 homes may be able to accommodate a LEAP, however it is unlikely that such large sites will be developed within Waverley.
- At present, many playgrounds and open spaces across the Borough are funded and managed by Waverley Borough Council or its contractors, or parish and town councils. However, there is a national, regional and local drive towards increased community ownership and management of facilities as part of the 'Big Society'. Further exploration of the potential to transfer ownership where appropriate could be undertaken. Consideration of alternative funding and management of open spaces is particularly relevant since the publication of the Localism Bill as it sets out commitments to 'Community Right to Buy' and 'Community Right to Challenge'. Such powers will give communities the opportunity to acquire local assets (such as land) threatened with closure or sale and to challenge local authorities' management of a service and take it over themselves.

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11.43 In addition, if all existing open space, sports and recreation facilities identified in the PPG17 Assessment are protected from development, proposal for re-development to a non open space, sports and recreation based use should first be required to demonstrate that the site is surplus to requirements and unsuitable for all other typologies, not just its existing use. This is due to the identified deficiencies in some typologies and the limited opportunities available to accommodate new facilities of this type across the Borough particularly in the built-up areas.

Key Actions

- Using the PMP Report *A Quantitative Assessment of Children's Play Facilities in Waverley* (2003) and the PPG17 strategy as a basis, further identify general lack of quality and provision of children and young people's open space in the Borough
 - Make more effective use of the *Fields in Trust* classifications of LAPs, LEAPs, and NEAPs to establish a hierarchy of playground quality and provision
- Address the overall under-provision of children and young people's facilities generally in the Borough to eventually meet the provision standard of 0.25ha of play equipment per 1000 people.
- Look in more detail at ways of providing new or extended playspace in the following PPG17 study defined areas, which fall below the average current provision of 0.04ha per 1000 population:
 - Parishes: Bramley, Busbridge, Chiddingfold, Ewhurst, Hambledon, Peperharow and Thursley
 - PPG17 defined areas of Farncombe, Godalming and South Farnham.
 - Other individual urban wards which fall below the current provision standards
- Specific Issues identified through PPG17 Audit for further investigation
 - Charterhouse area of Farncombe
 - No playgrounds exist in the Charterhouse areas
 - Potential site includes Upper Frith Hill open space
 - Busbridge
 - Redevelop the Home Farm site in Busbridge into an area more suitable for children's play
 - Rushmoor
 - No playground exists in Rushmoor (closest provided for areas are in Frensham, Churt, and Hindhead)
 - Witley

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- Parish Council could assist in finding suitable land in the particularly deficient Wormley area
- Chiddingfold
 - One playground exists in Chiddingfold. Possible additional sites include Hartsgrove open space and Pathfield Roadside open space
- Hindhead
 - Improvements to Marchants Hill/ Tilford Rd (Beacon Hill) playspace (see also Key Actions for Amenity Greenspace)
- Eastern part of the Borough
 - Almost half of general survey respondents from eastern rural areas felt there was too little children and young people's open space provision. This figure was the highest in the Borough
 - There is approximately one playground per 1900 people in the eastern rural areas compared to one playground per 1685 people throughout the Borough
- North Farnham, particularly in Upper Hale
 - Less than half of respondents to the general survey assessed provision to be *about right*, significantly below the average for the Borough
 - Only LAP type playgrounds exist in the Upper Hale area
 - Potential sites include Park View Estate (Trinity Hill) and Old Park Close

- Through consultation with local residents, investigate what could be done with the Thurbans Play Area (Farnham)
 - The site is underutilised
 - The site scored poorly on both quality and value in the qualitative assessment
 - South Farnham residents were satisfied with the existing provision of public parks and gardens sites in the area, rating above average in the Borough
 - The site is hidden from the road network and accessibility to the site is particularly poor
 - Greenhill Way Open Space, Beldhams Play Area, and Weydon School and St Peter's CE School playing fields are all quality open space sites within 300m of Thurbans Play Area
 - Monies from the sale of the land could be used to enhance open space sites in the area
- Re-prioritise the *Proposed Investment Programme for Playground and Recreational Facilities for Young People 2009-2011* based on the findings of the PPG17 Strategy
- Further assess the value of outdated or redundant play equipment and improve the quality to nearby existing playgrounds where appropriate
- Promote the potential of 'natural play', to explore wild space without the need to provide formal facilities.
- Support appropriate community led campaigns to provide or enhance play facilities under Big Society initiative, once established.

Allotments 12

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Study



Picture 12.1 Allotments at Maplehatch, Godalming

Definition

This type of open space includes all types of allotments, community gardens and urban farms with the primary purpose of providing opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.

An allotment is a piece of land not exceeding 40 poles (1,012 m²) in extent, which is wholly or mainly cultivated by the plot holder for the production of vegetables or fruit by him/herself and family.^(ix)

12.1 There are no community gardens or urban farms within Waverley, and so this section therefore relates solely to allotments.

Background

12.2 As outlined in *Allotments: A plot holders' guide*, published for DCLG in 2007, having an allotment provides an excellent opportunity to grow your own fruit and vegetables, meet new people and get plenty of fresh air and exercise, as well as bringing together people from all age groups and various social backgrounds around a common

ix Allotments: A Plotters Guide 2007

12 Allotments

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recreational interest. They can also benefit the environment in a number of ways. They provide valuable green spaces within our towns and cities making them more environmentally friendly, sustainable and attractive places to live. They can also provide a varied and valued habitat for wild plants and animals.

12.3 Nationally, the majority of allotment sites are owned by local authorities and may be termed 'statutory' or 'temporary' where: 'statutory' allotment land is land of which the freehold or very long lease is vested in the allotments authority, and which was either originally purchased for allotments or subsequently appropriated for allotment use.

12.4 The Department for Communities and Local Government is responsible for overall government policy on allotments at a national level. The Department's aim is to promote allotments, provide necessary protection for them and ensure there is sufficient provision to meet demand.

Consultation Results

The General Survey

12.5 Survey forms were sent to each of the Parish and Town Councils. Of those which have the responsibility of allotment management, only five of the parishes responded. These results were combined with those responding as part of the general survey, which may have included some allotment holders themselves.

12.6 The results of the general survey indicate that allotments are considered to be important or very important by some 69.3% of those that responded. This was lower than any other type of open space, but is still considered to be high, and reflects the fact that although only a limited number of people actually have an allotment, many others consider them of value.

12.7 47.8% of respondents felt that the provision of allotments was about right, while 22.3% thought there were too few. Almost 30% were unsure about this issue.

12.8 Allotments are considered to be of good or very good quality by 37.5%, while 50.0% think that they are only average. Some 11.6% think that they are poor or very poor quality. These results should be treated with caution for several reasons: many people may not have visited allotments, and this view could relate to the facilities or other features or even the quality of soil on various sites.

Current Provision in Waverley

12.9 Twenty-eight allotment sites have been identified within the Borough, most of which are managed by Parish and Town Councils and the Farncombe and District Working Mens Allotment Association. Waverley Borough Council manages one site in Farnham. The sites range in size from 0.10ha to the 1.65ha site at More Road in

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Farncombe. North Farnham and Farncombe have the most allotment sites. The number of plots total some 16.2 ha. Further investigation with managers of the sites will be carried out to ascertain the number of plots in total on each site.



Picture 12.2 The Burys, Godalming

12.10 The survey to the Parish and Towns asked how many plots there were on sites and the size of these areas. Of the parishes that responded, Witley, Wonersh, Ewhurst, Cranleigh and Chiddingfold all reported that they had plots available, with the exception of the Enton allotments. Many of the other parish and town websites suggest joining a waiting list.

12.11 Godalming Town Council want to help increase the availability of allotments by helping the Farncombe and District Working Mens Allotment Association to identify new sites. Cranleigh Parish Council wants to provide more allotments at the Elmbridge site, and is in discussion with St. Joseph's school to try to form a community garden and further allotments.

12.12 Many of those respondents suggesting that there were too few allotments do actually live in relatively

close proximity, i.e in the same ward as one or more allotment sites, particularly in Farnham, Godalming, Cranleigh and Haslemere. This could suggest that there is a demand for further allotment spaces in those areas, should the opportunity arise.

12.13 Wards or parishes which have no allotments and where there appears to be some demand, include Hindhead, Churt and Bramley.

12.14 In the absence of enough allotments, the Landshare^(x) initiative may also be helping to start to satisfy some demand. Launched in 2009, Landshare brings together people who want to grown their own food and those who have land to share. There are a number of registrations in Waverley from people who are interested, particularly in the Haslemere area (Dec 2010).

x <http://www.landshare.net/index/>

12 Allotments

Quantity Standards

12.15 It is estimated that since 1969 some 30% of the then available allotments land has been lost irrevocably. Hence, the National Society of Allotment and Leisure Gardeners (NSALG) recommends that the minimum provision today should be 20 standard (250 sq.m or 0.025ha) plots per 1,000 households or 0.5 ha per 1000 households. *The Survey of Allotments, Community Gardens and City Farms*, carried out by the University of Derby on behalf of the Department for Communities and Local Government in 2006 showed that the national average provision was 7 plots per 1,000 population.

12.16 The audit shows that there are 16.2 ha of allotments within Waverley. This equates to a provision of approximately 0.34ha or 13 plots per 1000 households, which is almost double the national average. Further work may be undertaken to ascertain the numbers of plots at each site in the Borough for a more accurate standard to be set when the PPG17 study is reviewed in the future, and once housing requirements are established in the Core Strategy, future requirements for allotments may be refined.

12.17 PPG17's companion guide considers that the number of allotments required in any area is a function of demand and therefore it will be appropriate to use a demand-led methodology based on information from waiting lists. Such information can help determine the level of unmet need and its spatial distribution.

12.18 More accurate information is needed from the town and parish councils and the Farncombe and District Working Mens Allotment Association about the number of plots each site contains as well as more information about waiting lists/ demand for plots, before a realistic local quantity standard can be set. It would appear from information available that the amount that Waverley already has exceed the national average but falls short of what is recommended. Once established the standard will need to be applied flexibly taking into account provision within the area (defined by the accessibility standards discussed below) and the type of housing being provided, for example an increase in the provision of flats added to people's interest in allotments may add to the pressure for them. It is important that the effect of incremental increases in the number of properties does not result in a serious under provision of allotments.

Quality Standards

12.19 There are no definitive national or local standards for the quality of allotments, community gardens and urban farms, and no legal obligation on landowners to provide facilities. However, the publication *Allotments: A Plotters' guide* (Allotment Regeneration Initiative for DCLG) suggests that allotments should have mains water supply, toilet facilities, fences, hedges and gateways, paths and hauling ways and adequate security measures.

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12.20 The overall result of the general survey indicates an average quality rating (50.9%) of allotments in the Borough by those that responded. However, an analysis of respondents by postcode shows that the greatest levels of concern over quality came from respondents in Godalming and Cranleigh, but there is no way of telling what these concerns might be.

12.21 Most of the Town and Parish councils that responded thought that the quality of their allotments was good or very good, but there was a low response rate and further information is needed.

12.22 Therefore from the results of the consultation and other guidance the following general quality standard is set.

Quality Standard - A well maintained, clean/ litter free site, level with good quality soil, drainage and access to a good water supply.

12.23 Although the provision of toilets are suggested as ideal facilities, this has not been incorporated into the standard as there is no opportunity to provide them in most cases; however, such provision, along with adequate security measures should be encouraged if appropriately designed and managed.

Accessibility Standards

12.24 PPG17 recommends that the 75th - 80th percentile of responses indicate the time/ distance that the majority of people will be willing to travel and that this should be used to inform accessibility. Respondents to the general survey were asked how far in minutes they should be expected to travel to an allotment using their preferred method of transport.

12.25 The preferred methods of getting to allotments were walking (43.4%) and driving (39.3%).

12.26 For this typology the preferred method was walking and the 75th percentile was within the 11 to 20 minute category. An accessibility standard of 15 minutes walk (approximately 800m) is thought to be appropriate, and is shown on Map 11.1. It is acknowledged that a high number of people would prefer to drive, however, government guidance promotes measures other than driving.

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12.27 Mapping postcode results of those driving and walking to allotments within the 800m buffer shows that the majority of respondents who walk do actually live within that distance.

12.28 Analysing postcodes of those who drive to allotment sites shows that all people in Godalming who drive to their site also live within 800 metres, but this could be due to a number of factors such as the topography of the area where the allotment is located, or the need to take tools or other equipment to the allotment. People may also choose to walk because of a lack of parking.

Accessibility Standard - 15 minutes walk, approximately 800m

Applying the Standards

12.29 In terms of the quantity of allotments the results of the study show that most allotments are concentrated within the Parishes of the four main urban areas. Many rural parishes have no allotments, but from the survey, and very limited waiting list information supplied shows little demand in these areas. More comprehensive work on the waiting lists would be needed to indicate whether new sites would be required.

12.30 The quality of allotments in the Borough is considered to be good, overall. It is not felt that the quality of sites is preventing people from using them.

12.31 The previous map shows the 'catchment' area of allotments, i.e. an 800m buffer has been drawn around all sites based on the accessibility standard, and that the majority of those responding live within the catchment and walk to the sites.

Policy Options

12.32 The main issue is felt to be the quantity of allotments rather than quality or accessibility, although the provision of some allotments in rural areas would help those residents. This is most likely to be achieved by Parish Councils working with local residents and landowners to find suitable sites.

12.33 Over the next 20 years it is anticipated that the population of the Borough will increase. The PPG17 companion guide suggests that the need for allotments is likely to rise as a result of rising housing densities and consequential reduction in new garden sizes. Taking into account that the majority of the population increase is likely to be in the main urban areas of Farnham, Godalming, Cranleigh and Haslemere it is anticipated that this is where the greatest need will arise. If land is unavailable for new allotment sites, it may be possible to increase the capacity of existing sites and provide further plots.

12.34 It is therefore felt that all existing allotments should be protected unless higher quality alternative provision in the locality can be provided.

Key Actions

- Encourage the promotion and advertising of allotments in the borough, in conjunction with the allotment's land owners to raise the profile of the sites and the benefits allotments can bring
- Address under-provision in Parishes expressing a demand by looking at potential sites
- Investigate devolving ownership and maintenance of Waverley Borough Council's sole allotment sites in Weybourne Road to Farnham Town Council

Churchyards and Cemeteries

13

Waverley Borough Council | Waverley Open Space, Sport and Recreation
Study

13 Churchyards and Cemeteries

Waverley Borough Council | Waverley Open Space, Sport and Recreation Study



Picture 13.1 Church of St. Peter and St. Paul. Godalming

Definition

Churchyards can only exist where there is a Church, and cemeteries are found in locations where a Church is not present. The primary purpose of this type of open space is quiet contemplation and burial of the dead; it can also be linked to the promotion of wildlife conservation and biodiversity.

Background

13.1 Churchyards and cemeteries can provide valuable areas of open space, often in central and densely developed locations where other sources of open space are not available. The CABE Briefing Note 'Cemeteries, Churchyards and Burial Grounds', published in November 2007, states that urban burial grounds in the 19th century were originally envisaged as public open spaces, and were professionally designed to be attractive places to visit in their own right. They consider that, today, many cemeteries are neglected, with little to attract anyone apart from those visiting specific burial plots.

This lack of design, planning and ambition means that the potential health and environmental benefits of cemeteries are not being realised. In rural areas their importance in terms of providing open space is less significant.

Consultation Results

General Survey

13.2 The results of the general survey indicate that cemeteries and churchyards are considered to be the 9th most important type of open space in the District. 73% suggested that cemeteries and churchyards were either very important or important.

13.3 Over the 12 months preceding the survey respondents visited a cemetery or churchyard:

- Daily (2.2%)
- Weekly (14.7%)
- Monthly (14.7%)
- Occasionally (68.4%)

13.4 75.1% of respondents think that the quantity of cemeteries and churchyards is 'about right', as did all of the Parish and Town Councils that responded.

13.5 Cemeteries and churchyards are rated as being of very good or good quality by 47.9% of respondents and of average quality by 47.3%. Only 4.8% thought they were poor or very poor quality.

13 Churchyards and Cemeteries

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Current Provision in Waverley

13.6 The audit identified 48 cemeteries and churchyards within Waverley, totalling around 48 ha. There is generally a good distribution of cemeteries and churchyards across the Borough, with every parish having at least one cemetery or churchyard. The largest is a relatively new woodland burial site at Shamley Green, of some 7.3 ha. Permission was also given in 2010 to 6ha of land at Upper Hale Road, Farnham for another woodland burial site. The smallest is the former Quaker burial ground at Binscombe (used until 1790) of only 0.03 ha. Many of the rural churchyards are extremely attractive tranquil and valued areas and also provide many benefits for wildlife, but they are not a significant source of public open space as there are usually more appropriate and accessible alternatives available.



Picture 13.2 Bramley Cemetery (Closed)

13.7 The majority of active cemeteries in the Waverley area are managed by the local Town or Parish Councils. Sunvale Cemetery in Haslemere is now Waverley Borough Council's only operational cemetery. This is a 2.2 acre site on the western side of the town, and offers a range of burial options. Waverley is responsible for the management of nine closed cemeteries across the borough. A number of these are now important refuges for wildlife, as they still contain unusual flower species which were once previously common in local meadows in the past. Both Elstead (Thursley Road) Cemetery and the Churchyard of Saint Peter and Saint Paul, Godalming, have areas of grass left unmown across the summer to allow rare wildflowers, like meadow saxifrage, to flower and set seed. This ongoing work is being carried out in collaboration with the Surrey Botanical Society, Surrey Wildlife Trust and local people.

Setting Provision Standards

13.9 The provision standards have been set taking into account the current provision, site assessments and consultations.

Quantity Standards

13.8 PPG17's companion guide states that no quantity standards for cemeteries and churchyards can be set:

13.9 *“As churchyards can only exist where there is a Church, the only form of provision standard that will be required is a qualitative one”.*

13.10 *“Every individual cemetery has a finite capacity and therefore there is a steady need for more of them. Indeed, many areas face a shortage of ground for burial. The need for graves, for all religious faiths, can be calculated from population estimates, coupled with details of the average proportion of deaths which result in a burial, and converted into a quantitative population-based provision standard”.*

13.11 Although no quantity standard is set, it is worth noting that respondents to the general survey were satisfied with the overall provision of cemeteries and churchyards in the Borough as a source of open spaces indicating that it was ‘about right’. The number of respondents indicating that the provision of cemeteries and churchyards was ‘about right’ was the third highest for all open space types.

13.12 It should be noted that this assessment is not considering the need for burial sites, it is assessing it as a source of public open space. Although not explored in this study, the Council would need to work with local communities, who may express a need for further burial grounds, on an individual basis.

Quality Standards

13.13 No national quality standards exist; however criteria used for determining the winner of the ‘Cemetery of the Year’ state that ‘a burial site or crematorium should be a place that puts people first, where they can grieve and contemplate. It should include pleasant areas to sit, relax and appreciate the surroundings. It should be user friendly for all, including for the disabled, and give good service to the community’. They are assessed on many things including signage, access, information, opening hours, maintenance, facilities and attractiveness. Although this is not an assessment in terms of a site’s value as a source of open space, it is still helpful.

13.14 The overall result of the general survey indicates a general satisfaction with the quality of cemeteries and churchyards. The only site specific respondent said that the West Street cemetery in Farnham was poorly maintained.

Quality Standard - Churchyards and Cemeteries should be well maintained, clean and litter free. They should contain an appropriate mix of flowers / trees and shrubs to enhance biodiversity and provide a pleasant and peaceful setting for those using the sites. Bins should be provided to reduce the occurrences of litter and dog fouling problems. They should be accessible to a wide range of people including those with mobility difficulties, with sufficient parking, seating and where appropriate lighting.

13 Churchyards and Cemeteries

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Accessibility Standards

13.15 There are no national or local accessibility standards for Churchyards and Cemeteries. PPG17's companion guide highlights that accessibility to churchyards and cemeteries is important so that relatives are easily able to visit them. The general survey indicated that there were no major concerns related to the accessibility of cemeteries and churchyards and neither were any raised by the Parishes.

13.16 The general survey indicates that the majority of respondents (53.7%) would walk to cemeteries and churchyards rather than going by car (38%). 82.3% of respondents said they would be prepared to travel for up to 20 minutes; but this is more likely to reflect the need to visit the burial sites of relatives / friends rather than to use the area for its open space value.

13.17 No accessibility standards have been set as the need for new churchyards / cemeteries is demand led and is likely to be limited; however, if new sites are to be provided in the future they should be in areas accessible to the local community they serve, by foot.

Applying the Standards

13.18 The results of the study and the map below show that there is a good number and distribution of churchyards and cemeteries across the Borough; however, many are in rural locations and it is likely that those in more urban areas have a greater role in terms of providing open space, which is just that - a green area within or adjacent to development. The more rural sites have a role to play in providing areas for quiet contemplation and in many cases, as wildlife havens.

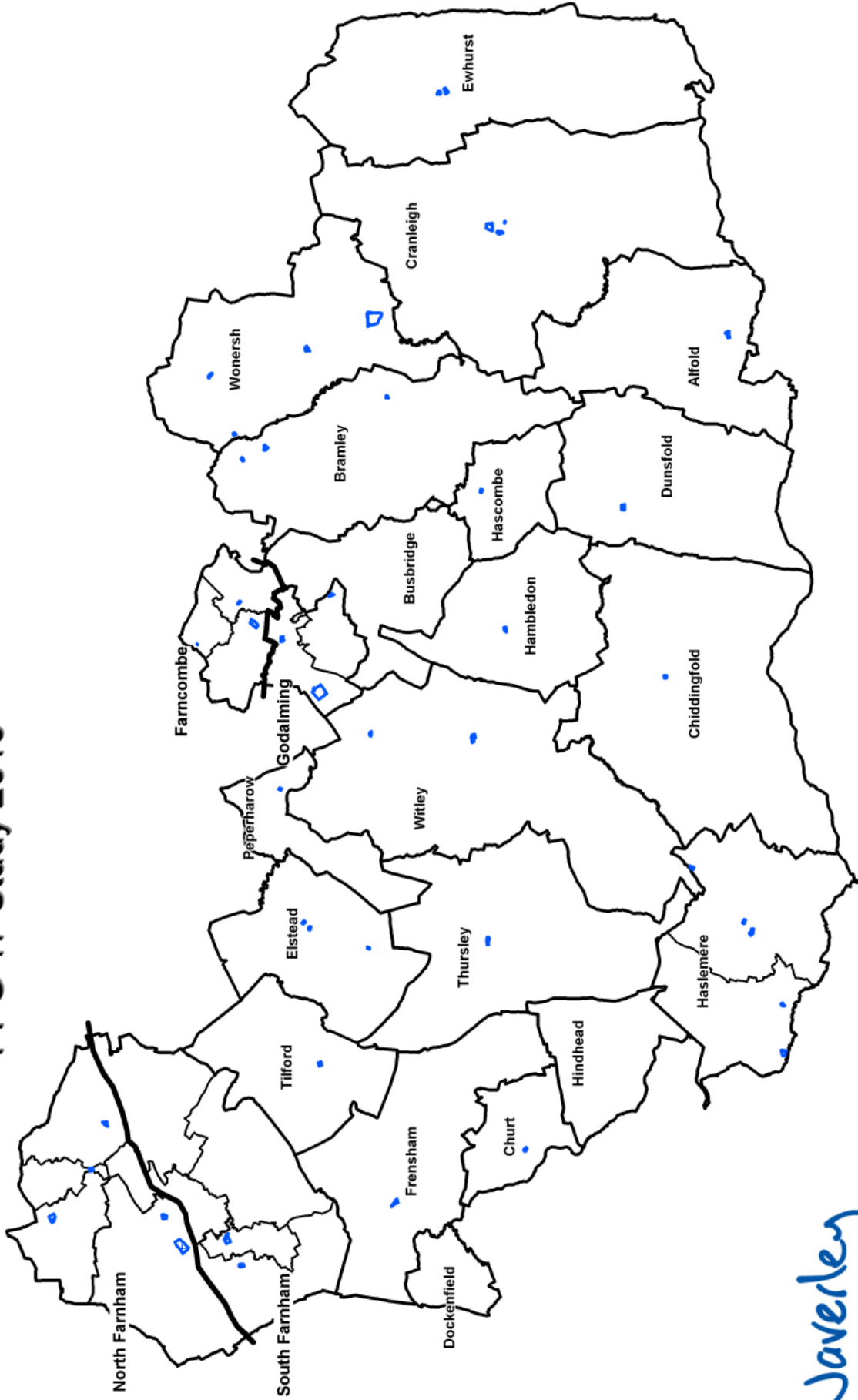
13.19 The quality of churchyards and cemeteries is generally considered to be good or average. A quality standard has been set against which to monitor existing sites and to act as a bench mark in terms of any future provision. No accessibility standard has been set.

Churchyards and Cemeteries

PPG 17 Study 2010



Churchyards and Cemeteries



Civic Spaces 14

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Study

Definition

This type of open space includes civic and market squares, and other hard surfaced areas designed for pedestrians. The purpose of civic spaces, mainly in town and city centres, is to provide a setting for civic buildings, such as town halls, and opportunities for open air markets, demonstrations and civic events.

Background



Picture 14.1 Civic Spaces in Cranleigh

14.1 Civic space can be particularly important asset in town centre, providing an attractive, pleasant environment particularly for pedestrians. In many towns and cities it is a focal point used for gatherings of people, markets and entertainment; however, a poor quality area can attract vandalism,

appear threatening, therefore deterring rather than attracting people, and provide a drab setting to the wider area. Specific advice on Civic Spaces is not easily found; however The Urban White Paper indicated that well managed public open space improves the attractiveness of urban areas and helps to promote healthier lifestyles. In addition much of the quality of a civic space is closely associated with high quality design skills and a lot of detailed advice has been produced by the Commission for Architecture the Built Environment (CABE).

14.2 At a local level some of the guidance within the Surrey Design Guide is relevant to civic space, in particular that open space should be an integral part of the built environment.

Consultation Results

The General Survey

14.3 The results of the general survey indicate that civic spaces are the seventh most important types of open space in the Borough. 79.6% of respondents suggested that civic spaces are either very important or important in Waverley.

14.4 Over the 12 months preceding the survey respondents visited a civic space:

- Daily (11.2%)
- Weekly (50.8%)
- Monthly (13.5%)
- Occasionally (24.5%)

14.6 62% of respondents think that the quantity of civic spaces is 'about right'. The proportion (25.5%) indicating that there is 'too little' provision is quite high and should however, be noted.

14.7 Civic spaces are rated as being of very good or good quality by 40.5% of respondents and of average quality by 44.6%. 14.9% rated them as being of poor or very poor quality (second worst rated type of open space in the Borough). Postcode analysis shows that the majority of these respondents came from Farnham, with equal numbers from Godalming, Cranleigh and Haslemere. Others came from Hindhead, Bramley, MIlford, Witley and Chiddingfold, but did not specify which civic areas they were unhappy with.

Current Provision in Waverley

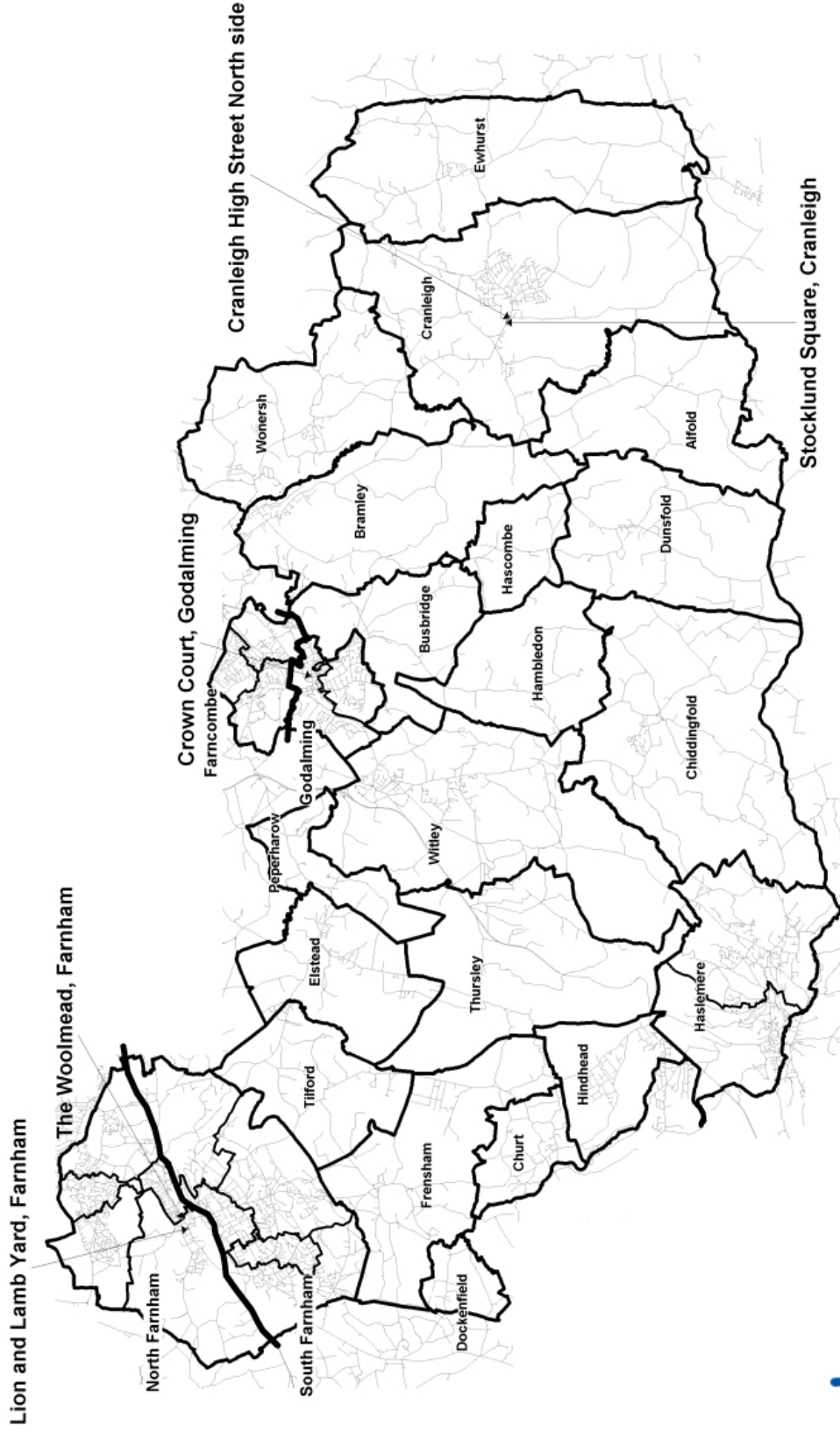
14.8 Five sites across the District were classified as civic spaces; they were all within either Farnham, Godalming or Cranleigh. However, they are all relatively small in size and include:

- the Lion and Lamb Yard, Farnham
- Stocklund Square, Cranleigh
- Fountain Square, High Street, Cranleigh,
- Crown Court, Godalming
- The Woolmead, Farnham

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There are also a number of even smaller sites within the towns and many of the villages, such as war memorials and the associated seating and grounds that are not identified due to their size; however, they are of importance to the local community and often maintenance is carried out by local people, such as the Pound project at Bramley, which won a Waverley Design Award. This next map shows the location of the identified Civic Spaces.

Civic Spaces PPG17 Study: 2010



Setting Provision Standards

14.9 The provision standards have been set taking into account the current provision, site assessments, consultations and likely future needs.

Quantity Standards

14.10 The audit shows that there is just over 0.4ha of civic space across the Borough. A provision per 1,000 population is not estimated as the audit focused on the main settlements and a standard would be meaningless, not taking into account the very small sites within the villages.

14.11 Respondents to the general survey are broadly satisfied with the overall provision of civic space in the District, with 62% considering it 'about right'. Godalming Town Council thought that there was too little of this type of space. The parishes that responded were split between those who thought that they had the right quantity, and those who had none at all under the definition.

14.1 According to the PPG17 companion guide, civic spaces are normally provided on an opportunistic and urban design-led basis. No quantity standards will therefore be set as there appears to be no significant demand for additional civic space and there are other types of open space provision which are considered to be of a higher priority. It is considered to be more important to ensure that what is available is well maintained and usable and of an improving quality.

14 Civic Spaces

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Picture 14.2 Proposed Open Space :East Street, Farnham

14.2 Additional open space is to be provided as part of the East Street scheme in Farnham. The total area for open public space within the site boundary is 1.706 hectares, and which is approximately 43% of the site set aside for public use, as shown left. Part of this area is designated as a new town square.

Quality Standards

14.3 The results of the general survey indicate that some 40.5% of respondents thought that civic spaces were very good or good, while 44.6% thought they were average. Almost 15% thought that they were of poor or very poor quality. 15%. Several respondents mentioned that the road layout in Farnham precluded the provision of civic space. No one specified what they thought was poor about the quality of the civic spaces, but potentially this could relate to quality of surfacing, seating, litter, dog fouling, security, lighting and hard and soft landscaping and general appearance.

14.4 The provision of adequate lighting, CCTV and suitable parking are the main factors that make respondents feel safer at the civic space they visited most frequently.

Quality Standard – Civic spaces must be clean, well maintained, inviting places that are considered and feel safe to those wishing to use them. Where appropriate and practical the provision of toilets and parking should be sought.

Accessibility Standards

14.5 Logically, the larger of the civic spaces are found in Waverley's town centres, where for most of the time, such space is part of an area for pedestrians, and occasionally used for events, such as markets. With the increase in coffee shops and restaurants in some of the centres, outside seating areas are becoming more popular, utilising parts of the larger civic spaces.

14.6 PPG17 recommends that it is best to define catchments by using the distance travelled by up to 75%-80% of users; however, as no quantity standard is being set there is no need to set a specific accessibility standard.

Applying the Standards

14.7 In terms of applying the standards, the key issue is felt to relate to the quality of existing sites. They are important to the main centres, but in some cases the quality could be improved, this would not only affect the site itself but the surrounding area.

14.8 In terms of accessibility, all the sites audited are in very accessible locations and are used by a large number of people, there is a need to continue to ensure that this is the case and in particular that they are suitable for use by those with mobility issues as this was one area of concern highlighted by the survey.

Policy Options

14.9 It is not considered that there is any surplus in the provision of Civic Spaces and therefore they should be treated in the same way as all other forms of open space, particularly due to their importance for town centre locations. No specific policy relating to civic space is proposed, but should opportunities arise they should be considered by the Council on an individual basis and against any other competing requirements. New civic space is an important aspect of the development which has been allowed as part of the development scheme in East Street, Farnham.

Key Actions

Farnham Conservation Area Management/Action Plan

In 2010/11 the Planning Services Service Plan committed to improve the quality of Waverley's public realm (focusing on town centres). Initially this was thought to take the form of a public realm strategy with associated action plan, however it is considered more pertinent to produce a conservation area management plan for Farnham town centre, that would, in essence, achieve the same outcomes within the legislative framework. In the long term, it is anticipated that similar projects would be rolled out for Haslemere, Godalming and Cranleigh (following the completion of Conservation Area Appraisals).

The outcome of this project is to produce (and have adopted) a Conservation Area Management Plan with clear priorities for the Farnham Town Centre Conservation Area by December 2011. The document will include the following points:

- Audit of existing public realm and long term public realm strategy for the conservation area. The public realm includes space that is within and between buildings that is publicly accessible for use by everyone. These spaces include streets, squares, accessible buildings, forecourts, car parks, parks, waterways and open spaces.
- Identification of key environmental enhancement projects including a framework for tapping into developer contributions to fund the projects.

Information from the Management Plan will update and augment this PPG17 study in relation to civic spaces in the Conservation Area of Farnham.

Special Interest Sports 15

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15 Special Interest Sports

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Current Provision in Waverley

15.1 Through the work on the assessment a number of 'specialist' sports and associated facilities have been identified across the Borough. Many have provision for participation by people with disabilities.

15.2 There are three angling societies (Farnham, Godalming and Haslemere), which use a number of large fishing lakes in and around Waverley, some of which are privately owned. Some of the lakes and ponds are natural and others man-made. Fishing also takes place on the River Wey in certain locations and during appropriate times of the year.

15.3 Sailing also takes place on Frensham Great Pond.

15.4 There are also 6,856 horses registered with DEFRA in Surrey, and the largest number, 1,455 of these are in Waverley, where there is a large interest in equestrian pursuits, including a private polo club at Ewhurst. Waverley accounts for some 21% of registered horse ownerships in the County on 193 holdings. ^(xi) In reality the number of horses is estimate to be significantly higher in Surrey at around 20,000.

15.5 No provision standards have been set but there is a need to ensure that these sporting facilities or opportunities remain available, and improved if appropriate. Some of these more specialist sports are seeing rapid growth in participants at the moment and the wider variety of sporting or recreational options available the more likely it is that there will be something to suit everyone, thereby increasing public participation in activities.

Setting Provision Standards

15.6 No provision standards have been set for these special interest sports.

Policy Options

15.7 There are limited policy options, but it is considered that a flexible approach to these sports should be taken where they do not conflict with other objectives. Sporting activities should be encouraged and proposals treated where possible in a positive manner. Although not necessarily always relevant, the standards and policy options throughout this assessment may be used as a benchmark against which to assess any proposals for new or the redevelopment of facilities, and provision made for those with disabilities where possible.

15.8 The Waverley Borough Local Plan contains saved policies which relate to horseriding/ keeping. Policies RD13 and RD14 relating to development associated with the keeping of horses on a commercial and non-commercial basis. There is a large number of commercial riding establishments and livery stables. This has inevitably lead

xi June 2007 Agricultural and Horticultural Survey - England

to pressure of use on the bridleway network, particularly on the commons, where bridleways can become over-used and eroded. Bridleways on clay, in particular, can become muddy and unpleasant to use.

15.9 Horse riding will continue to be a popular pastime and the Council will seek to ensure that new equestrian development is located in places where the existing bridleway network and open space is capable of absorbing the number of horses all year round. Proposals which include the provision of permissive horse rides will be encouraged.

Conclusions/ Next Steps 16

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16.1 The overall picture in Waverley is considered to be one of very good provision of natural open spaces, particularly in the rural areas of the Borough. The greatest deficiency is in equipped childrens' play areas particularly in the more urban areas. In the rural areas these deficiencies are to some extent compensated for by the large areas of natural and semi-natural and amenity greenspaces which are a significant characteristic of the Borough.

16.2 The results of the PPG17 audit show that all facilities are considered to be important. When the significant constraints in both the built-up areas and the countryside are taken into account, there may only be limited chances to provide further sites/ facilities, and therefore the protection of all the existing areas from redevelopment to uses other than open space, sports or recreation facilities should be considered.

16.3 The study is not yet complete in respect of outdoor sports. These have been audited as far as possible, but quality has yet to be assessed. Currently findings of the 2003 Playing Pitch Strategy are included, and it is hoped that a revised strategy will be carried out during 2013 to enable this part of the study to be completed. In addition, further information is needed in respect of allotments in order that quantity standards for future provision can be produced.

16.4 In terms of an overall strategy a number of additional options are also available. These are not necessarily mutually exclusive and a combination of approaches may be appropriate in some cases. These include making best use of the resources available and seeking intensification and multi-use of sites where deficits have been identified. This approach could be supplemented by the allocation of land for open space, sports and recreation facilities where new or expanded facilities are needed. These options require funding which could be obtained from a number of sources including planning infrastructure contributions, CIL, when introduced, lottery funding etc.

16.5 A number of detailed issue have been identified through this assessment, and some Key Actions identified. These will be taken forward into the emerging Waverley Open Space Strategy. They include:

- deficiencies and the quality of facilities for children and young people in some areas,
- Dated information on the quality and provision of playing pitches in the Borough
- Demand for allotment spaces in certain parts of the Borough

16.6 The Study has several purposes. Its findings form part of the evidence base upon which policies have been formulated for the Waverley Local Development Framework Core Strategy. The policy options are applicable to planning for open spaces and recreational activities, with the local standards being taken into the forthcoming Development Management DPD.

16.7 This document also forms the basis of the Council's Open Space Strategy 2012, which takes the Key Actions a step further towards potential implementation, in a series of Action Plans under each type of category. These plans and actions relate for the

16 Conclusions/ Next Steps

Waverley Borough Council | Waverley Open Space, Sport and Recreation Study

most part to the open spaces that Waverley Borough owns or manages, but others are more broad in scope, seeking to support other agencies. The action plans contain objectives and actions for further consideration, potential funding sources and time scales towards achievement over the next five years.

Appendix 1: Existing Strategies

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Study

NATIONAL

Planning Policy Guidance 17 (PPG17): Open Space Sport and Recreation (2002)

.1 PPG17 recognises that open spaces, sport and recreation can underpin people's quality of life. Well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering broader Government objectives which include:

- Supporting an urban renaissance
- Supporting a rural renewal
- Promotion of social inclusion and community cohesion
- Health and well being
- Promoting more sustainable development

.2 PPG17 requires that local assessments and an audit of existing provision should inform any decision regarding open space, sport and recreation facilities. Audits should incorporate existing use, accessibility, quality and quantity considerations in order for Local Authorities to identify specific needs and quantitative or qualitative deficits or surpluses in provision.

The South East Plan

.3 The current planning policy context for the preparation of the Core Strategy is the national planning policy issued by the Government and the regional policy in the South East Plan 2009. Currently the 'soundness' of a plan like the Core Strategy depends in part, on whether it conforms with national policy and is also in general conformity with the relevant regional plan.

.4 In terms of regional policy, the South East Plan was published in 2009 and currently comprises part of the formal 'development plan' for the area. It sets a strategic framework within which local authorities, like Waverley, are expected to produce their local plans. In 2010, the newly elected Coalition Government announced its intention to abolish regional plans and their targets and to pass the responsibility for matters such as housing targets to local authorities.

The Localism Act 2011

.5 The Localism Act 2011 includes provisions for the abolition of regional plans, including the South East Plan, but it is still not clear exactly when these plans will disappear. However, it is anticipated that the relevant provisions in the Localism Act will have been enacted by the time the Waverley Core Strategy reaches its formal Publication and Submission stages.

Draft National Planning Policy Framework 2011

.6 The draft document aims to streamline national planning policy into a consolidated set of priorities to consider when planning for and deciding on new development. These important principles will help communities enjoy a better quality of life, both now and in the future.

.7 The draft Framework sets national priorities and rules only where it is necessary to do so. It will help ensure that planning decisions reflect genuine national objectives - such as the need to safeguard the natural environment, combat climate change, and to support sustainable local growth - while allowing for local authorities and communities to produce their own plans, reflecting the distinctive needs and priorities of different parts of the country.

.8 The Framework sets out a new right for local communities to protect green areas of particular importance to them. They will be able to earmark for special protection local green space land that is important to local life - whether its value is in its natural beauty, its historic resonances, its recreational value, its tranquility or its richness in wildlife. These sites will be planned so they complement and do not undermine investment in homes, jobs and other essential services.

.9 A healthy and diverse natural environment is crucial to our sense of wellbeing. The Framework underlines that the planning system should seek not just to protect, but, where possible, to enhance biodiversity – making sure we don't just have isolated pockets of wildlife, but rich and connected green spaces for all kinds of species to thrive. Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland.

Planning Policy Statement 3 (PPS3): Housing (2006)

.10 PPS3 states that housing developments should be located in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure. The PPG17 assessment can help to inform this process. In addition PPS3 contains a goal of providing for the retention or re-establishment of biodiversity in the residential environment, this could be supported through high quality open space within the Borough.

Urban White Paper, Our Towns and Cities: The Future (2000)DCLG

.11 The white paper indicates that well-managed public open spaces improve the attractiveness of urban areas and help promote a healthier lifestyle. They bring benefits for wildlife and the environment, act as an important educational tool and can relieve pressure on the countryside. They are therefore vital to enhancing the quality of urban environments and the quality of lives.

Appendix 1: Existing Strategies

Waverley Borough Council | Waverley Open Space, Sport and Recreation Study

.12 Everyone should have access to well-maintained and safe parks, play areas and other open spaces close to where they live and work. For many people, such spaces will be provided within the town or city, but for some, these spaces may be on the urban fringe and in the countryside.

.13 The paper outlines that over the last few decades a lot of public open space within urban areas has been lost to encroaching development and too much of what is left has been neglected and poorly maintained. It emphasises that more must be done other than simply halting the decline and outlines action in three key areas:

- Lead and develop a shared vision for the future of parks, play areas and open spaces
- Improve information on the quality and quantity of parks and open spaces, and the way in which they are used and maintained
- Improve the way we plan and design new parks, play areas and public spaces, and the way we manage and maintain existing ones

.14 Much of this is achieved through undertaking a 'PPG17' Assessment.

The Use of Public Parks in England (2003)

.15 This reports the findings of a national survey commissioned by Sport England, The Countryside Agency and English Heritage to help establish how many adults in England use public parks. The survey aimed to find out:

- What activities people take part in when visiting parks
- Reasons why they choose particular parks
- Levels of satisfaction with amenities on offer
- Why non-users do not use parks

.16 The main findings from this study include:

- Just under two thirds of adults in England had visited a public park during the previous 12 months
- There is a distinct bias in the use of parks by social group with almost three quarters of adults from the high social group visiting a park compared with only half of those from the lower social group. People from black and ethnic minority communities also have relatively low participation rates as do adults with a disability

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- Over 8 in 10 adults who had used a park in the previous 12 months did so at least once a month during the spring/summer months with almost two thirds visiting a park once a week
- The most popular type of park visited was an urban/city/town park
- Accompanying a child to a play area was the second most common activity (43%) undertaken in parks by adults, behind going for a walk (75%)
- Adults who took children to play areas, used their nearest park (72%), and were most likely to walk (61%)
- A third of adults had taken part in an informal sporting activity (34%) with the majority of these (23% of all adults) taking part in an informal game
- Only 11% of adults claimed to use a park to take part in formal organised sporting activity
- Over two thirds of adults (68%) said that the park that they most often visited was the one closest to where they lived
- The main reasons for people choosing a park which was not their nearest were; the park was more attractive (21%), well maintained (17%), offered the activity required (17%), had a good play area (17%), the setting (14%), flora and fauna (11%)
- Walking was the most common methods by which adults used to get to the park they visited most often (56%), followed by car / van (35%)
- The majority of journeys were originated within five miles of the park (82%) and most of there being within one mile (56%)

Green Spaces, Better Places: - The Final Report of the Urban Green Spaces Taskforce (2006) DTLR

.17 The report emphasises the benefits urban parks and green spaces bring to people, neighbourhoods and cities and that they make an important contribution to wide, long-term social, economic and environmental progress.

.18 Despite their popularity the report indicates that there has been a decline in the quality of urban parks and green spaces. The report considers some of the problems affecting urban parks and green spaces and how they might be overcome.

.19 It suggests that a more co-ordinated approach is called for at the national level to guide local strategies, and that planners need to take better account of the benefits of urban parks and green spaces and the needs of local communities.

Green Space Strategies: A Good Practice Guide (May 2004) CABE Space

.20 This guidance draws on the principles of PPG17 and aims to help authorities contribute to national objectives for better public spaces. The document highlights that green space issues cut across most local authority functions and therefore a green space strategy will help achieve corporate objectives for improvement to the environment, recreation, leisure and social regeneration.

.21 The document indicates that some of the benefits of having a green space strategy include:

- Reinforcing local identity and enhancing the physical character on an area, so shaping existing and future development
- Maintaining the visual amenity and increasing the attractiveness of a locality to create a sense of civic pride
- Providing a wide variety of cultural, social and community facilities, including seasonal activities such as fairs, festivals and concerts
- Improving physical and social inclusion including accessibility, particularly for young, disabled and older people
- Offering alternative routes for circulation, including networks for walking and cycling and safer routes to school
- Protecting and enhancing levels of biodiversity and ecological habitats

Living Spaces – Cleaner, Safer, Greener (2002) ODPM

.22 This document indicates that the quality of public spaces affects all of use wherever we live and work. “Safe, well maintained and attractive public spaces have a critical role in creating pride in the places where we live which, in turn, is essential to building community cohesion and successful communities”.

.23 This document sets out the Government’s approach to making cleaner, safer, greener public spaces.

Sport England

.24 Sport England’s national policy for sport is focused on three principle documents. Game Plan and the related National Framework for Sport is Sport England’s interpretation of how Game Plan is to be translated into action through planning and other means. The other principle document is PPG17.

Game Plan (2002) Sport England

.25 This paper set an agenda to increase and widen the base of participation in sport and active recreation, an agenda for success on the international sporting stage, and an agenda for reform in order to create delivery structures.

.26 Game Plan established two broad targets, relating to activity and to success:

- Increasing significantly levels of sport and physical activity with the target of achieving 70% of the population as reasonably active – defined as participating in 30 minutes of moderate exercise five times a week – by 2020
- Our target is for British and English teams and individuals to sustain rankings within the top 5, particularly in more popular sports

.27 The report indicates that providing for sport and physical activity is not always seen as a priority at a local level. It is not a statutory responsibility and as a result sport and leisure expenditure is often the first to suffer if resources are reduced. A significant proportion of budget is spent on management and maintenance of facilities (rather than the strategic development of sport and recreation). This has led to a wide variation in levels of investment in sport and recreation. The report states whilst services were beginning to improve, there needed to be a “fundamental shift in attitudes in many authorities”. It stated that there needed to be clearer sporting priorities and objectives, focused on the needs of local communities; better strategic planning; wider consideration of the options for delivery; and practical steps to improve services and bring about a joined up approach to delivery.

The Framework for Sport in England (2004) Sport England

.28 1.21 This publication stated that improvements should be made to planning frameworks to ensure that provision for sport is included. The new planning system should recognise the importance of sport in helping to deliver sustainable communities and in particular to ensure that money is secured from new housing development for investments in sport.

.29 The report recognises that parks and open spaces provide an invaluable recreational resource for people to use, not just for formal games, but more importantly for informal activities, such as walking, cycling and informal games. Parks and open spaces are key multi functional community areas which can provide the focus and opportunity for people to become more active.

.30 Currently, participation rates in sport display inequality across a range of indicators including those relating to gender, ethnicity and disability. The report also indicates that barriers to participation in sport vary. Lack of transport is often the biggest issue in rural areas, whilst money is more commonly a barrier in urban priority areas.

Planning Policy Statement: A Sporting Future for the Playing Fields of England (2006) Sport England

.31 This document sets out Sport England's policy for playing fields in England. It acknowledges that playing fields are one of the most important resources for sport in England. Yet as open land, particularly in urban areas, they are becoming scarce, as they offer a tempting opportunity for other forms of development. Sport England opposes such development in all but exceptional cases, whether the land is in public, private or educational use. Through its policy, Sport England aims to ensure that there is no further reduction in the supply of conveniently located, quality playing fields to satisfy the current and likely future demand.

English Nature

.32 English Nature states that greenspaces within towns are vital for providing people regular contact with wildlife. They believe that:

- Everyday contact with nature is important for well-being and quality of life
- Everyone should be able to enjoy this contact, in safety, without having to make any special effort or journey to do so
- Natural greenspace in towns and cities can play an important part in helping safeguard our national treasure of wildlife and geological features
- Accessible natural greenspaces give everyone an excellent chance to learn about nature and to help protect it in practical ways

.33 In **A Space for Nature (1996)** English Nature provide a set of benchmarks for ensuring access to places of wildlife interest, these are examined within the study.

Fields in Trust: Planning and Design for Outdoor Sport and Play

.34 Contains benchmark standards for outdoor sport and play, and supersedes the Six Acre Standard.

The Woodland Trust - Woodland Access Standard

.35 The Woodland Access Standard was developed based on wide-ranging surveys of public use and opinion of woodland.

- The Woodland Trust Woodland Access Standard requires:
- That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size
- That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km roundtrip) of people's homes

Civic Trust - Green Flag Award

.36 The Green Flag Award is the national standard for parks and green spaces in England and Wales. The award scheme began in 1996 as a means of recognising and rewarding the best green spaces in the country

.37 The following are key criteria against which every park or green space is judged:

- A welcoming place
- Healthy, safe and secure
- Clean and well maintained
- Sustainability
- Conservation and heritage
- Community involvement
- Marketing
- Management

Public Service Agreement Target 8 - Liveability (2006) DCLG

.38 The target is:

“Lead the delivery of cleaner, safer, greener public spaces and improvement of the quality of the built environment in deprived areas and across the county, with measurable improvement by 2008”.

.39 Performance on this PSA target will be measured and assessed using evidence from the surveys, data sources and indicators and levels of improvements. The indicator that is relevant to this study is:

- Increase to 60% the proportion of local authority districts nationally, and to 60% the proportion of local authority districts in receipt of Neighbourhood Renewal Fund (NRF), with at least one park or green space that meets Green Flag Award standard

County

Surrey Design Guide (2002) Surrey Local Government Association

.40 The purpose of this design guide is to promote high quality design of new development in Surrey.

.41 The guide indicates that space in the public realm needs to be:

- Well connected and accessible
- Well defined and enclosed forming streets and places
- Overlooked, safe and well used
- Characterised by high quality materials and detail
- Easy to navigate and interesting

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- Linked to a network of open space
- Well landscaped

.42 'Open space should be an integral part of the built environment' and should:

- Generally be fronted onto and not backed onto by buildings and visible to ensure that vulnerable groups do not feel insecure (unless the objective is to create informality and seclusion in keeping with a particular landscape character, or to promote biodiversity)
- Be part of the circulation network for both the development and wider area
- Have a clear function serving the needs of the community
- Be robust and adaptable and suited to a number of uses
- Be accessible to people with mobility impairments

Surrey Strategic Partnership Plan 2010 - 2020

.43 This plan sets out the Partnership's longer term goals and plans for how we will work together to make Surrey a better place to live, work and do business in. It has ten priorities : Children and Young People; Safer and Stronger Communities; Health and Well-being; Economic Development; Housing, Infrastructure and Environment.

.44 It notes that Surrey's landscape, habitats and heritage are unique selling points for Surrey, which support biodiversity, attract tourism and other business, and provide outdoor recreation that encourages healthy lifestyles.

Local

Waverley Borough Corporate Plan 2012- 2015

.45 Adopted on 21 February 2012 the [Corporate Plan](#) has Leisure and Lives as one of its Core Priorities. The Council will continue to support opportunities for all to take part in sport, recreation and other leisure activities to promote health and well-being for all.

Waverley Borough Local Plan (2002)

.46 The Waverley Borough Local Plan, adopted in April 2002 contains a number of policies relating to open space, sport and recreation facilities in the borough. They will be reviewed as a result of this study and through the preparation of the LDF.

.47 The current provision standards are as follows:

- The loss of sports grounds and playing fields was to be resisted unless suitable alternative provision could be made. Applicants had to demonstrate that there was an excess of provision in the locality even after the proposed development had gone ahead, The standard of 1.6ha (4 Acres) per 1000 population as recommended by the NPFA is used.

Waverley's Cultural Strategy 2009 - 2014

.48 The [Waverley Cultural Strategy 2009 -2014](#) sets out the vision and direction for the development of cultural services, facilities and activities within the borough between 2009 and 2014. Through its Sports Development service, Waverley supports and promotes a wide range of community sports events. It is a member of the Surrey Active Sports Partnership with local sports clubs actively participating in the scheme.

.49 Waverley owns and manages approximately 180 hectares of public open space on nearly 400 sites borough-wide. Waverley is also responsible for the upkeep and improvement of 60 children's playgrounds across the Borough. These areas are managed by the Parks & Landscape service.

.50 The Cultural Strategy highlighted the following in relation to sports provision by voluntary and private sectors:

Sports club facilities, both indoor and outdoor in the area, include a mix of publicly and privately-owned sites. In both sectors the responses pointed to a general need for improvement; partly because of constant use over the years and partly to accommodate expansion plans. Money, or the lack of it, was a recurring theme, with many clubs looking for funding partners to supplement their own resources, usually a combination of member fees and subscriptions and small grants and donations. Even where special fund-raising efforts were being made this was still felt to be inadequate. Yet the responses revealed that a number of clubs are already actively working with partners such as Waverley Borough Council in trying to achieve their ambitions.

.51 The strategy also looked at the needs of the youth sector. Youth sector needs have been subject to a number of specific local studies in the past few years e.g. Waverley Borough Council's Best Value Review for Services to Young People, Surrey County Council Youth Service Review and the Health Checks,. Amongst others, it highlighted the need for fixed facilities, such as sports use games areas and skateparks. More safe places to meet and provision for young people in rural areas were also issues.

.52 In the outdoor environment, where land ownership is shared among various local, county and national organisations, volunteer groups exhibited an enthusiasm to work with these partners in helping to manage and preserve the surrounding countryside. They recognised the need to achieve greater awareness and access for those people with special needs. Healthchecks show the higher priority that local people put on their local environment and wildlife.

.53 A number of projects have been identified and programmed within the Action Plan, which involve improvements to facilities across the borough, many involving partnerships between Waverley and local clubs and organisations.

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Blackwater Valley Strategy 2011 - 2016

.54 The [Blackwater Valley Strategy](#) puts forward the vision for the Valley as held by the Blackwater Valley Countryside Partnership of 13 County, District, Borough, Town and Parish Councils that border the River Blackwater. It's aims include:

- the enhancement of the landscape to create a continuous area of naturalistic countryside and maintain the important open gap between urban areas,
- to realise the full potential of the Blackwater Valley as an outdoor recreation resource, with an emphasis on providing freely accessible green space as an alternative recreational venue to the heathlands of the Thames Basin Heaths Special Protection Area, and
- to improve the Valley for wildlife by enhancing existing habitats, expanding the areas of ecological value by the creation of new habitats, and developing links between habitats.

.55 The area from Rowhill Copse to Badshot Lea is the only part of Waverley to be affected by proposals in the the study, and management proposals and short and long term projects identified.

Surrey Hills AGLV Review 2006

.56 The issue of the status of landscape designations was highlighted in advice issued with PPS7. It states that a landscape character assessment linked to criteria based policy approach should provide sufficient protection for these areas provided such designations are based on formal and robust assessment of the qualities of the landscape concerned.

.57 Against this background a report was commissioned by the Surrey Planning Officers Association to undertake a review of the Surrey AGLV. It recommended that an urgent review of the AONB should take place, and the AGLV should remain until that has occurred.

Surrey Hills Management Plan 2009 -2014

.58 The document sets out the vision, policies and plans for the future management of the Surrey Hills AONB . It was prepared by the Surrey Hillas Board and was adopted by the local authority partners as a duty under the Countryside and Rights of Way Act 2000. The plan informs the policies and programmes of local authorities and provides guidance to o all the organisations and individuals that have a role in protecting and enhancing the Surrey Hills AONB.

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