



CRAWLEY BOROUGH COUNCIL
OPEN SPACE, SPORT AND RECREATION
ASSESSMENT_WITH MAPS IN REPORT

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APPENDICES

- 1.0 APPENDIX A: Detailed Policy and Strategy Review
- 2.0 APPENDIX B: Stakeholders Questionnaire
- 3.0 APPENDIX C: Open Space Site ID Index

Executive Summary

1. The evidence in this Open Space, Sports and Recreation Assessment comprises an assessment of the quantity, accessibility, quality and value of open space in Crawley and Crawley's neighbourhoods. The Open Space, Sports and Recreation Assessment follows this methodology:
 - Defining the context, purpose and scope of the assessment (chapter 1);
 - Review of national and local policy (chapter 2);
 - Identify, assign typologies and map open spaces (chapters 3 and 4);
 - Assess the quantity, quality and accessibility of each open space (chapter 5);
 - Develop local standards for open space provision (chapter 6);
 - Review of current and future provision by sub-area (chapter 7); and
 - Provide recommendations based on the findings of the Open Space Assessment (chapter 8).
2. Open space is important because of its valuable contribution to quality of life, health and the local economy. The provision of these facilities in our cities, towns and villages is of high importance to a sustainable future and is embedded in national planning policy.
3. Natural Green Space covers 296.62ha and accounts for 44.85% of Crawley's open space provision. Play Space (Youth) provision is the lowest at 0.88ha, which provides 0.13% of Crawley's open space. The total quantity of open space within Crawley equates to 8.3ha per 1000 population.
4. In regards to quality, most sites fall into the Fair banding (43%). The least number of sites fall into the Excellent (3%) and Very Good (9%) quality banding. The value banding comprises High, Medium and Low and the majority of sites fell into the Low category (64%).
5. Accessibility to open space is generally high with notable gaps of provision for typologies such as Allotments and Play Space (Youth), particularly in the northern part of Crawley due to Gatwick Airport and Manor Royal Business District.

1.0 Introduction

Context

- 1.1 Open space is important because of its valuable contribution to quality of life, health and the local economy. Furthermore, open spaces provide green infrastructure (GI) benefits such as mitigating climate change, flood alleviation, and ecosystem services. The provision of these facilities in our cities, towns and villages is of high importance to a sustainable future and is embedded in national planning policy.
- 1.2 By 2030, Crawley will be a place that people want to visit, to have fun and spend their leisure time. Crawley's parklands and open spaces, its sporting, and leisure facilities along with its cultural offer will be enhanced, for the benefit of local people and visitors.
- 1.3 Neighbourhoods will continue to offer informal green spaces for all to easily access and enjoy. The spirit and pride of individual communities will continue to be harnessed to make neighbourhoods the focus of local celebration along with the provision of opportunities for water harvesting and community food growing.
- 1.4 The revised National Planning Policy Framework (NPPF), updated in February 2019, recognises the opportunities that appropriately located and well-designed open spaces can provide. Paragraph 96 states:

Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

- 1.5 Open space provision crosses many other aspects of the NPPF including:
 - Promoting Healthy Communities;
 - Delivering Sustainable Development;
 - Supporting a Prosperous Rural Economy;
 - Promoting Sustainable Transport;
 - Requiring Good Design;
 - Conserving and Enhancing the Natural and Historic Environment; and
 - Meeting the Challenges of Climate Change.

Purpose and Scope

- 1.6 Crawley Borough Council (hereby referred to as the 'Council') has commissioned an up to date Open Space, Sport and Recreation Assessment which will provide a key background evidence base document to inform future planning, development and policy making. The Open Space, Sport and Recreation Assessment will support the emerging Crawley Borough Local Plan 2020-2035 by providing a robust framework to assist in determining planning applications.

- 1.7 This Open Space, Sport and Recreation Assessment provides an evidence base which updates the assessment of open space within the Crawley Open Space, Sport and Recreation Study produced in 2013 and updated in 2014.
- 1.8 Alongside this Open Space, Sport and Recreation Assessment, an additional evidence based report will cover outdoor sports (including playing pitches) and indoor sports in line with Sports England methodologies.

Analysis Areas

- 1.9 Crawley's neighbourhoods are a key feature of Crawley's character as a New Town. Crawley's fourteen neighbourhoods have been designed to ensure sufficient facilities and services are in place to support the day-to-day needs of residents and these are described below:
- **Bewbush** - Bewbush is in the south west of Crawley. It was mainly built during the 1970s and 80s with links to Crawley town centre, Manor Royal Industrial Estate and Gatwick Airport.
 - **Broadfield** - Broadfield is in the south west of Crawley. It was built in the 1970s and is now one of Crawley's largest neighbourhoods. Broadfield Park and Buchan Country Park are in Broadfield.
 - **Forge Wood** - Forge Wood is in the north east of Crawley and is the newest of the 14 neighbourhoods. When complete, Forge Wood will have up to 1,900 homes and a central community space. This will include a primary school, community centre, office and industrial space, retail space and parkland.
 - **Furnace Green** - Furnace Green is to the south east of Crawley. The neighbourhood backs onto Tilgate Forest and Golf Course.
 - **Gossops Green** - Gossops Green is in the western area of Crawley. The neighbourhood was mainly built between 1958 and 1961. Open space in Gossops Green includes Woldhurstlea Wood and Bewbush Water Gardens.
 - **Ifield** - Ifield is in the west of Crawley. It is one of the most historic areas of the town and is mentioned in the Domesday Book of 1086. With the development of Crawley New Town in 1947, the villages of Ifield, Crawley and Three Bridges were merged. Ifield Mill and surrounding pond, is one of Crawley's most important wetland sites.
 - **Langley Green** - Langley Green is towards the north west of Crawley town. The neighbourhood was established in the early 1950s. The area is in walking distance of the Manor Royal Business District.
 - **Maidenbower** - Maidenbower is in the south east of Crawley. Maidenbower Park provides several recreational opportunities including sports pitches, tennis courts and play area.
 - **Northgate** - Northgate is located directly to the north of Crawley town centre. The neighbourhood is within walking distance of the town centre and the Manor Royal Business District.
 - **Pound Hill** - Pound Hill is in the east of Crawley and is the largest of the 14 neighbourhoods. Due to its size, Pound Hill is split into two electoral wards; Pound Hill North and Pound Hill South.

- **Southgate** - Southgate is in the south of Crawley and within walking distance of the town centre. Goffs Park is located in Southgate and features a boating pond and lake, pitch and putt and a model railway.
- **Three Bridges** - Three Bridges is in the central north part of Crawley and was originally a small village, which merged with Crawley and Ifield to become Crawley New Town.
- **Tilgate** - The neighbourhood of Tilgate is in the south of Crawley. Tilgate Park is the area's most well-known open space and is one of Sussex's most popular tourist attractions.
- **West Green** - West Green is located to the west of Crawley town centre. It was built in the 1950s as part of the New Town and includes part of the original town of Crawley. West Green Park is situated in this neighbourhood and comprises cricket pitches, a pavilion, tennis courts, a children's play area and walking routes.
- **Town Centre** - The town centre is not a neighbourhood but is an important residential and commercial hub. The town centre stretches across Northgate, Three Bridges, West Green and part of Southgate.

1.10 The neighbourhood boundaries are shown on Figure 1.

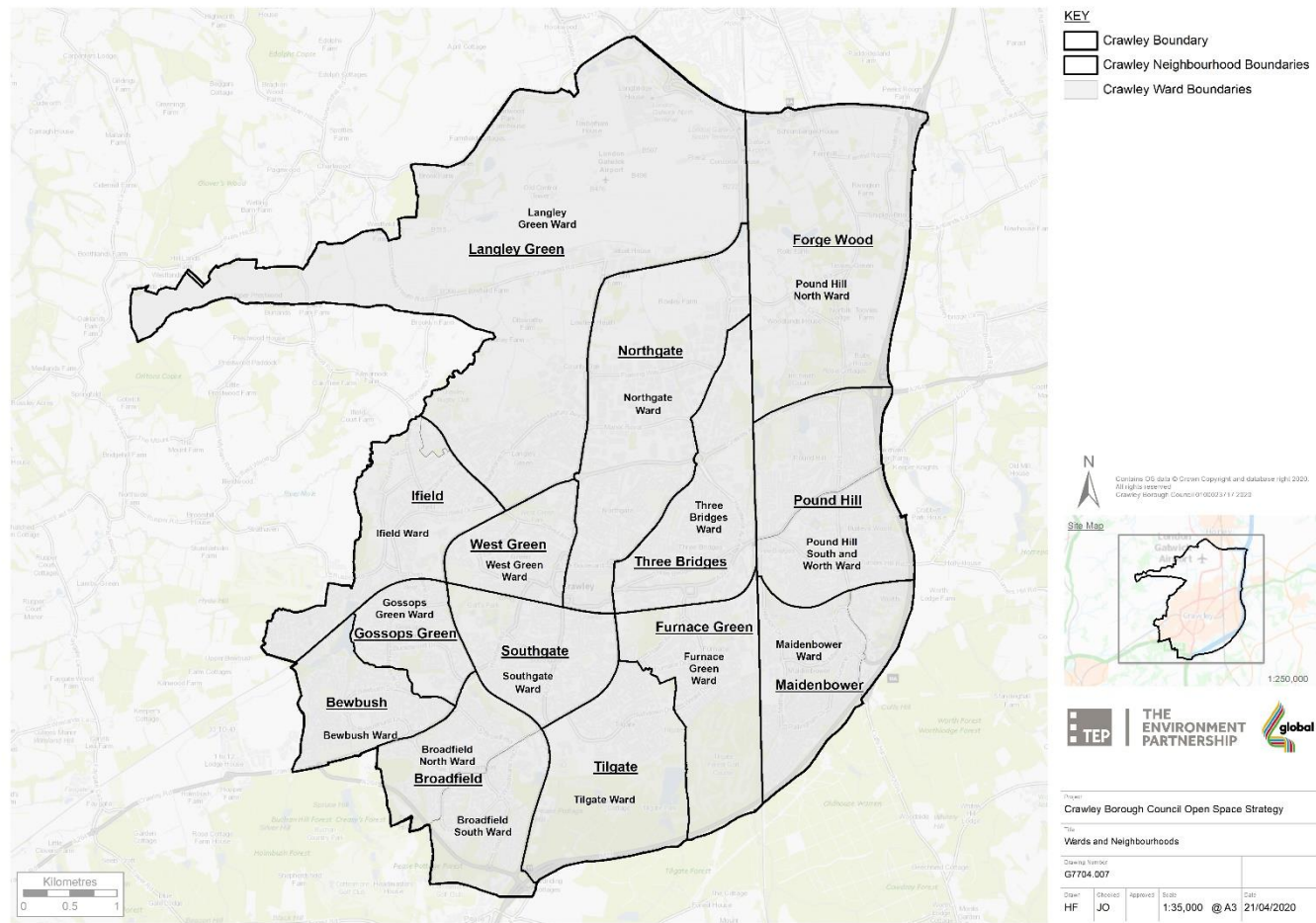


Figure 1: Wards and Neighbourhoods

2.0 Policy Context

2.1 This chapter summarises how open spaces feature in the following national and local policy. Figure 2 illustrates the hierarchy of planning policy for Crawley.

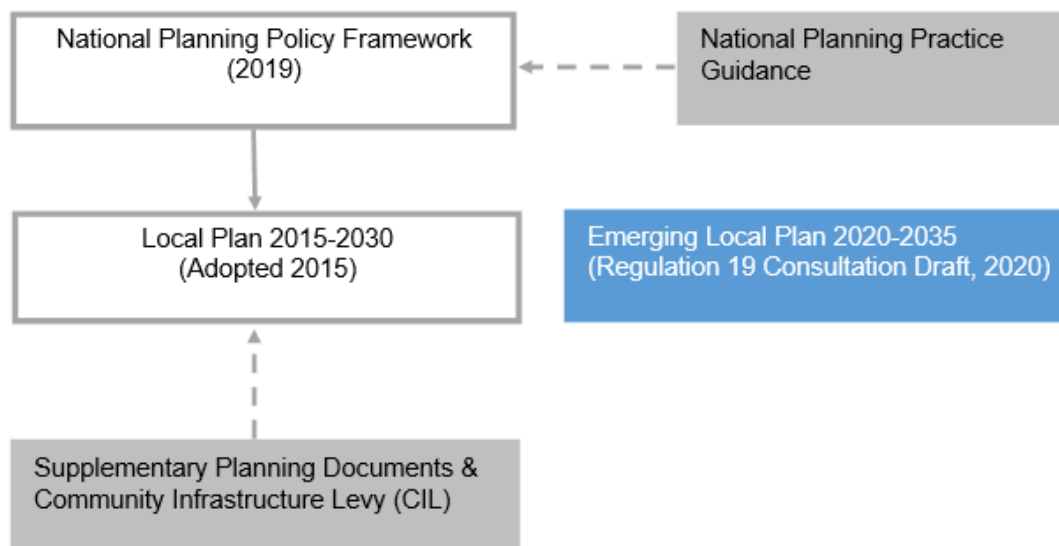


Figure 2: Hierarchy of Planning Policy in Crawley

2.2 A summary of planning policy and strategy has been provided below, for further details see Appendix A.

National Policy Context

National Planning Policy Framework

2.3 The National Planning Policy Framework (NPPF) was updated in February 2019 and sets out the Government's planning policies for England and how these are to be applied. The NPPF is a material consideration in decision and Local Plan making, and sets out the Government's planning policies and how these are to be applied. The NPPF requirements in relation to open space are outlined in the following paragraphs.

2.4 The NPPF defines 'open space' as:-

"All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity".

Promoting Healthy and Safe Communities

2.5 Paragraph 91 states that planning policies and decisions should aim to achieve healthy, inclusive, safe and accessible places which promote social interaction and enable and support healthy lifestyles.

- 2.6 Paragraph 96 states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and planning policies should be based on robust and up-to-date assessments of the needs for open space and recreation facilities and opportunities for new provision.
- 2.7 Paragraph 97 states that existing open space, including sports and recreational buildings and playing fields, should not be built on unless an assessment has been undertaken which has clearly shown the open space is surplus to requirements; or the loss would be replaced by equivalent or better provision in a suitable location; or the development is for alternative sports and recreational provision.

Local Green Space Designation

- 2.8 Paragraphs 99 to 101 in the NPPF sets out the Local Green Space designation as a way for communities to identify and protect green space of particular importance to them through local and neighbourhood plans. In order for the Local Green Space designation to be used the green space must be:
- in reasonably close proximity to the community it serves;
 - demonstrably special to the local community with a particular local significance (aesthetically, historical, recreational or environmental); and
 - local in character and not an extensive tract of land.

- 2.9 The NPPF states that local policies for managing development within a Local Green Space should be consistent with those for Green Belts.

Conserving and Enhancing the Natural Environment

- 2.10 Paragraph 170 of the NPPF states that the planning system has a role to contribute to and enhance the natural and local environment. Valued landscapes and ecosystems should be protected, with development prevented from adversely affecting soil, air or water, or from causing noise pollution and land instability.
- 2.11 The NPPF states in paragraph 174 that local planning authorities should plan to protect and enhance biodiversity and geodiversity. This should be achieved through identifying and mapping local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them. Furthermore, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- 2.12 With regards to Green Infrastructure (GI), paragraph 181 states that there are opportunities to improve air quality or mitigate impacts through the provision and enhancement of GI.

Planning Practice Guidance

Open Space, Sports and Recreation Facilities, Public Rights of Way and Local Green Space (March 2014)

- 2.13 This planning practice guidance (PPG) provides advice on open space, sports and recreation facilities, Public Rights of Way (PRoW) and the Local Green Space designation. The guidance states that it is for local planning authorities to assess the need for open space and opportunities for new provision in their areas. It describes the Local Green Space designation in further detail than the NPPF.

Healthy and Safe Communities (March 2014 updated July 2019)

- 2.14 The Health and Safe Communities PPG sets out key advice on the how to account for health and wellbeing in the planning process in two ways:
- Creating environments that support and encourage healthy lifestyles; and
 - Identifying and securing the facilities needed for primary, secondary and tertiary care and the wider health and care system.

- 2.15 This PPG states how planning can influence the built environment to improve health and reduce excess weight in local communities.

- 2.16 The PPG also covers the promotion of the benefits of estate regeneration and supporting safe communities.

Climate Change (June 2014 updated March 2019)

- 2.17 The Climate Change PPG advises how to identify suitable mitigation and adaption measures in the planning process to address the impacts of climate change.

- 2.18 The PPG states that the impact of climate change needs to be taken into account in a realistic way and, as part of this, local planning authorities should identify no or low cost responses to climate risks that deliver a multitude of benefits, for example, GI that improves adaption, biodiversity and amenity.

- 2.19 Furthermore, the Climate Change PPG states that when Local Authorities are preparing Local Plans and taking planning decisions they should pay particular attention to integrating adaptation and mitigation approaches and looking for 'win-win' solutions. For example, the provision of multi-functional GI, can reduce urban heat islands, manage flooding and help species adapt to climate change whilst also contributing to a pleasant environment that encourages people to walk and cycle.

Natural Environment (January 2016 updated July 2019)

- 2.20 The Natural Environment PPG advised on land of environmental value, GI, biodiversity and ecosystems and landscape.

- 2.21 The PPG highlights the importance of GI as a natural capital asset. These include community benefits such as enhancing wellbeing, outdoor recreation, food and energy production and mitigating the effects of climate change, such as urban cooling and flood risk management.

- 2.22 The PPG also identifies the benefits of wider environmental net gain to reduce pressure on and achieve overall improvements in natural capital, ecosystem services and the benefit they deliver.

Local Policy Context

Current Local Plan

- 2.23 The Local Plan 2015-2030 was adopted in December 2015 and sets out strategic planning policy for the Borough and the approach to future development in Crawley. The vision for Crawley and its open spaces, as set out in the Plan, is:

“Crawley will be a modern, vibrant town that stands proud of its achievements and uses its strengths to reach its potential. Its strong and diverse communities, neighbourhood structure, sustainable economic growth and excellent connections within and beyond the region will make it a place that people enjoy and want to live, work and visit.”

“Experiencing Crawley: By 2030, Crawley will be a place that people want to visit, to have fun and spend their leisure time. Crawley’s parklands and open spaces, its sporting, and leisure facilities along with its cultural offer will be enhanced, for the benefit of local people and visitors...”

“Growing the town: conserving natural resources to support future growth will be vital to the longevity of the town”

- 2.24 The Local Plan 2015-2030 states that open spaces have come under increasing pressure from both new development and maintenance budgetary constraints. The Local Plan 2015-2030 highlights the need to balance development requirements and the supply of high quality open space and sports provision to meet the needs of the existing and future residents.

- 2.25 The Council are developing their new Local Plan 2020-2035. Consultation on the Submission Draft Local Plan was carried out from January 2020 to March 2020, with submission to the Secretary of State anticipated to be in 2020. The Submission Draft Local Plan 2020-2035 is not yet adopted and therefore planning policies are subject to change during the course of the plan-making process. Other factors that will influence the plan-making process are representations received through the public consultation, evidence arising from this Open Space, Sport and Recreation Assessment, and other evidence base studies, and its examination.

- 2.26 The vision of the Submission Draft Local Plan (January 2020) is:

“Experiencing Crawley: By 2030, Crawley will be a place that people want to visit, to have fun and spend their leisure time. Crawley’s parklands and open spaces, its sporting, and leisure facilities along with its cultural offer will be enhanced, for the benefit of local people and visitors...”

“Growing the town: conserving natural resources to support future growth will be vital to the longevity of the town”

- 2.27 The Submission Draft Local Plan's vision maintains the priorities of the adopted Local Plan, and has been restructured to reflect the Council's corporate priorities (see paragraph 4.3). Policy ENV1 Green Infrastructure affords Crawley's GI network the highest protection due to its high value multi-functionality. Policy ENV1 supports the protection and enhancement of GI and requires robust justification for reducing, harming or blocking the GI network.
- 2.28 Furthermore, Local Plan 2015-2030, paragraph 7.11 highlights that through the Local Plan consultation process GI was seen as fundamental to resident's quality of life and the wider environment. This policy has been retained, with some new additions, in the Submission Draft Local Plan, as Strategic Policy G11.
- 2.29 Ifield Brook Meadow and Ruser Road Playing Fields have been designated under Policy ENV3 Local Green Space, as a Local Green Space. This is due to the value it contributes to the local community and its local significance for recreation, tranquillity, wildlife, heritage and highly accessible countryside close to the urban area. This policy, and the site designation, has been retained in the Submission Draft Local Plan, as Strategic Policy G14.
- 2.30 Policy ENV4 Open Space, Sport and Recreation, states that the Council will only permit the removal of existing open space, sport and recreational facilities if:
- A) an assessment of the needs for open space, sport and recreation clearly show the site to be surplus to requirements;
 - B) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - C) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- 2.31 Furthermore, if an open space is deemed to be surplus, the Council highlights that the open space may still be of environmental or cultural value and provide wider GI functions, for example mitigation for the effects of climate change. Strategic Policy OS1: Open Space, Sports and Recreation, currently reiterates Policy ENV4 of the adopted Local Plan 2015-2030.
- 2.32 The Local Plan 2015-2030, paragraph 7.30 identifies open space, sports and recreation facilities as the following typologies:
- parks and gardens;
 - amenity green spaces;
 - natural and semi-natural green spaces;
 - green corridors;
 - provision for children;
 - provision for young people;
 - allotments;
 - cemeteries and churchyards;
 - civic spaces;
 - outdoor sports facilities; and
 - indoor sports facilities.

- 2.33 This is also found in paragraph 7.11 of the Submission Draft Local Plan, without change.
- 2.34 Policy ENV5 Provision of Open Space and Recreational Facilities, encourages developers to provide on-site provision for open space or on small developments make a financial contribution towards open space through a Section 106 Agreement. Due to the surplus of semi-natural green space in the Borough, Policy ENV5 encourages developers to consider increasing the multi-functionality of open spaces through incorporating natural play, BMX tracks and signed routes, where the impact on biodiversity is acceptable. This policy has been retained, with some detailed amendments and restructuring, in the Submission Draft Local Plan, as Strategic Policy OS2. Reference has been included in this draft Policy to meet the Natural England and Woodland Trust standards for green space along with those in this Open Space, Sport and Recreation Assessment.
- 2.35 Policy CH17 Historic Parks and Gardens, provides a general approach to development within historic and built environments. The Council will protect the historic environment from any negative impact caused from development. Although there are no Parks and Gardens of Special Historic Interest as designated by Historic England, there are six locally designated Historic Parks and Gardens:
- Worth Park;
 - Land South of St Nicholas' Church;
 - Broadfield Park;
 - Tilgate Park;
 - Goffs Park; and
 - Memorial Gardens.
- 2.36 Southgate Park is not designated, however the site has a wooded area which was historically covered in ore mining pits, which are of historical significance to the town's heritage.
- 2.37 Policy CH17 Historic Parks and Gardens, and the site designations, has been retained in the Submission Draft Local Plan, as Strategic Policy HA6. Reference has been included to the importance of these sites for their value as structural landscaping, open space, GI and biodiversity sites, cross-referencing the relevant other Local Plan 2015-2030 policies.
- 2.38 Policy CH11: Rights of Way and Access to the Countryside safeguards public access to the countryside and the urban network of rights of way. This policy has been retained, with some detailed amendments and restructuring, in the Submission Draft Local Plan, as Policy OS3.
- 2.39 The Council is committed to halting overall decline in biodiversity. Policy ENV2: Biodiversity states that all development is expected to incorporate features to encourage biodiversity where appropriate. Biodiversity has been split into two policies GI2: Biodiversity and Net Gain and Policy GI3: Biodiversity Sites.
- 2.40 Submission Draft Local Plan Strategic Policy SD2: Enabling Healthy Lifestyles and Wellbeing is a new policy, which recognises that to enable healthy lifestyles, new developments must provide opportunities for open space, play and recreation.

Supplementary Planning Documents (SPD)

Green Infrastructure SPD and Green Infrastructure Map (October 2016)

- 2.41 The Green Infrastructure SPD provides further guidance on the applications of Policy ENV4 Open Space, Sports and Recreation and Policy ENV5 Provision of Open Space and Recreational Facilities in the Local Plan 2015-2030.
- 2.42 Quantity, quality and accessibility standards have been set out for open space, sport and recreation facilities by typology and are set out in 'Part 4: Open Space' of the Green Infrastructure SPD.
- 2.43 The SPD also provides guidance on the calculation of Section 106 Agreement contributions, for development sites which cannot provide on-site provision.

Community Infrastructure Levy (CIL)

- 2.44 CIL was introduced by the Planning Act 2008 and is governed by the Community Infrastructure Levy Regulations 2010 (as amended). CIL was adopted by the Council on 17th August 2016 and introduces a charge for new development, which funds the infrastructure needed to support development.
- 2.45 As part of the adopted CIL, the Council agreed a Regulation 123 List (July 2016) which provides specific open space and GI priorities, which will benefit from CIL funding.
- 2.46 In September 2019, the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 came into force, which brings about changes to how CIL is delivered. The Council is required to supersede their Regulation 123 List with an Infrastructure Funding Statement.

Borough Housing

- 2.47 Crawley's Submission Draft Local Plan 2020-2035 provides up to date information on housing requirements during the Plan period¹.
- 2.48 Strategic Policy H1: Housing Provision, states that the Local Plan will make provision for the development of a minimum of 5,355 net dwellings in the Borough in the period 2020-2035. This is broken down to an average of 500 dwellings per annum until 2024/25, followed by an average of 450 dwellings per annum to be delivered between 2025/26 and 2029/30, and 121 dwellings per annum between 2030/31 and 2034/35.
- 2.49 Key sites are identified in Strategic Policy H2: Key Housing Sites, including:

Deliverable

- Forge Wood, Pound Hill (1,270 dwellings outstanding);
- 15 – 29 Broadway Upper Floors, Northgate (78 dwellings);
- Zurich House, East Park, Southgate (44 dwellings);
- Former TSB site, Russell Way, Three Bridges (90 dwellings);
- Upper Floors, 7 – 13 The Broadway & 1 – 3 Queens Square, Northgate (25 dwellings);

¹ Informed by the Strategic Housing Land Availability Assessment (SHLAA)

- Steers Lane (185 dwellings);
- Stoner House, Kilnmead, Northgate (138 dwellings);
- Sutherland House (Eastern Section), Russell Way, Three Bridges, Crawley (166 dwellings);
- EDF Building, Russell Way, Three Bridges (54 dwellings);
- Shaw House, Peglar Way, West Green (33 dwellings); and
- Longley House, Southgate (100 dwellings).

Developable

- Land adjacent to Desmond Anderson, Tilgate (150 dwellings); and
- Land to the southeast of Heathy Farm, Balcombe Road Forge Wood (150 dwellings).

Housing and Neighbourhood Facilities Site

- The Imperial, Broadfield Barton (deliverable) (19 dwellings).

Town Centre Key Opportunity Sites (1,500 net dwellings)

- Telford Place, Three Bridges (deliverable);
- Crawley Station and Car Parks (deliverable);
- County Buildings (deliverable);
- Land North of the Boulevard (deliverable);
- Crawley College (developable);
- Cross Keys (deliverable); and
- MOKA (deliverable).

Housing and Open Space Sites

- Tinsley Lane, Three Bridges (deliverable) 120 dwellings, mixed use, recreation/residential;
- Breezehurst Drive Playing Fields, Bewbush (deliverable) 65 dwellings, mixed use recreation/residential;
- Henty Close, Bewbush (deliverable) (24 dwellings), must provide replacement play area; and
- Rushetts Road Play Area, Langley Green (developable) (14 dwellings), must provide replacement play area.

Housing, Biodiversity and Heritage Site

- Land East Street Hill/Balcombe Road, Pound Hill (deliverable) (15 dwellings).

Housing for Older People

- Oakhurst Grange, Southgate (deliverable) 55 dwellings as residential Class C3 use or up to 120 residential rooms as Class C2 (Residential Home) use; and
- St. Catherine's Hospice (developable) 60 dwellings as residential Class C3 use or residential rooms as Class C2 (Residential Home) use.

Broad Locations

- Within the town centre boundary (see Section 1 for neighbourhoods) outside identified town centre key opportunity Sites (112 dwellings); and
 - Land East of London Road, Northgate (99 dwellings).
- 2.50 The new neighbourhood of Forge Wood (1,900 dwellings) in the north east of the Borough is under construction. According to Crawley's Draft Local Plan 2020-2035, other potential urban extensions to Crawley may include extensions to the east or west, or both, of the Borough boundary.
- 2.51 New neighbourhoods in close proximity to Crawley are identified within the emerging Local Plan (paragraph 2.30) as an appropriate way to meeting housing needs. The Council and Horsham District Council prepared a Joint Area Action Plan for the delivery of the Kilnwood Vale neighbourhood, immediately adjacent to the Crawley boundary. Furthermore, there are plans being produced for a new neighbourhood level extension to Horley (within Reigate and Banstead administrative boundaries).

3.0 Method

Guidance and Best Practice

- 3.1 This Open Space, Sport and Recreation Assessment is in line with the National Planning Policy Framework (NPPF) (2019) and Planning Practice Guidance (PPG) for Open Space, which have replaced Planning Policy Guidance Note 17: Planning for Open Space Sport and Recreation (2002) and its Companion Guide, Assessing Needs and Opportunities: A companion guide to Planning Policy Guidance 17 (2002).
- 3.2 Whilst the Companion Guide to Planning Policy Guidance Note 17 has been superseded, it is acknowledged that the principals and approach within the guidance have not been replaced and it is still relevant to apply the methodology to assess needs for open space provision.

Stages of the Assessment

- 3.3 The Open Space Assessment process follows five stages as illustrated in Figure 3.

Typologies

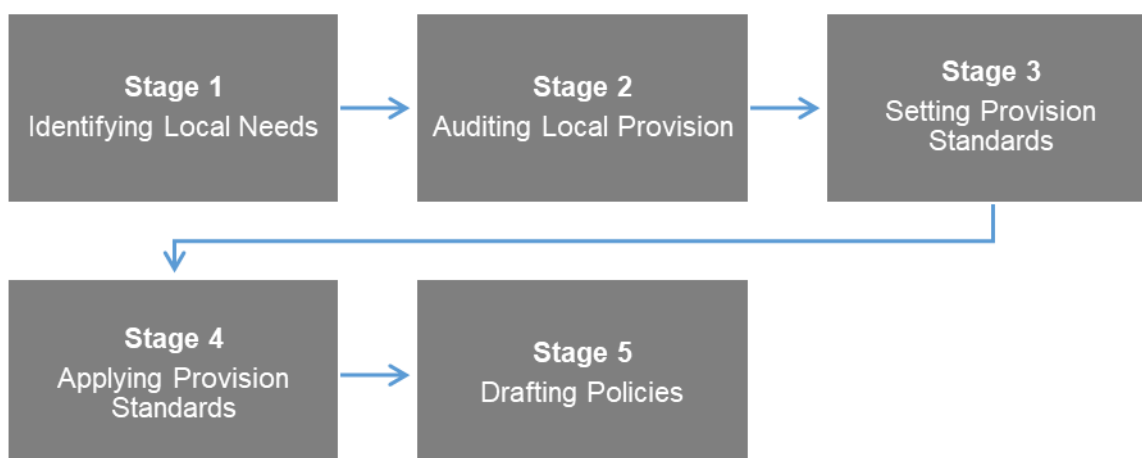


Figure 3: Open Space Assessment Process

- 3.4 Table 1 provides a description of each of the open space typologies included in the Open Space Sport and Recreation Assessment.

Table 1: Open Space Typologies included in the Open Space, Sport and Recreation Assessment

Open Space Typology	Description
Allotments	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.
Amenity Green Space	Most commonly but not exclusively found in housing areas. Includes informal recreation green spaces and village greens.

Open Space Typology	Description
Churchyards and Cemeteries	Cemeteries and churchyards including disused churchyards and other burial grounds.
Civic Spaces	Hard surfaced areas usually located within town or city centres.
Natural Green Space	Includes country parks, nature reserves, publicly accessible woodlands, urban forestry, scrub, grasslands, wetlands and wastelands.
Parks and Recreation Grounds	Includes urban parks and formal gardens. Parks usually contain a variety of facilities, and may have one of more of the other types of open space within them.
Play Space (Children)	Areas designed primarily for play and social interaction specifically designed as equipped play facilities for children.
Play Space (Youth)	Areas designed primarily for play and social interaction specifically designed as equipped play facilities for young people.

3.5 Although Play Space (Youth) was included within the assessment, they were all within wider open spaces, and not reported on separately in this report.

Quantity

3.6 The quantity assessment is carried out through a desk based GIS exercise, using the open space data provided by the Council at the outset of the project (August 2019) and therefore the analysis is based on a snapshot in time². Open space sites are mapped in a GIS geo-database which provides the total area of each site. Each site is assigned an open space typology so that a total area of sites by typology can be calculated.

3.7 The quantity provision of sites is based on the Council's Open Space, Sport and Recreation Study 2013 (updated in 2014). Further updates to the open space data have also been captured during the site audits in 2019.

3.8 When combined with population figures, quantity can be expressed in terms of a hectare per 1,000 population figure (or metre squared per person). This is the way that local authorities express their quantity of open space, and is also how quantity standards for open space are expressed.

² New provision which has subsequently been approved has not been included in this assessment. Any subsequent disposals of sites have also not been allowed for.

3.9 In this assessment, total area, or in some cases numbers of sites, has been used to calculate the current quantity provision for Crawley. Population figures have been used to calculate the hectare per 1,000 population figures for each typology on a Crawley wide and neighbourhood basis, for the current and future population.

Quality

3.10 The open space quality assessment is based on site audits aligned to the Green Flag Award assessment. The Green Flag Award is widely recognised as a quality benchmark for parks and green spaces, and is advocated by Fields in Trust (FiT) and used by many other local authorities as part of their open space assessments.

3.11 The quality assessment method for the site audits uses some of the Green Flag Award criteria (described in Table 2) based on those that can be applied to all typologies of open space. This allows a quality benchmark to be applied to Crawley's open spaces.

Table 2: Green Flag Award Criteria

Green Flag Award Criteria	Description
Welcoming Place	Signage
	Entrances
	Safe Access
	Access for All Abilities
	Boundaries
	Car parking/Cycling Provision
Healthy, Safe and Secure	Facilities and Activities
	Clear Sightlines
	Shelter
	Lighting
Well Maintained and Clean	Bins, Dog Bins and Recycling
	Overall Site Cleanliness
	Hard Landscape Features
	Buildings
	Soft Landscape Features
	Site Furniture

- 3.12 It should be noted that the quality assessment does not attempt to 'judge' all sites as to whether they would pass or fail the Green Flag Award. This would not be appropriate to do as part of an Open Space, Sport and Recreation Assessment due to the types and nature of the sites; the proportionate amount of time needed to spend assessing each site in full; and the information available to undertake the assessment. The full Green Flag Award process involves reviewing a management plan for each site, and undertaking a site visit with the site managers, key stakeholders and the local community.
- 3.13 The bandings for the open space quality audits are as follows:
- Excellent - 90% to 100%
 - Very good - 80% to 89%
 - Good - 70% to 79%
 - Fair - 50% to 69%
 - Poor - 0% to 49%
- 3.14 The full site audit results and accompanying notes for each site have been provided to the Council as supporting information. The selection of sites for the quality audits is based on the following exclusions:
- Allotments; and
 - Sites <0.2ha.

Value

- 3.15 The open space value assessment is based on 'Assessing needs and opportunities: a companion guide to PPG17³ (September 2002). Although PPG17 has been superseded by the NPPF 2019, there has been no supporting guidance published to supersede 'Assessing needs and opportunity: a companion guide to PPG17'. Therefore this is the most up to date guidance for value assessment for open spaces.
- 3.16 Table 3 details the value criteria used for this Open Space, Sport and Recreation Assessment.

Table 3: Value Criteria

Value	Value Criteria
Context Value	Value as a cycle or pedestrian route
	Value in terms of a linked series of green or hard spaces
	Value in terms of a linked openness in a densely developed area

³

Value	Value Criteria
	Value in terms of providing a setting for buildings (e.g. Georgian square)
Historical/ Heritage Value	Value as a designed landscape
	Value of historic buildings within the space
	Value of other historical features (e.g. statues, fountains, headstones)
Contribution to Local Amenity, Vitality and Sense of Place	Contribution to the appearance of the neighbourhood
	Evidence of use for events
	Value as a noise buffer
	Value as a visual screen or buffer
	Value in terms of 'sense of place'
	Value in terms of 'business' for social interaction
	Value in terms of local air quality and amelioration of pollution
	Visual attractiveness
	Proximity to hospital/health centre/school/other community hub
Recreation Value	Value for community events
	Value in terms of health benefits (e.g. jogging, health walks)
	Value of informal recreation opportunities (e.g. walking, relaxation)
Play Value	Value in terms of variety of finishes and experiences
	Value of space for adventure play
	Value of space for kickabout
	Value of space for seeing birds and animals
Ecological/ Biodiversity Value	Nature conservation designation
	Value as a green corridor for wildlife

Value	Value Criteria
	Value for public enjoyment of nature
	Value of habitats within the space (including water)
	Value of trees to the neighbourhood
	Buildings have potential for green roofs/walls
	Buildings have potential for rain water harvesting

3.17 The bandings for the open space value audits are as follows:

- High - 60 to 100%
- Medium - 40 to 59%
- Low - 0 to 39%

3.18 The Value of a site, in conjunction with the Quality, can be used to guide planning decisions about the future of the sites as shown in Table 4.

Table 4: Quality and Value Matrix

<p>Poor Quality High Value</p> <p>High value sites that are poor quality should look to be enhanced in terms of their quality</p>	<p>Good Quality High Value</p> <p>Ideally all spaces should fall into this category, and decisions focused on protection of the best sites</p>
<p>Poor Quality Low Value</p> <p>Where possible look to enhance quality and value, or review if sites are surplus to requirements</p>	<p>Good Quality Low Value</p> <p>Where possible look to enhance value in terms of the functions the sites provide, or consider if value could increase by a change of use</p>

Accessibility

3.19 The accessibility assessment applies the Walking Thresholds ('as the crow flies') to sites. Walking Thresholds are shown on accessibility maps in this report to indicate areas with access to each type of open space, and those without access.

- 3.20 The distance for the accessibility thresholds were determined in the Open Space, Sport and Recreation Study (2013 updated 2014) and, following consultation with the Council, will be applied to this Open Space, Sport and Recreation Assessment. Table 5 provides a comparison of these standards with the FiT Guidance for Outdoor Sports and Play – Beyond the Six Acre Standard. The table shows that, apart from Play Space (Children), all the proposed standards are either aligned to, or less than the FiT guidance.
- 3.21 An additional advantage of using the previous Open Space, Sport and Recreation Study (2013 updated 2014) accessibility standards is that a comparison of the results on the maps produced for this Open Space, Sport and Recreation Assessment can be directly made with those contained within the previous study.
- 3.22 Table 5 sets out the walking distances and walking thresholds from the FiT Guidance, and how the distances, in metres (m) can be interpreted as walking time.

Table 5: Walking Distance, Thresholds and Time

Typology	Existing Access standard	Fields in Trust Standard
Allotments	480 metres or 10 minute walk time	None set
Amenity Green Space	480 metres or 10 minutes' walk time	480 metres
Natural Green Space	720 metres or 15 minutes' walk time	720 metres
Parks & Recreation Grounds	600 metres or 12-13 minutes' walk time	710 metres
Play Space (Children)	480 metres or 10 minute walk time	LAP - 100 metres LEAP - 400 metres NEAP – 1,000 metres
Play Space (Youth)	600 metres or 12-13 minute walk time	700 metres

Access to Nature Green Space Standard (ANGst)

- 3.23 In 1996, English Nature (now Natural England) produced recommendations for the provision of accessible natural green space, this is often referred to as the ANGSt model⁴. The ANGSt model recommends at least 2ha of accessible natural green space per 1,000 population which is detailed by tiers of site according to size. The guidelines recommend a provision of:

⁴ <http://publications.naturalengland.org.uk/publication/65021>

- at least two hectares in size, no more than 300m (five minutes' walk) from home;
- at least one accessible 20-hectare site within 2km of home;
- one accessible 100-hectare site within 5km of home;
- one accessible 500-hectare site within 10km of home;
- a minimum of one hectare of statutory local nature reserves per 1,000 people;
- that no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size; and
- that there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes.

3.24 According to the ANGSt model, a natural green space is based on the level of intervention through management or other forms of disturbance and accessibility is the ability of visitors to physically gain access to a site.

3.25 Although the ANGSt model was published in 1996, no other models or standards for accessibility have been produced and therefore it still remains relevant to this Open Space, Sport and Recreation Assessment.

4.0 Identifying Local Needs

Strategy Documents

4.1 The following strategy documents provide an overview of the Council's strategic context and actions in relation to open space and are summarised in the following paragraphs:

- Corporate Priorities 2018-2022; and
- Crawley Green Space Strategy 2014-2018.

Corporate Priorities 2018 – 2022

4.2 The purpose of the Corporate Priorities 2018 to 2022 document is to set out the strategic direction of the Council for the next four years.

4.3 The Corporate Priorities consist of six key headline priority objectives which are then underpinned by 24 objectives, projects and initiatives. Crawley's six priorities for the next four years are:

- delivering value for money and modernising the way we work;
- delivering affordable homes for Crawley and reducing homelessness;
- improving job opportunities and developing the local economy;
- creating stronger communities;
- providing high quality leisure and culture facilities and supporting health and wellbeing services; and
- protecting the environment.

4.4 Promoting leisure and cultural facilities and supporting health and wellbeing services includes investing in the town's leisure and cultural facilities such as local parks, adventure playgrounds and nature centres.

4.5 Furthermore, protecting the environment includes seeking measures to improve air quality across the Borough and to implement Crawley 2030 Local Plan and ensure it remains up to date with key issues and growth challenges.

Crawley Green Space Strategy 2014-2018

4.6 The Green Space Strategy directs the management of green spaces in Crawley and guides the future enhancements to its parks and open spaces. The Strategy aims to offer a range of opportunities for:

- recreation;
- food growing;
- nature conservation;
- formal and informal play;
- formal and informal sports;
- social interaction;
- creativity and cultural events;
- study of heritage of the town;
- urban regeneration and neighbourhood renewal;
- attractive environment;

- ecological diversity;
- economic benefits; and
- increasing the town's image and reputation.

4.7 The Strategy uses nine broad categories to identify the policies and actions required to maintain and improve Crawley's Green Spaces, eight of which are the nationally recognised Green Flag Award key criteria and the ninth category links to planning policy:

- A Welcoming Place - Overall impression for anyone approaching and entering green spaces should be positive and inviting.
- Healthy, Safe and Secure - It is essential that green space is a healthy, safe and secure place for all members of the community to use.
- Well Maintained and Clean - For aesthetic as well as health and safety reasons, cleanliness and maintenance issues must be adequately addressed.
- Sustainability - Methods used to maintain the parks and green spaces are environmentally sound and are in accordance with the Council's commitment to Environmental Management Systems (EMAS) principles. It is important that the parks, playing fields and other open spaces are sustainable, both operationally and financially.
- Conservation and Heritage - The conservation and appropriate management of buildings and landscape, structural and natural features, wildlife and fauna is important and requires regular attention.
- Community Involvement - The involvement of the community who represent as many park or green space user groups as possible is important.
- Marketing and Publicity - Good marketing and publicity of parks, playing fields and other open spaces increases usage and improves customer satisfaction. Linking with schools helps to instil a feeling of respect for the local environment and reduces anti-social behaviour.
- Management - High quality management of parks, playing fields and other open spaces is essential if customer satisfaction is to remain at the current high levels.
- Planning - It is important that as the town changes and develops, green space is improved and created to support the Boroughs population and mitigate the impacts of development.

4.8 Although the Strategy only had a lifespan of 5 years the opportunities and actions provide key information on the aspirations for green spaces in Crawley.

Food Growing

4.9 Land for food growing is a key objective for the Council, to encourage residents to live healthy active lifestyles.

4.10 Community food growing is cultivation of land by groups based on residential estates, faith premises, places of employment, schools or within neighbourhoods.

4.11 Most community food growing spaces start because an area of land is derelict or underused. Spaces vary greatly in size from a few square metres to several hectares.

- 4.12 There are several benefits in community growing space, including:
- mental and physical health benefits, from eating more fresh food and being physically active outdoors;
 - community cohesion because food growing sites can bring diverse groups of people together around a common interest;
 - the potential for economic development, through learning new skills and exploring commercial options for dealing with surplus produce and the provision of social services; and
 - education improved educational outcomes have been achieved at schools that grow and eat healthy food and have incorporated food growing into the curriculum.
- 4.13 Funding for food growing projects include Section 106 contributions and funding schemes relating to climate change and health and wellbeing.
- 4.14 Several other local authorities have made land for food growing a priority through planning policies, which promotes healthy cities and healthy lifestyles. Examples in London and the South East include:
- (i) **Brighton and Hove City Council** – Promotes healthy cities/ healthy lifestyles through safeguarding and encouraging allotments, garden plots within developments, small scale agricultural and farmers markets and access to healthy, affordable locally produced food options.
 - (ii) **Royal Kingston upon Thames Council** - Encourages developers through their Residential Design SPD to provide local food growing opportunities within new developments.
 - (iii) **London Borough of Lambeth Council** - Food growing spaces are recognised in Lambeth, as playing an important role in addressing the spatial planning issue of promoting community cohesion and safe, liveable neighbourhoods. Lambeth recognises the wider benefits of community gardens in enabling small-scale local food production, community engagement, supporting local biodiversity and improving health and reducing health inequalities.
 - (iv) **London Borough of Croydon Council** – Supports “productive landscapes” through planning policy to protect and enhance allotments, community gardens and woodland, as well as supporting food growing on land which have been temporarily cleared and sites of major residents developments.

Play Provision

- 4.15 The Council is keen to ensure play provision for children and youths is one of the key factors in future planning decision making. This accounts for the function it provides in wellbeing and physical activity as well as the role it plays in providing links with other recreational activities and sport.

4.16 Play England's Charter describes play as "*what children and young people do when they follow their own ideas and interests, in their own way, and for their own reasons*". The Charter describes play as an essential part of every child's life and is vital for social, emotional, intellectual and physical development. Play England state that play has many benefits for children, families and the wider community, as well as improving health and quality of life. In addition, Play England state that children's access to good play provision can:

- increase their self-awareness, self-esteem, and self-respect;
- improve and maintain their physical and mental health;
- provide an opportunity to mix with other children;
- allow them to increase their confidence through developing new skills;
- promote their imagination, independence and creativity;
- offer opportunities for children of all abilities and backgrounds to play together;
- provide opportunities for developing social skills and learning;
- build resilience through risk taking and challenge, problem solving, and dealing with new and novel situations; and
- provide opportunities to learn about their environment and the wider community.

Adventure Playgrounds

4.17 There are four Adventure Playgrounds in Crawley, which attract visitors from across the Borough and neighbouring Local Authorities.

4.18 Adventure Playgrounds provide important opportunities to improve and maintain physical and mental health, while interacting with other children. They also promote social cohesion, by providing opportunities for social interaction for the wider community.

4.19 Although the four Adventure Playgrounds provide an important contribution to play space for children and youth, these were not included in the site audit process as they have limited accessibility inasmuch as they are supervised access only, rather than unrestricted access for the public.

Population

Facts and Figures

4.20 Crawley has a higher percentage of younger people between the ages of 25 and 34 and lower percentage of elderly compared to the rest of the South East. Due to the younger population there is expected to be a rise in families, which could in turn increase the need for housing and associated community facilities including open space. However, the aging population in Crawley is rising at a faster rate than other age groups, accounting for 61% of the total projected change.

4.21 Population projections indicate continued growth of approximately 19% between 2018 and 2035. Over the next 20 years, births are expected to exceed deaths by a factor of around 2:1.

Current Population

- 4.22 For the purpose of this Open Space, Sport and Recreation Assessment, the population figures have been sourced from the Office for National Statistics (ONS) and are the Mid-2018 Population Estimates for 2018 Wards. According to ONS estimates the current population of Crawley is 112,448. For reference, Table 6 shows the division of wards into neighbourhoods in as close a comparison as can be achieved given the respective boundaries. The population figures, whilst presented specifically by ward, can be roughly equated into neighbourhoods shown, however this has resulted in some anomalies and can only be taken as indicative.

Table 6: Current Population Figures by Ward

Neighbourhoods	Wards	Current Population (by Ward)
Bewbush	Bewbush	9,372
Broadfield	Broadfield North	7,040
	Broadfield South	6,992
Furnace Green	Furnace Green	5,798
Gossops Green	Gossops Green	5,389
Ifield	Ifield	9,399
Langley Green	Langley Green	8,663
Maidenbower	Maidenbower	9,391
Forge Wood	Pound Hill North	7,374
Pound Hill	Pound Hill South and Worth	8,388
Northgate	Northgate	5,903
Southgate	Southgate	8,713
Three Bridges	Three Bridges	8,456
Tilgate	Tilgate	6,082
West Green	West Green	5,488
Total		112,448

Future Population

- 4.23 The projected population of Crawley in 2035, based on the ONS 2014 sub national population projections, is 131,878. A breakdown of this figure is not available at ward or neighbourhood level.

Consultation

- 4.24 Consultation was undertaken to inform this Open Space, Sport and Recreation Assessment, the objectives of the consultation were to:
- Provide key stakeholder groups across Crawley with information about the Open Space, Sport and Recreation Assessment;
 - Allow an opportunity for local community groups who have been identified by the Council to consider and comment on designated open spaces within the Borough; and
 - Consider feedback received as a result of the consultation process and demonstrate how the Council has responded to it through the Open Space, Sport and Recreation Assessment.

Stakeholders

- 4.25 Stakeholders were consulted twice by the Council in December 2019 and February 2020. The Council also undertook a consultation event from 15th July 2019 to 16th September 2019 for the draft Crawley Borough Local Plan 2020-2035. The results of this consultation have been reviewed below.

- 4.26 The following stakeholders responded to the consultation:

- British Horse Society;
- Broadfield Community Centre;
- Tilgate Junior Park Run;
- Crawley Croquet Club;
- Crawley Old Girls Football Club;
- Crawley Town Football Club;
- Crawley United Football Club;
- Crawley Wasps Ladies Football Club;
- Downsman Bowls Club;
- EG Meads Youth Football Club;
- Friends of Goffs Park;
- Friends of Tilgate Park;
- Friends of Worth Park;
- Galaxy Football Club;
- Gatwick Greenspace Partnership;
- Ifield Society;
- Ifield Village Conservation Area Advisory Committee;
- Maidenbower Park Community Club;
- Pound Hill North Residents Association;
- Rowfant Football Club;
- Southgate Park Emerald Sports and Social Club and St. Francis RFC;
- St. Catherine's Hospice Dragon Boat Race;

- Talk Broadfield;
- Three Bridges Cricket Club;
- Three Bridges Forum; and
- Tilgate Junior Parkrun.

4.27 Consultation was undertaken using a simple questionnaire with nine questions (see Appendix B for stakeholder questionnaire). The stakeholder consultation questions focussed on accessibility, quality and quantity of open spaces. The responses to this questionnaire has been summarised below.

Q1 What type(s) of open space does the local community regularly use?

4.28 The typologies with the highest usage were Outdoor Sports Spaces and Parks and Recreation Grounds. The least regularly used were civic spaces, followed by churchyards and cemeteries.

4.29 Worth Park provides additional opportunities for social interaction and community cohesion, including gardening club, history group and health walks. However, one stakeholder suggested a greater awareness of open spaces was required.

Q2 How accessible are the open spaces within the ward boundary in relation to walking, cycling, driving and public transport?

4.30 Most stakeholder groups thought accessibility via walking, cycling, driving and public transport was good. Furthermore, 9 stakeholders thought walking opportunities to open spaces were excellent and 8 thought public transport was average. Few stakeholders thought accessibility was below average or poor.

4.31 Many stakeholders commented that walking and cycling routes should have better lighting and that additional parking or widening of pavements should be considered for people with disabilities or pushchairs.

Q3 How accessible are the open spaces across the Borough as a whole in relation to walking, cycling, driving and public transport?

4.32 The majority of stakeholders thought that open spaces across the Borough were good. No stakeholders thought open spaces had poor accessibility across the Borough.

4.33 However, accessibility could be improved by linking bridleways and taking cycle routes away from roads to encourage more cycling. Stakeholders also commented that bus routes focused on getting into central areas, which meant limited access via public transport to open spaces in neighbourhoods.

Q4 How would you rate the quality of open space that your local community use?

4.34 Stakeholders thought the quality of open spaces in their communities was mostly good. Only one stakeholder thought open spaces were excellent and two thought they were poor.

- 4.35 Stakeholders said that existing facilities are kept clean and tidy on the whole, however additional facilities such as toilets, seating and interpretation boards for nature conservation would improve the quality. Furthermore, better lighting was suggested to reduce anti-social behaviour and investment to play equipment would improve play areas.

Q5 How would you rate the quality of open space across the Borough as a whole?

- 4.36 From the options of 'Excellent', 'Good', 'Average', 'Below Average' and 'Poor', the majority of stakeholders thought the quality of open space Borough wide was good and no stakeholders thought it was poor.

- 4.37 It was suggested that due to cuts in Council finances some of the areas looked "sad", however in general for the volume of people using the open spaces, they are good.

- 4.38 It was suggested that new open spaces should be considered in the east and west of Crawley to accommodate new housing development.

Q6 What improvements would you like to see to open spaces that the local community use?

- 4.39 In general, stakeholders wanted to see increased maintenance of open spaces including more litter bin collections. They also wanted improvements to facilities such as play areas (especially near the town centre), better drainage on recreational grounds and additional toilets.

- 4.40 Access was also a high priority with many stakeholders wanting to see improved footpaths, which were suitable for wheelchair users and improved walking, cycling and bridleway access between open spaces.

Q7 What improvements would you like to see to open space across the Borough as a whole?

- 4.41 As per question 6 above, many stakeholders wanted improved maintenance of open spaces including more frequent litter clearance, and improved access between open spaces across the Borough.

- 4.42 It was also highlighted that new residential development in the Borough should generate more open space for these communities.

Q8 How would you rate the adequacy of open space provision for the local community in terms of quantity?

- 4.43 Stakeholders were asked to rate the adequacy of the quantity of different types of open space provision in their local community. The majority of stakeholders thought the overall adequacy of open space was good.

- 4.44 Two stakeholders thought local quantity of Allotments and Play Spaces was poor. However, three stakeholders thought the quantity of Allotments and Natural Green Space was excellent.

Q9 How would you rate the adequacy of open space provision across the Borough as a whole in terms of quantity?

- 4.45 Stakeholders were asked to rate the adequacy of the quantity of different types of open space provision in the Borough. The majority of stakeholders think the overall adequacy of open space is average or good.
- 4.46 No stakeholders thought there was a poor adequacy of open spaces across the Borough and two stakeholders thought there was excellent provision of Amenity Greenspace and Play Space.

Local Plan Consultation (2019)

- 4.47 Consultation on the draft Local Plan (2019) was open to stakeholders and the public. The following stakeholders responded to the Council with regards to open space, recreation, biodiversity and GI:
- British Horse Society;
 - Sussex Wildlife Trust;
 - Sports England;
 - West Sussex County Council;
 - Woodland Trust; and
 - Ifield Society.

- 4.48 The paragraphs below describe stakeholder and public consultation responses.

Quantity

- 4.49 Consultation showed that stakeholders consider Crawley to have a wide variety of recreational facilities. Stakeholders valued the number of open spaces that are accessible and free to access which encourages high usage.
- 4.50 The quantity of open space was deemed to be acceptable, however stakeholders identified that:
- There is significant supply of semi-natural green space across the Borough and there are opportunities to increase the multi-use functionality of this typology i.e. natural play areas, BMX tracks and signed route ways; and
 - The amount of 'wilder areas' in Crawley should be increased to ensure more diverse biodiversity.

Quality

- 4.51 Open space is highly valued by the stakeholders, especially Parks and Gardens due to their accessibility, floral displays and heritage.
- 4.52 However, stakeholders identified that improvements were needed to opening times and facilities in neighbourhood parks, such as toilets. Stakeholders also wanted to see additional tree planting across all open space typologies to tackle climate change.

Accessibility

- 4.53 Stakeholders stated that there was generally good accessibility to open spaces. Stakeholders described the importance of protecting and improving the off-road network for pedestrians, cyclists and equestrians, and linkages to open spaces and the countryside within urban and urban-fringe areas.
- 4.54 Stakeholders also stated that if higher density development is planned for Crawley in response to housing land requirements, then accessibility to open space will be imperative in the future. Stakeholders stated that new neighbourhoods were not as well connected to open spaces.

5.0 Auditing Local Provision

Introduction

- 5.1 This section presents the results of the quantity, quality, value and accessibility assessment for each of the open space typologies.

Crawley Overview

Quantity

- 5.2 The number, area and percentage of each type of open space in Crawley is shown in Table 7.
- 5.3 The highest proportion of open space is provided by Natural Green Space, this is due to large areas of Natural Green Spaces on the edges of the Borough. There is also a large proportion of Parks and Recreation Grounds, especially in the Tilgate neighbourhood, as shown in Table 8.
- 5.4 Civic Spaces and Play Space (Youth) provide the least provision across Crawley.
- 5.5 Open space by typology is shown on Figure 4 and the current open space quantity provision is shown in Figure 5.

Table 7: Open Spaces by Typology, Number and Area

Open Space Typology	Description	No.	Area (ha)	Area (%)
Allotments	Opportunities for those people who wish to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion.	20	11.08	1.68
Amenity Green Space	Most commonly but not exclusively found in housing areas. Includes informal recreation green spaces and village greens.	552	91.47	13.83
Cemeteries and Churchyards	Cemeteries and churchyards including disused churchyards and other burial grounds.	7	13.41	2.03

Open Space Typology	Description	No.	Area (ha)	Area (%)
Civic Spaces	Hard surfaced areas usually located within town or city centres.	5	1.09	0.16
Natural Green Space	Includes country parks, nature reserves, publicly accessible woodlands, urban forestry, scrub, grasslands, wetlands and wastelands.	96	296.62	44.85
Parks and Recreation Grounds	Includes urban parks and formal gardens. Parks usually contain a variety of facilities, and may have one of more of the other types of open space within them.	33	239.05	36.14
Play Space (Children)	Areas designed primarily for play and social interaction specifically designed as equipped play facilities for children.	76	7.77	1.18
Play Space (Youth)	Areas designed primarily for play and social interaction specifically designed as equipped play facilities for young people.	10	0.88	0.13
TOTAL		799	661.37	100

Table 8: Ha of Open Space by Neighbourhood and Typology

Neighbourhood	Ward	Allotments	Amenity Green Space	Churchyards and Cemeteries	Civic Space	Natural Green Space	Parks and Recreation Ground	Play Space (Children)
Bewbush	Bewbush	0.73	12.74	0	0	23.21	9.70	1.77
Broadfield	Broadfield North	0	8.59	0	0	30.64	4.61	0.10
	Broadfield South	0.44	5.26	3.96	0	22.48	11.69	0.24
Furnace Green	Furnace Green	0	3.91	0	0	24.06	9.07	0.82
Gossops Green	Gossops Green	0.72	5.83	0	0	11.23	1.23	0.33
Ifield	Ifield	1.68	9.96	0.45	0	32.51	6.95	0.51
Langley Green	Langley Green	1.16	6.69	0	0	5.17	14.47	1.05
Maidenbower	Maidenbower	0	1.04	0	0.15	21.03	6.60	0.13
Northgate	Northgate	0.88	6.53	0.83	0.55	11.48	6.21	0.25
Forge Wood	Pound Hill North	0	0.84	3.52	0	10.83	31.36	0.58

Neighbourhood	Ward	Allotments	Amenity Green Space	Churchyards and Cemeteries	Civic Space	Natural Green Space	Parks and Recreation Ground	Play Space (Children)
Pound Hill	Pound Hill South and Worth	0.6	4.93	0.77	0	27.75	1.70	0.37
Southgate	Southgate	1.32	9.4	0	0	1.68	20.47	0.58
Three Bridges	Three Bridges	1.75	4.45	0	0.14	15.81	4.91	0.32
Tilgate	Tilgate	1.56	7.52	0	0	52.89	102.31	0.57
West Green	West Green	0.25	3.79	3.88	0.25	4.59	6.43	0.16

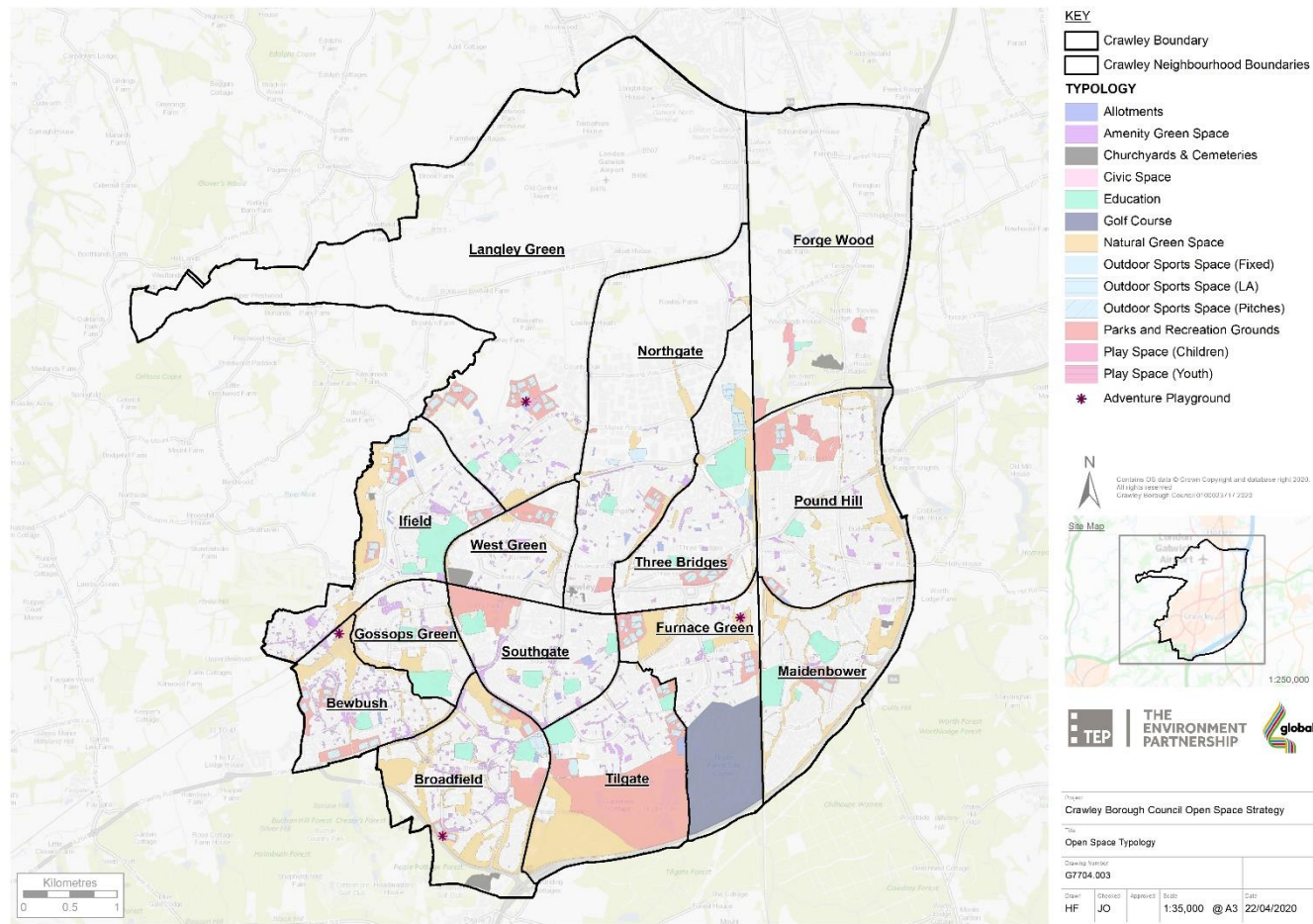


Figure 4: Open Space Typology

- 5.6 Using ONS Mid-2018 Population Estimates for 2018 Wards of 112,448 and the total amount of open space of 933.23ha, **the provision of open space is calculated at 5.7ha per 1,000 population**. The provision of open space is shown at Borough level on Figure 5.
- 5.7 Using the ONS 2014 Sub National Population Projections for 2035 of 131,878, it is also possible to calculate future provision. The area of each open space typology per 1,000 population (current and future) is shown in Table 9.

Table 9: Open Spaces by Hectare per 1,000 Population

Open Space Typology	2019 ha/ 1,000	2035 ha/ 1,000
Allotments	0.10	0.08
Amenity Green Space	0.79	0.69
Cemeteries and Churchyards	0.12	0.10
Civic Spaces	0.01	0.01
Natural Green Space	2.55	2.25
Parks and Recreation Grounds	2.06	1.81
Play Space (Children)	0.07	0.06
Play Space (Youth)	0.01	0.007
Total	5.71	5.00

Accessibility

- 5.8 Figures 6 to 11 show accessibility to Allotments, Amenity Green Space, Natural Green Space, Parks and Recreation Grounds, Play Space (Children) and Play Space (Youth) using the thresholds set out in Table 10.
- 5.9 A review of accessibility for each of these typologies is included in Chapter 5.0.

Table 10: Walking and Driving Accessibility for Open Space Typologies

Typology	Walking Threshold
Allotments	480m (10 minute walk)
Amenity Green Space	480m (10 minute walk)
Churchyards and Cemeteries	N/A

Typology	Walking Threshold
Civic Space	N/A
Natural Green Space	720m (15 minute walk)
Parks and Recreation Grounds	600m (12-13 minute walk)
Play Space (Children)	480m (10 minute walk)
Play Space (Youth)	600m (12-13 minute walk)

5.10 Accessibility thresholds have not been assigned to Cemeteries and Churchyards or Civic Space.

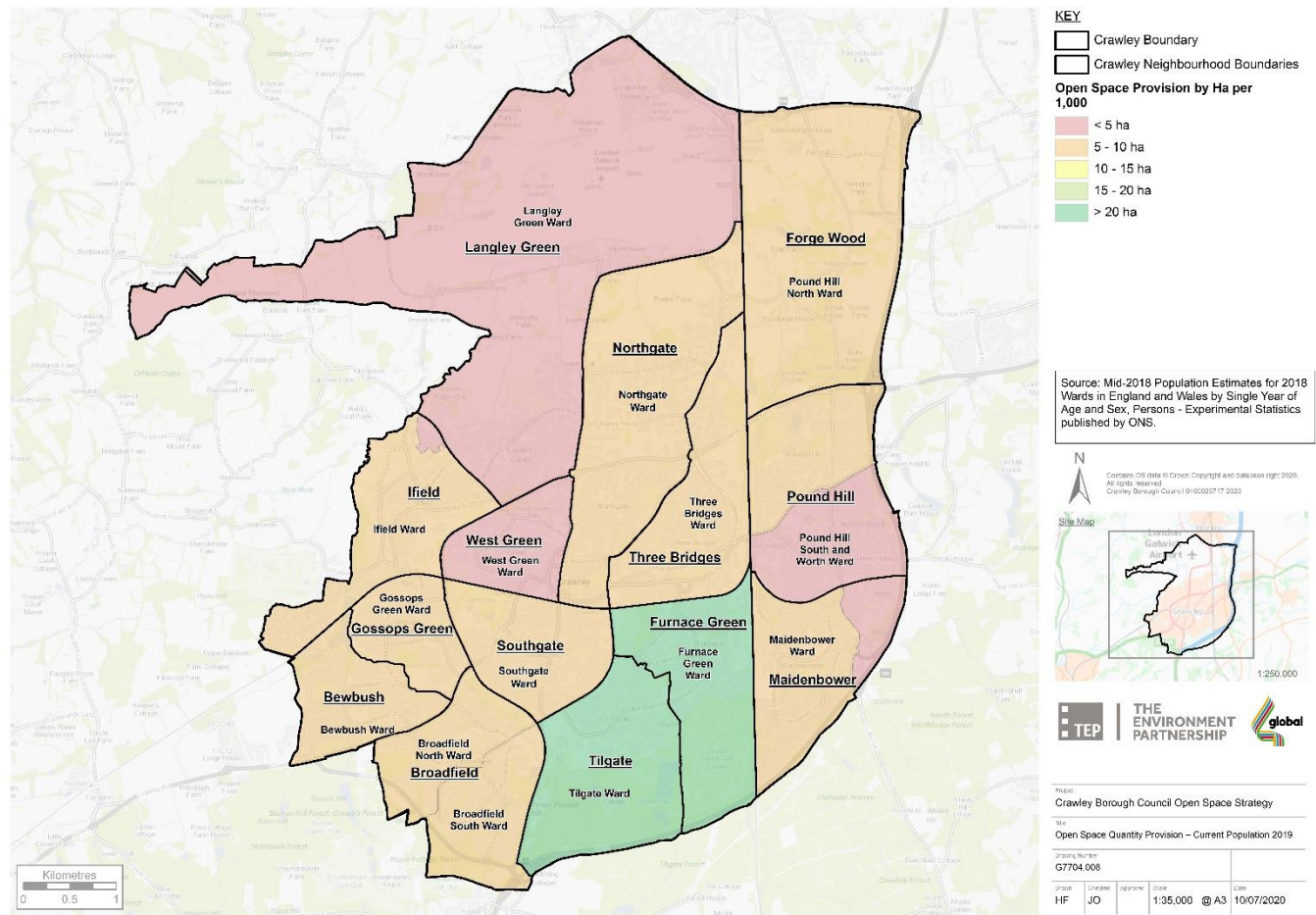


Figure 5: Open Space Quantity

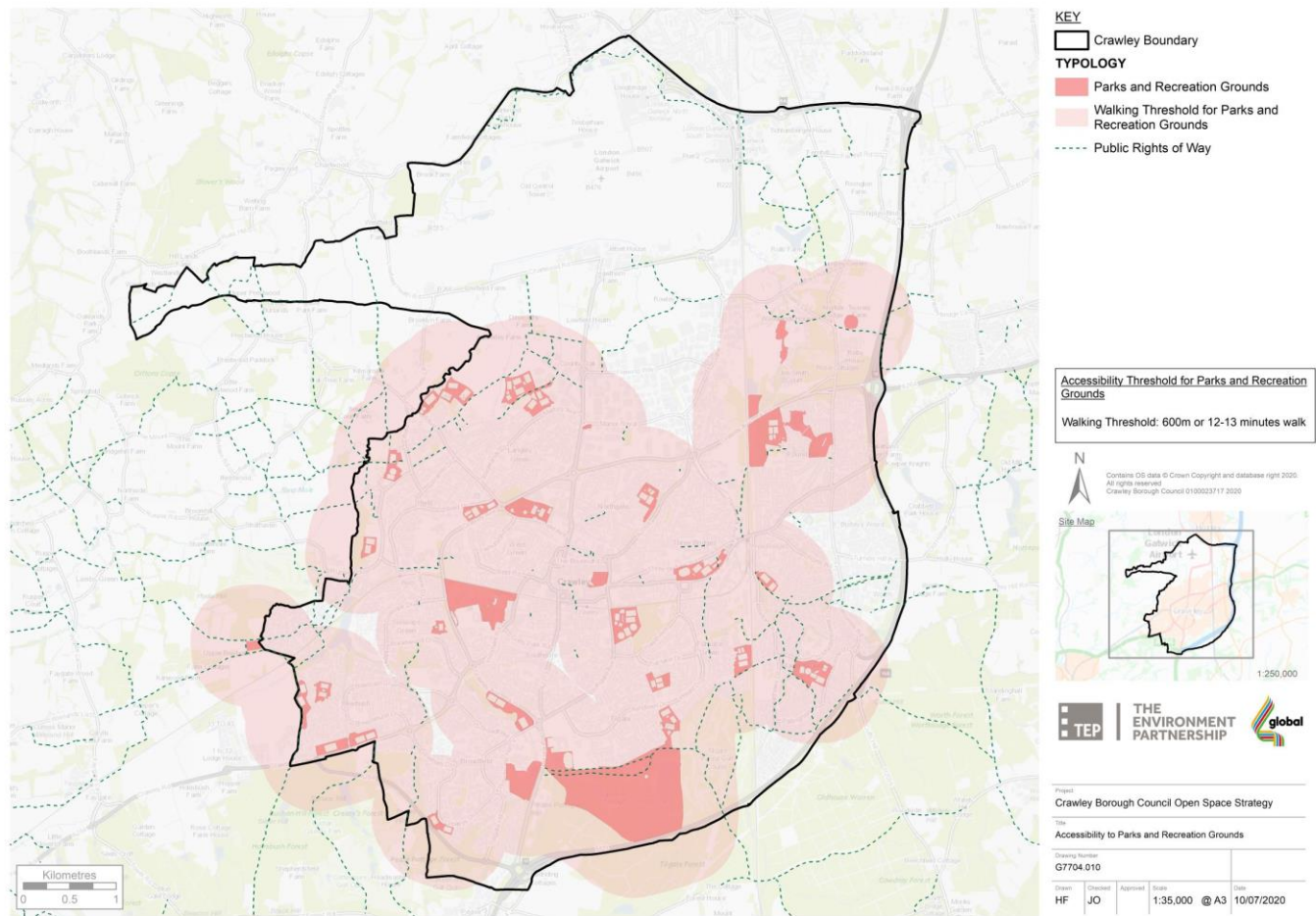


Figure 6: Open Space Accessibility - Parks and Recreational Grounds

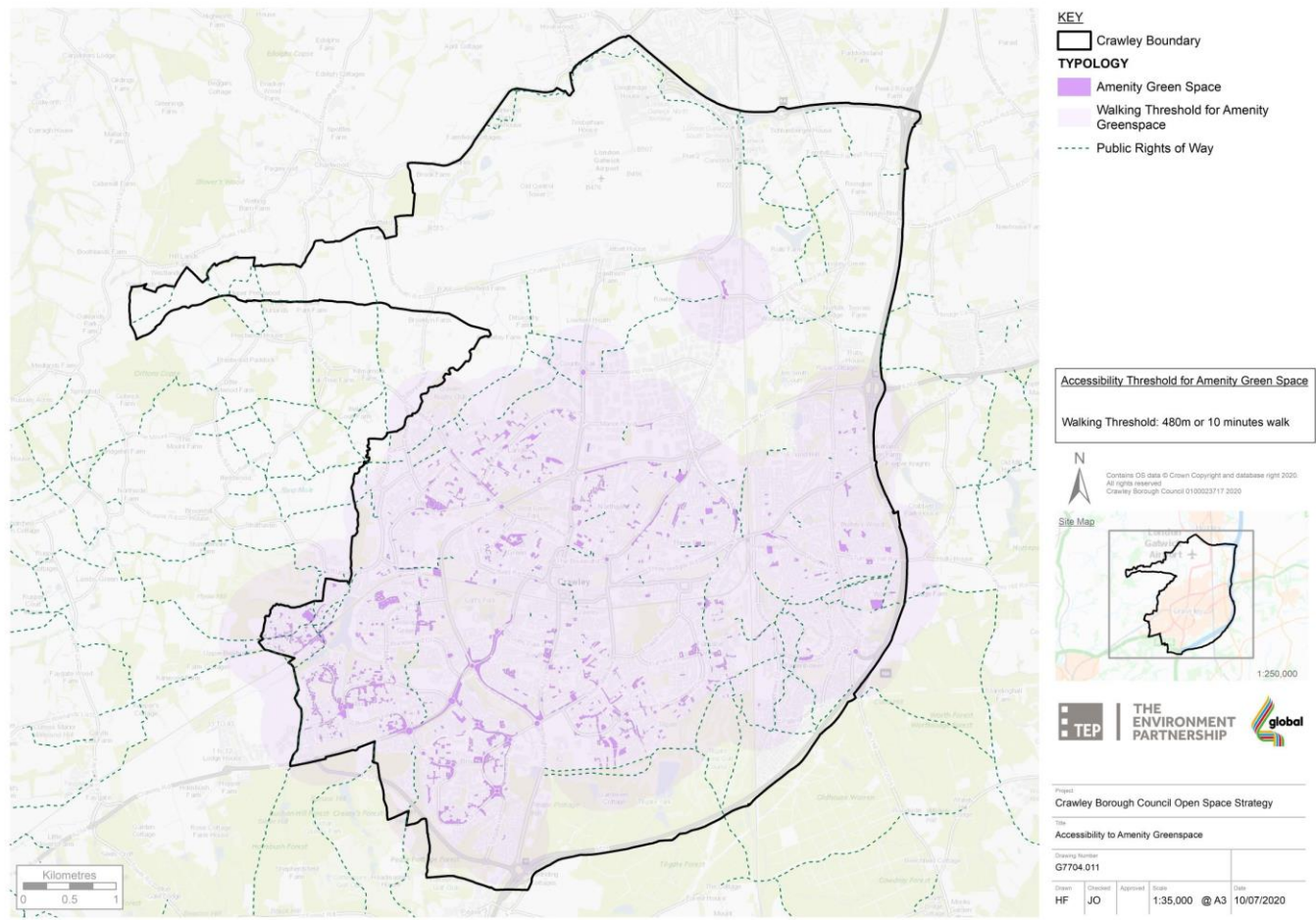


Figure 7: Open Space Accessibility - Amenity Green Space

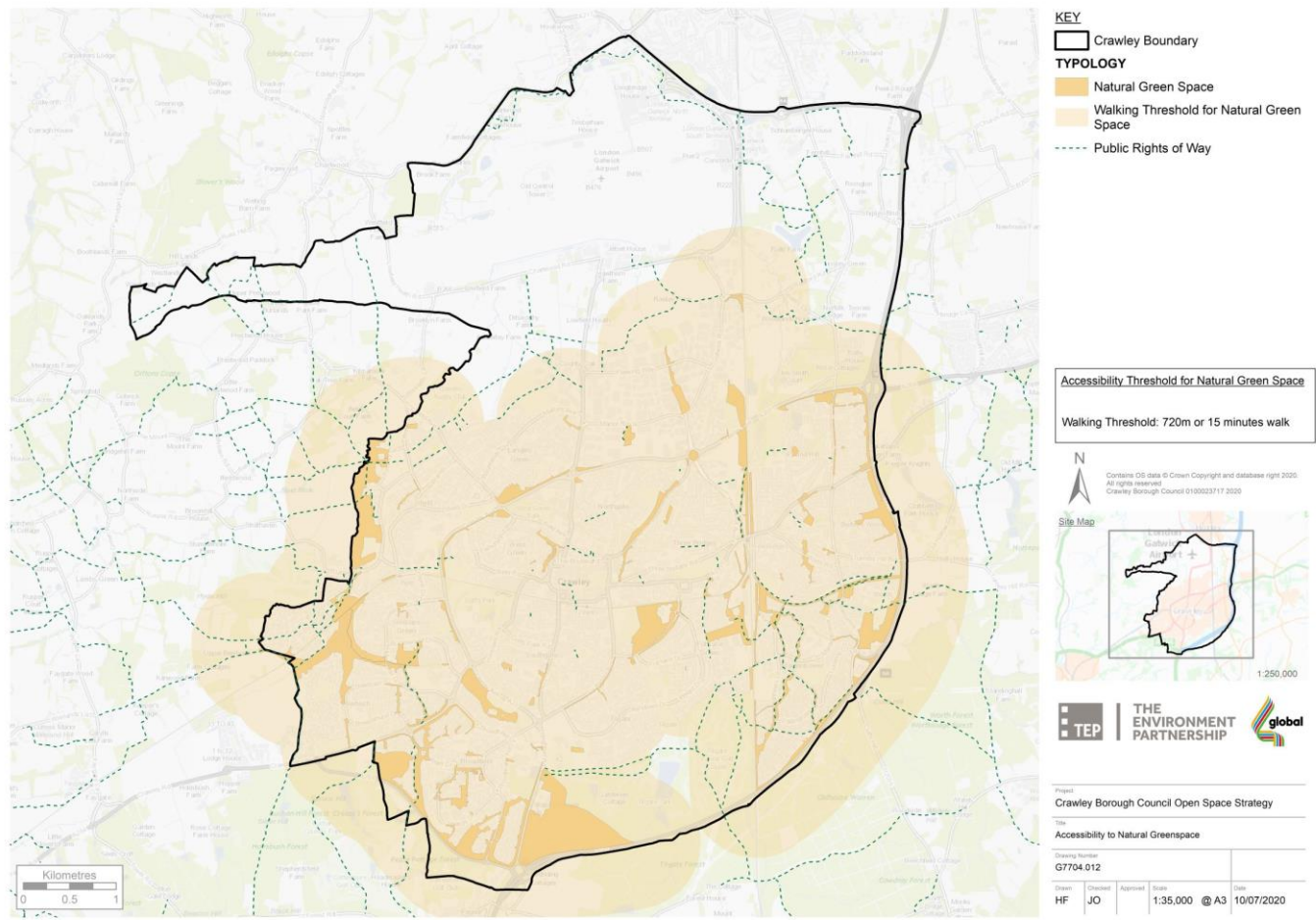


Figure 8: Open Space Accessibility - Natural Green Space

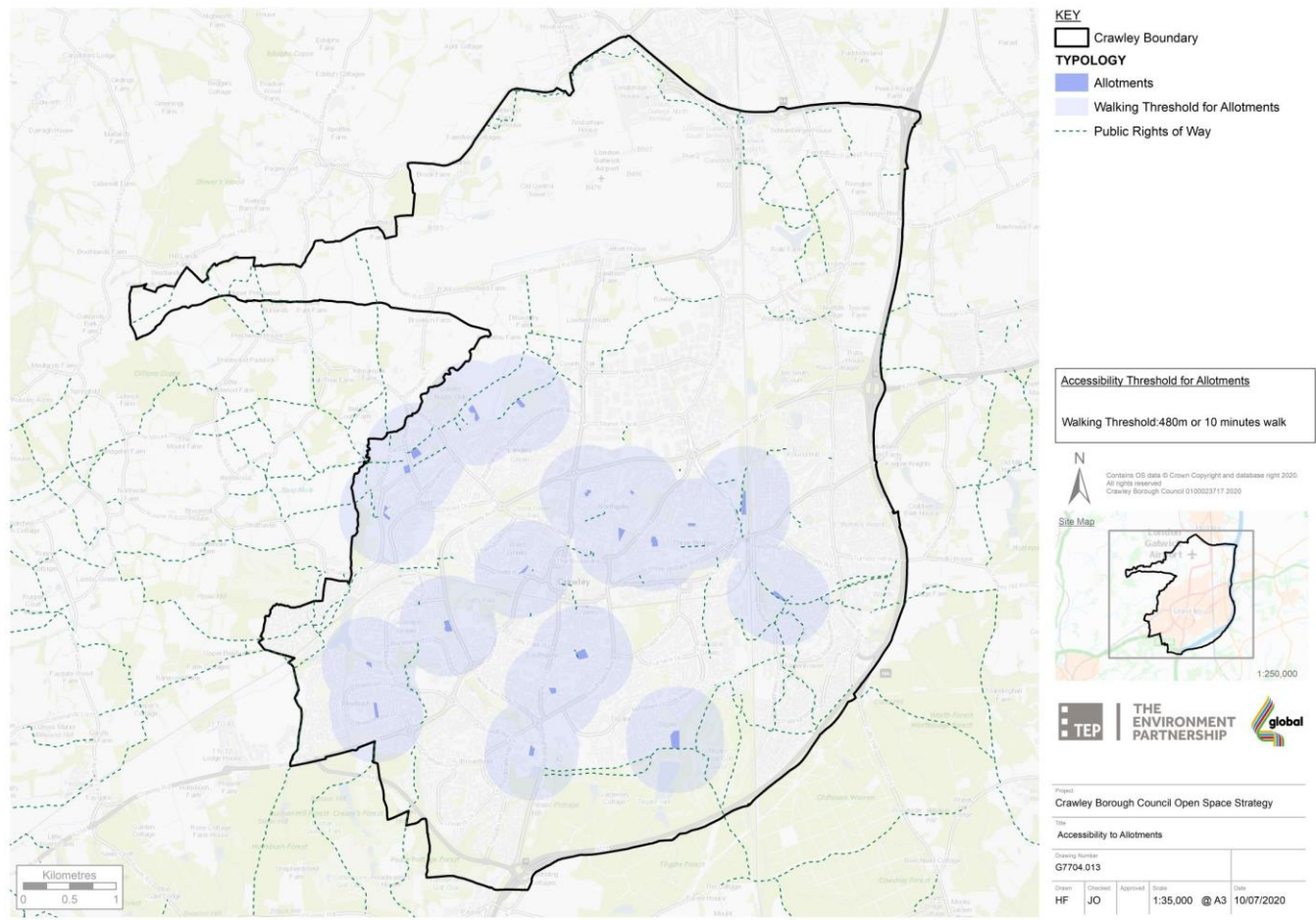


Figure 9: Open Space Accessibility - Allotments

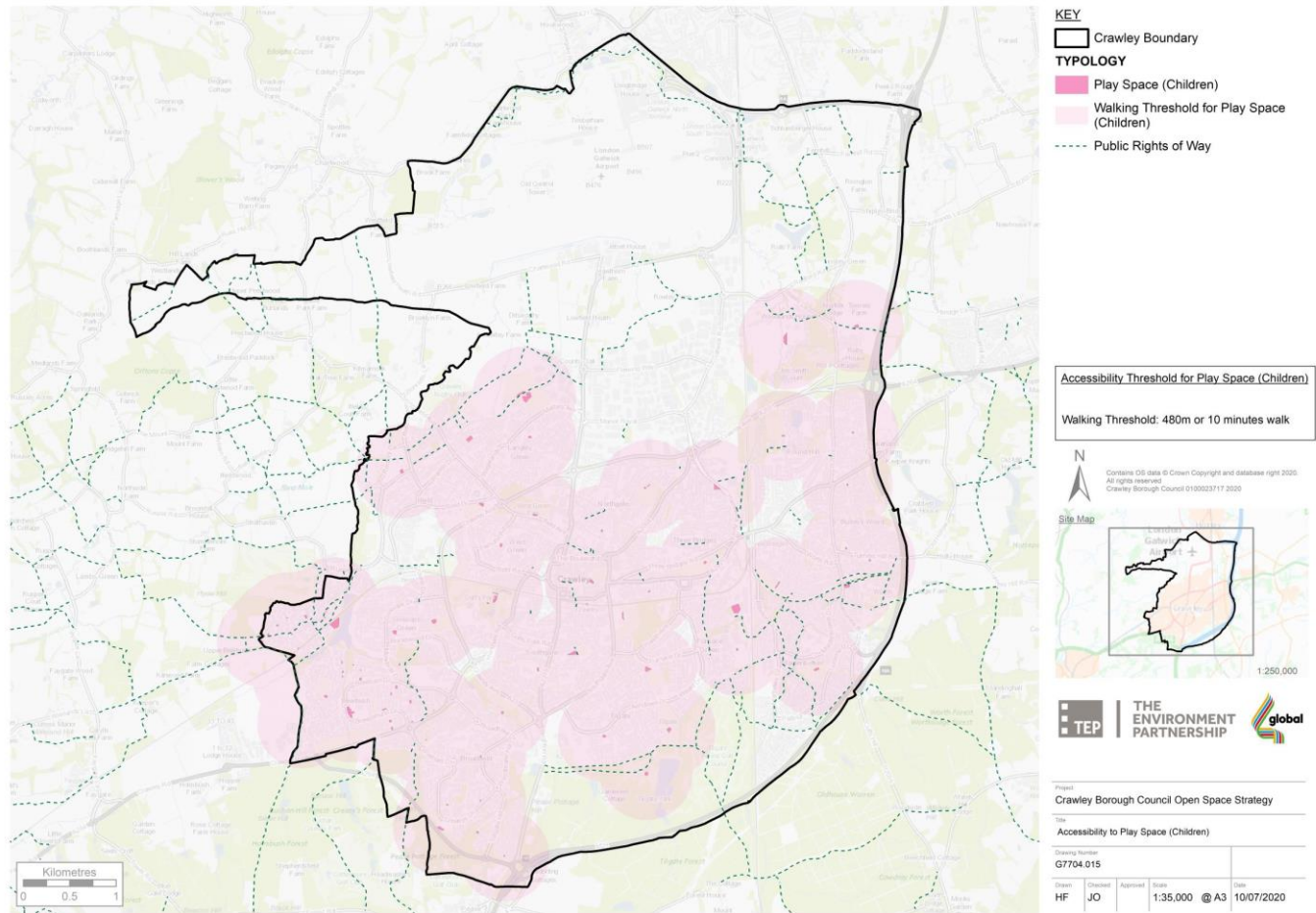


Figure 10: Open Space Accessibility - Play Space (Children)

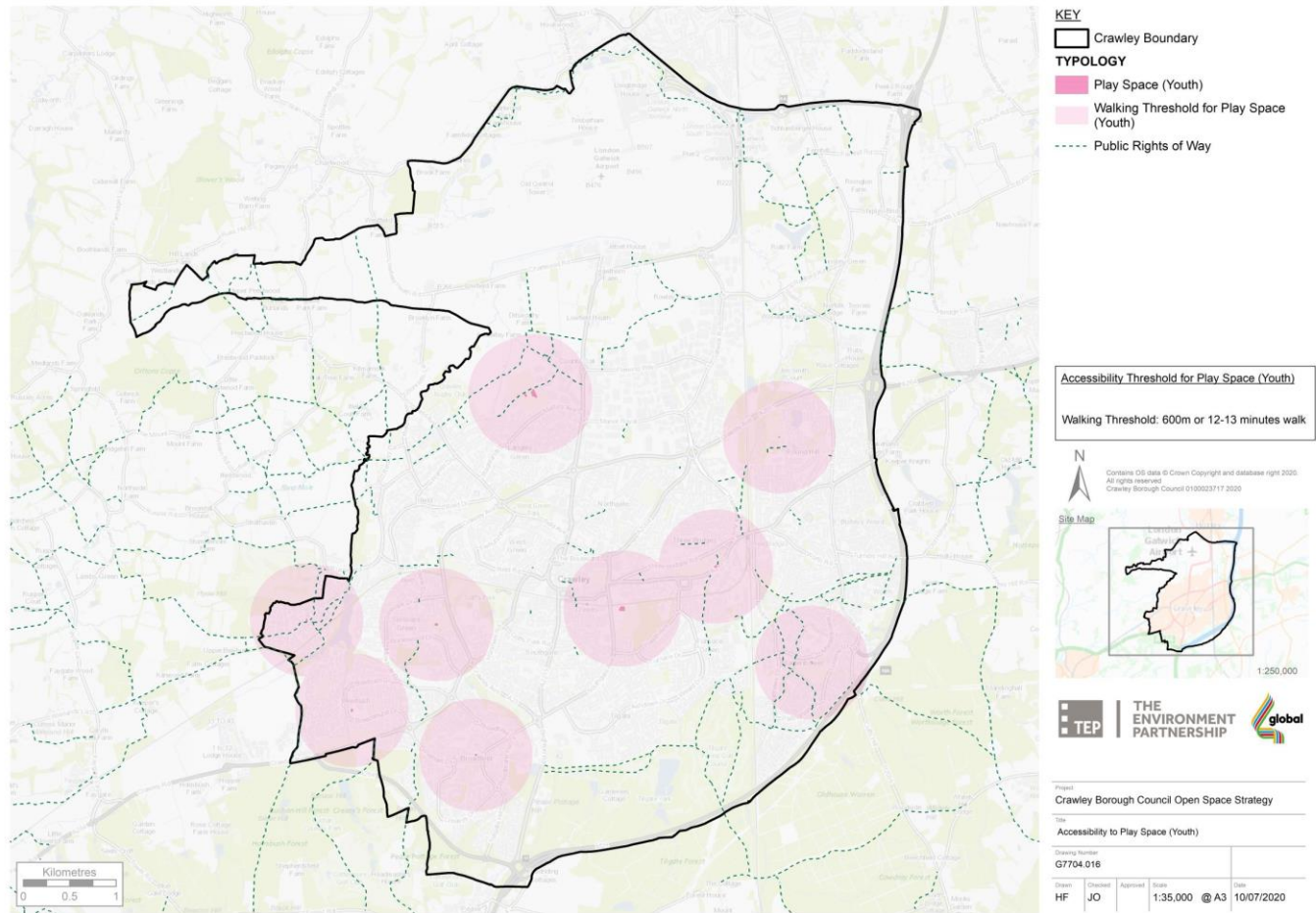


Figure 11: Open Space Accessibility - Play Space (Youth)

Quality

- 5.11 A selection of open spaces in Crawley were audited as part of this Open Space, Sport and Recreation Assessment. Allotments and adventure playgrounds were not included in the audits due to access.
- 5.12 Quality scores of open spaces are shown at a Borough level on Figure 12.
- 5.13 The range of scores from the quality audits of open spaces is shown in Table 11 and the quality split by each typology is in Table 12.

Table 11: Open Spaces by Quality Score

Quality Banding	No. of Open Space Sites	Percentage of Sites
Excellent	4	3%
Very Good	11	9%
Good	28	22%
Fair	55	42%
Poor	31	24%
Total	129	100%

Table 12: Quality Score for Open Space Typologies

Open Space Typology	Excellent	Very Good	Good	Fair	Poor
Amenity Green Space	1	16	10	8	2
Churchyards and Cemeteries	1	0	0	2	4
Civic Space	0	0	1	4	0
Natural Green Space	0	2	3	11	11
Parks and Recreation Grounds	2	10	7	7	5
Play Space (Children)	0	2	7	12	1
Total	4	30	28	44	23

Value

- 5.14 The range of value score from the audits of open space is shown at a Borough level on Figure 13.
- 5.15 The range of value scores from the audits of open spaces are provided in Table 13 and the value scores for each typology are in Table 14.

Table 13: Open Spaces by Value Score

Value Banding	No. of Open Space Sites	Percentage of Sites
High	9	7
Medium	35	27
Low	85	66
Total	129	100%

Table 14: Value Score for Open Space Typologies

Open Space Typology	High	Medium	Low
Amenity Green Space	1	2	34
Churchyards and Cemeteries	0	4	3
Civic Space	0	0	5
Natural Green Space	1	11	15
Parks and Recreation Grounds	7	18	6
Play Space (Children)	0	0	22
Total	9	35	85

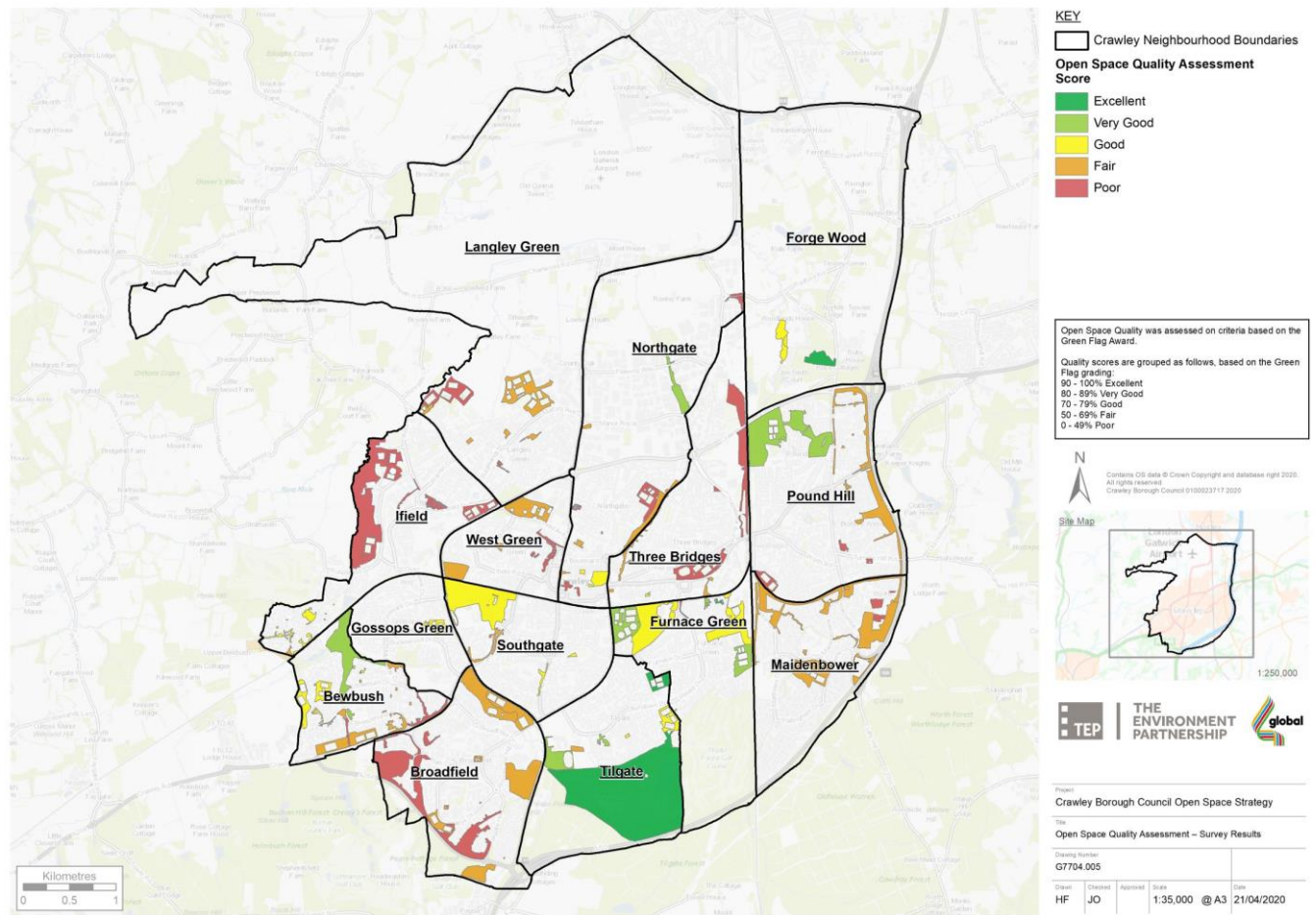


Figure 12: Open Space Quality - Survey Results

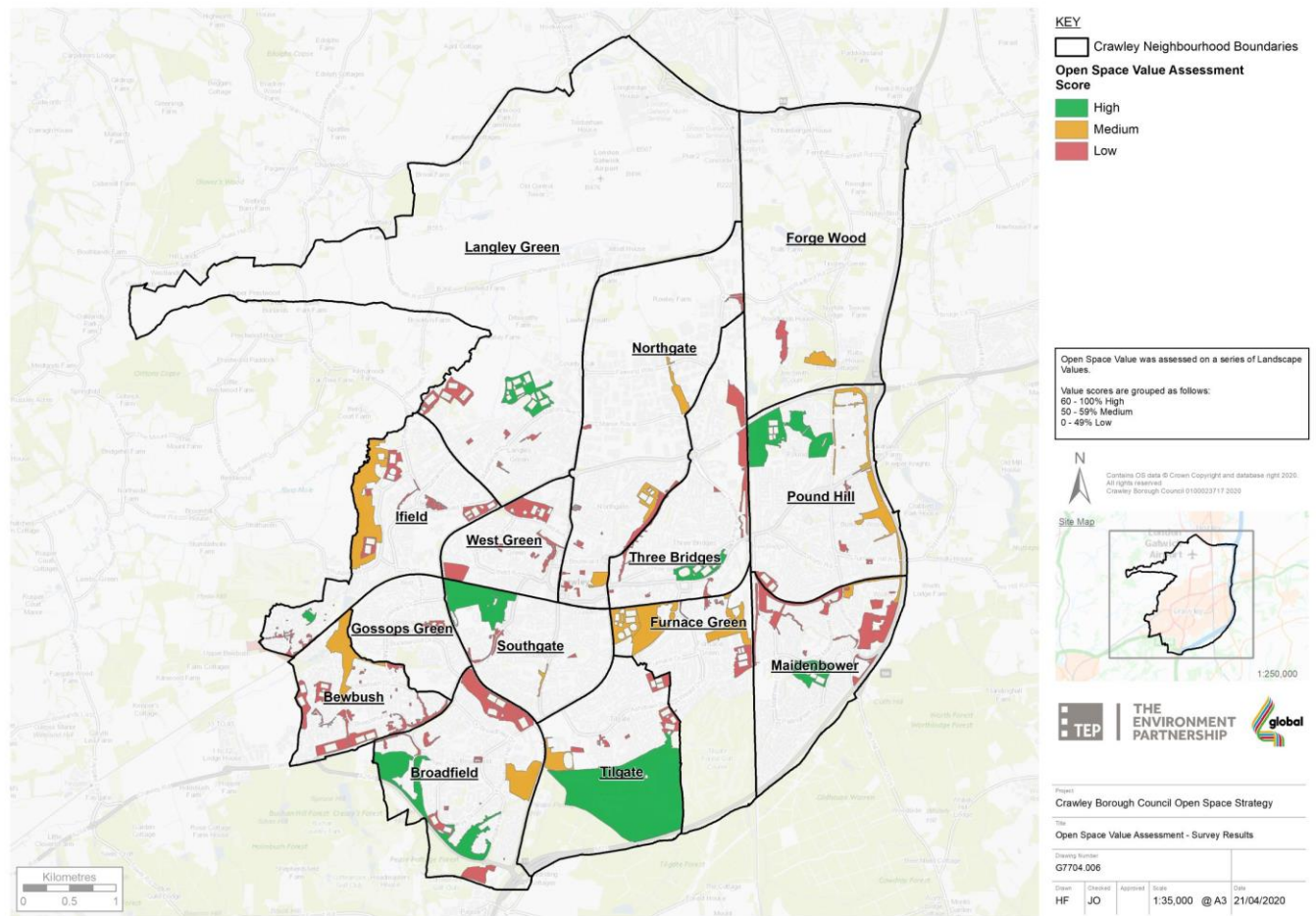


Figure 13: Open Space Value - Survey Results

Key Findings on Quality and Value

- 5.16 Table 15 provides an overview of the range of quality and value scores achieved by the sites audited.
- 5.17 The lowest quality scores were attributed to Amenity Green Spaces (0), Parks and Recreation Grounds (0) and Play Space (Children) (0) and the highest quality scores was achieved by Churchyards and Cemeteries (94).
- 5.18 The greatest range of quality scores was for Parks and Recreation Grounds, with the highest score site receiving 93 and the lowest being 0. The lowest range of quality scores was for Civic Space with the lowest score being 54 and the highest being 73.
- 5.19 Amenity Green Spaces and Play Space (Children) had the sites with the lowest value score (0) and a Parks and Gardens site achieved the highest value score of 96.
- 5.20 The greatest range of value scores was for Parks and Recreation Grounds, with the highest score site receiving 96 and the lowest being 0. The lowest range of value scores was for Civic Space with the lowest score being 21 and the highest being 28.

Table 15: Range of Quality and Value Scores by Typology

Typology	Sites Audited	Range of Quality Scores	Range of Value Scores
Amenity Green Space	37	0-90	0-27
Churchyards and Cemeteries	7	41-94	31-52
Civic Space	5	54-73	21-28
Natural Green Space	27	36-73	3-60
Parks and Recreation Grounds	31	0-93	0-96
Play Space (Children)	22	0-85	0-37

Parks and Recreation Grounds

- 5.21 Parks and Recreation Grounds are generally multi-functional spaces, providing a range of facilities including landscaped gardens, playing fields, play areas and facilities for outdoor sport provision. Tilgate Park, situated in Tilgate, is the largest at 95.37ha (including the playing field).

5.22 There are six sites which have areas of ancient woodland, which is afforded protection under NPPF (2019) and one site (Grattons Park) is designated as a Local Nature Reserve.

Quantity

5.23 There are 33 sites providing 239.05 ha of Parks and Recreation Grounds in Crawley, which equates to 2.13 ha per 1,000 population.

5.24 FiT's Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2015) provides a benchmark of 0.8 ha per 1,000 population. FiT's guidance is based on a survey of 119 (33%) local authorities in England and Wales. The survey found that the median level of provision sought for Parks was 1.78 ha per 1,000 population.

5.25 Standards are covered further in Chapter 6.

Quality and Value Assessment

5.26 Thirty one Parks and Recreation Grounds were audited and their quality scores are shown at a Borough level on Figure 12.

5.27 Quality scores for audited Parks and Recreation Grounds are summarised in Table 16 and Table 17 in order of their quality audit score.

Table 16: Quality Scores for Parks and Recreation Grounds

Site	Overall Score %	Banding
Tilgate Park	93	Excellent
Loppetts Road Outdoor Sports Pitches	90	Excellent
Worth Park	89	Very Good
K2 Sports Centre OSF	89	Very Good
Southgate Park	88	Very Good
Ashburn Road Furnace Green	83	Very Good
Grattons Park	80	Very Good
Goffs Park	79	Good
Bewbush West Playing Field	78	Good
Gossops Green Playing Field	78	Good
Bewbush The Green	76	Good
Memorial Gardens	74	Good
Tilgate Playing Field	73	Good

Site	Overall Score %	Banding
NES Western Play space	73	Good
Maidenbower Park	66	Fair
London Rd/ Manor Way NSN	62	Fair
Cherry Lane Playing Fields	62	Fair
West Green Park	60	Fair
Broadfield Park	59	Fair
Ifield West Recreation Ground	58	Fair
Popes Meadow Bowling Club	57	Fair
Breezehurst Community Pavilion Playing Field	55	Fair
Broadfield (Rathlin Road) Playing Field	51	Fair
Creasys Drive Outdoor Sports Pitches	51	Fair
Willoughby Fields	48	Poor
Ifield Green Playing Field	45	Poor
Ewhurst Sports Pitch	43	Poor
Rusper Road	43	Poor
Knepp Close	43	Poor
Three Bridges Playing Field	42	Poor
Northgate Playing Field	38	Poor

5.28 The average quality score for Parks and Recreation Grounds is 65 which falls under the Fair category as shown in Table 17. The greatest number of sites (30%) fall into the Fair category, with Poor and Good being the next highest scoring category (21%).

Table 17: Quality Range for Parks and Recreation Grounds

Average Score	Average Category	Quality Split				
		Poor	Fair	Good	Very Good	Excellent
65	Fair	21	30	21	15	6

5.29 Crawley's Parks and Recreation Grounds are listed in Table 18 in order of their value score and are shown at a Borough level on Figure 13.

Table 18: Value Scores for Parks and Recreation Grounds

Site	Overall Score %	Banding
Tilgate Park	96	High
Goffs Park	87	High
Worth Park	75	High
Grattons Park	68	High
Three Bridges Playing Field	65	High
Maidenbower Park	61	High
Cherry Lane Playing Fields	61	High
Southgate Park	56	Medium
Northgate Playing Field	54	Medium
Memorial Gardens	53	Medium
Broadfield Park	53	Medium
K2 Sports Centre OSF	50	Medium
Gossops Green Playing Field	49	Medium
West Green Park	49	Medium
Popes Meadow Bowling Club	49	Medium
Willoughby Fields	48	Medium
Ifield Green Playing Field	48	Medium
Ewhurst Sports Pitch	48	Medium
Creasys Drive Outdoor Sports Pitches	47	Medium
Bewbush West Playing Field	43	Medium
Breezehurst Community Pavilion Playing Field	43	Medium
Knepp Close	43	Medium
NES Western Play space	41	Medium

Site	Overall Score %	Banding
Rusper Road	41	Medium
Broadfield (Rathlin Road) Playing Field	40	Medium
Ashburn Road Furnace Green	39	Low
Tilgate Playing Field	38	Low
Loppetts Road Outdoor Sports Pitches	36	Low
Ifield West Recreation Ground	30	Low
Bewbush The Green	28	Low
London Rd/ Manor Way NSN	18	Low

Accessibility Assessment

- 5.30 Parks and Recreation Grounds have been assigned a walking accessibility threshold of 600 metres or 12-13 minutes' walk time.
- 5.31 Figure 6 illustrates that there is high accessibility to Parks and Recreation Grounds throughout Crawley. The most notable gap is the northern part of Langley Green and Forge Wood neighbourhoods, which are occupied by Gatwick Airport and associated infrastructure.

Amenity Green Spaces

- 5.32 Amenity Green Spaces are informal green spaces providing opportunities for informal recreation for local residents and workers whilst enhancing the appearance of the area.

Quantity

- 5.33 There are 552 sites providing 91.47 ha of Amenity Green Space in Crawley, which equates to 0.81 ha per 1,000 population.
- 5.34 FiT's Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2015) provides a benchmark of 0.6 ha per 1,000 population. FiT's guidance is based on a survey of 119 (33%) local authorities in England and Wales which found that the median level of provision of Amenity Green Space sought was 0.55 ha per 1,000 population.
- 5.35 Standards are covered further in Chapter 6.

Quality and Value Assessment

- 5.36 Quality scores for audited Amenity Green Spaces are summarised in Table 19 in order of their quality audit score and the results are also shown on Figure 12.

Table 19: Quality Scores for Amenity Green Spaces

Site	Overall Score %	Banding
Chiddingly Close AGS	90	Excellent
Tilgate Drive AGS	89	Very Good
Chichester Close AGS	84	Very Good
Dobbins Place AGS	79	Good
Warrington Close AGS	78	Good
Dormans AGS	78	Good
Sullivan Drive	78	Good
Commonwealth Drive AGS	77	Good
Morecambe Close AGS #1	76	Good
Stachfield Road AGS	75	Good
Kittiwake Close	75	Good
Filey Close AGS	74	Good
Stoneycroft Walk	73	Good
Forest View AGS #2	71	Good
Winchester Rd AGS	71	Good
Stevenage Road AGS #3	66	Fair
Goffs Park Road AGS	63	Fair
Old Horsham Road AGS	62	Fair
Broomdashers Rd AGS #1	61	Fair
Horsham Road AGS	61	Fair
Northgate Road AGS	59	Fair
Maple Close AGS	58	Fair
Cedar Close AGS	57	Fair
Breezehurst Drive	55	Fair
Oakfields AGS	54	Fair

Site	Overall Score %	Banding
Molins Court, Bewbush	53	Fair
Staplecross Court AGS	52	Fair
Haley Close AGS	52	Fair
Ewhurst Road AGS	51	Fair
Shared Church of Christ the Lord AGS	50	Fair
Turners Hill Road AGS	49	Poor
Turners Hill Road #3	49	Poor
Marlow Court AGS	49	Poor
Kitts Close AGS	48	Poor
Harold Road AGS	48	Poor
Saxon Road AGS	48	Poor
Deerswood Court	48	Poor
Kestrel Close AGS #1	44	Poor

- 5.37 The average quality score for Amenity Green Spaces is 63 which falls under the Fair category as shown in Table 20. The greatest number of sites (41%) fall into the Fair category, with Good being the next highest scoring category (26%).

Table 20: Quality Range for Amenity Green Spaces

Average Score	Average Category	Quality Split				
		Poor	Fair	Good	Very Good	Excellent
63	Fair	21	41	26	5	3

- 5.38 Crawley's Amenity Green Spaces are listed in Table 21 in order of their value score and the results are also shown at a Borough level on Figure 13.

Table 21: Value Scores for Amenity Green Spaces

Site	Overall Score %	Banding
Forest View AGS #2	64	High

Site	Overall Score %	Banding
Winchester Rd AGS	48	Medium
Broomdashers Rd AGS #1	47	Medium
Maple Close AGS	39	Low
Breezehurst Drive	38	Low
Northgate Road AGS	36	Low
Kitts Close AGS	36	Low
Marlow Court AGS	36	Low
Harold Road AGS	34	Low
Chiddingly Close AGS	34	Low
Tilgate Drive AGS	34	Low
Morecambe Close AGS #1	34	Low
Filey Close AGS	33	Low
Deerswood Court	33	Low
Saxon Road AGS	33	Low
Kestrel Close AGS #1	33	Low
Ewhurst Road AGS	33	Low
Turners Hill Road AGS	32	Low
Turners Hill Road #3	32	Low
Staplecross Court AGS	31	Low
Shared Church of Christ the Lord AGS	30	Low
Goffs Park Road AGS	30	Low
Old Horsham Road AGS	29	Low
Horsham Road AGS	29	Low
Oakfields AGS	28	Low
Molins Court, Bewbush	28	Low

Site	Overall Score %	Banding
Warrington Close AGS	28	Low
Sullivan Drive	27	Low
Stevenage Road AGS #3	27	Low
Haley Close AGS	26	Low
Stachfield Road AGS	25	Low
Kittiwake Close	24	Low
Stoneycroft Walk	24	Low
Chichester Close AGS	23	Low
Cedar Close AGS	23	Low
Commonwealth Drive AGS	13	Low
Dormans AGS	3	Low
Dobbins Place AGS	3	Low

Accessibility Assessment

- 5.39 Amenity Green Spaces have been assigned a walking accessibility threshold of 480 metres or 10 minutes' walk time.
- 5.40 Figure 7 illustrates that there is high accessibility to Amenity Green Spaces throughout Crawley. The most notable gap is the northern part of Langley Green and Forge Wood neighbourhoods, which are occupied by Gatwick Airport and associated infrastructure. There is also a gap in provision in the southern part of the Tilgate neighbourhood, which is occupied by Tilgate Park (Park and Recreation Ground).

Natural Green Space

- 5.41 Natural Green Space includes country parks, nature reserves, publicly accessible woodlands, urban forestry, scrub, grasslands, wetlands and wastelands and are best described as areas which have the feel of being unaffected by human intervention.

Quantity Assessment

- 5.42 There are 93 sites providing 296.62 ha of Natural Green Spaces in Crawley. This equates to 2.64 ha per 1,000 population.
- 5.43 There are 17 sites which have areas of ancient woodland, which is afforded protection under NPPF (2019).

- 5.44 FiT's Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2015) provides a benchmark of 1.8 ha per 1,000 population. FiT's guidance is based on a survey of 119 (33%) local authorities in England and Wales which found that the median level of provision of Natural and Semi-Natural Green Space was 1.78 ha per 1,000 population.
- 5.45 Standards are covered further in Chapter 6.

Quality and Value Assessment

- 5.46 Quality scores for audited Natural Green Spaces are summarised in in Table 22 in order of their quality audit score and are shown on Figure 12.

Table 22: Quality Audit Scores for Natural Green Space

Site	Overall Score %	Banding
Crawters Brook, Jenner Road NSN	82	Very Good
Ilfield Mill Pond C	81	Very Good
Waterlea NSN	79	Good
Rackham Close Landscaping	74	Good
Hawth Woodland	73	Good
Broadfield (Rathlin Road) Natural Green Space	69	Fair
Ilfield Mill Pond E	69	Fair
Buckswood Drive NSN (A)	69	Fair
Former D Anderson P. School	68	Fair
Northgate Avenue NSN	65	Fair
Tilgate Drive NSN	54	Fair
Gatwick Stream Strand Close NSN	52	Fair
M23 NSN	52	Fair
Balcombe Road NSN Landscaping	52	Fair
Priors Walk NSN	51	Fair
Billington Drive NSN	51	Fair
Worth Conservation Area	50	Fair
Tolgate Forest NSN	46	Poor

Site	Overall Score %	Banding
Plantain Crescent NSN	45	Poor
Sunnymead NSN	45	Poor
St Sampson Road	45	Poor
Douster Brook, Breezhurst Drive	44	Poor
Peacock Walk NSN	44	Poor
Lancing Close Structural Landscaping Strip	42	Poor
West of Ifield Fields	40	Poor
Radford Rd NSN	38	Poor
Hawth Avenue NSN	38	Poor
Brighton Rail Line Landscaping	36	Poor

- 5.47 The average quality score for Natural Green Space is 55 which is categorised as Fair, as shown in Table 23. The greatest number of sites (39%) fall into the Poor and Fair category.

Table 23: Quality Split for Natural Green Spaces

Average Score	Average Criteria	Quality Split				
		Poor	Fair	Good	Very Good	Excellent
55	Fair	39	39	11	7	0

- 5.48 Crawley's Natural Green Spaces are listed in Table 24 in order of their value which is based on the number of functions they provide. The results of the value assessment are shown at a Borough level on Figure 13.

Table 24: Value Scores for Natural Green Spaces

Site	Overall Score %	Banding
Tolgate Forest NSN	60	High
Ifield Mill Pond C	58	Medium
Crawters Brook, Jenner Road NSN	55	Medium

Site	Overall Score %	Banding
Rackham Close Landscaping	54	Medium
Hawth Woodland	53	Medium
M23 NSN	52	Medium
Waterlea NSN	52	Medium
West of Ifield Fields	50	Medium
Broadfield (Rathlin Road) Natural Greenspace	49	Medium
Billington Drive NSN	46	Medium
Worth Conservation Area	46	Medium
Ifield Mill Pond E	40	Medium
Sunnymead NSN	39	Low
Buckswood Drive NSN (A)	38	Low
Peacock Walk NSN	38	Low
Balcombe Road NSN Landscaping	36	Low
Gatwick Stream Strand Close NSN	36	Low
Plantain Crescent NSN	35	Low
Brighton Rail Line Landscaping	33	Low
Lancing Close Structural Landscaping Strip	33	Low
St Sampson Road	33	Low
Tilgate Drive NSN	33	Low
Douster Brook, Breezhurst Drive	32	Low
Northgate Avenue NSN	32	Low
Radford Rd NSN	32	Low
Former D Anderson P. School	29	Low
Priors Walk NSN	23	Low
Hawth Avenue NSN	14	Low

Accessibility Assessment

- 5.49 Natural Green Spaces have been assigned an accessibility thresholds 720 metres or 15 minutes' walk time.
- 5.50 Figure 8 illustrates that there is high accessibility to Natural Green Spaces throughout Crawley, apart from the northern part of Langley Green and Forge Wood neighbourhoods, which are occupied by Gatwick Airport and associated infrastructure.

Play Space (Children)

- 5.51 Provision for Play Space (Children) includes play areas covering Local Areas of Play (LAP) or 'door-step' facilities; Locally Equipped Areas of Play (LEAPs); and Neighbourhood Equipped Areas for Play (NEAPs). The assessment below accounts for 'stand-alone' play areas only, not Play Space for children and youths which are already contained within other sites e.g. Amenity Green Space or Parks and Recreation Grounds.

Quantity Assessment

- 5.52 There are 76 Play Space (Children) sites (24 of which are stand-alone), providing 7.77 ha of play areas for Crawley. This equates to 0.07 ha per 1,000 population.
- 5.53 FiT's Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2015) provides a benchmark of 0.25 ha per 1,000 population. FiT's guidance is based on a survey of 119 (33%) local authorities in England and Wales which found that the median level of Provision for Children and Young People was 0.25 ha per 1,000 population.
- 5.54 Standards are covered further in Chapter 6.

Quality and Value Assessment

- 5.55 Crawley's Play Space (Children) standalone play areas which have been included in the quality audit are shown at a Borough level on Figure 12.
- 5.56 Quality scores for audited Play Space (Children) standalone play areas are listed in Table 25 in order of their quality audit score.

Table 25: Quality Audit Scores for Play Space (Children)

Site	Overall Score %	Banding
Kidborough Road, Play Area	85	Very Good
Bewbush Neighbourhood Park	84	Very Good
Baker Close, Play Park	75	Good
NES Western Play space	73	Good
Grier Close, Children's Play Area	71	Good

Site	Overall Score %	Banding
Hanbury Road Children's Play Area	71	Good
Puffin Close, Children's Play Area	71	Good
Bowness Close	71	Good
Anfield Close, Children's Play Area	71	Good
Stone Court Play Area	63	Fair
Colwyn Close	63	Fair
Glanville Playground	63	Fair
Wisborough Court Playground	62	Fair
Chadwick Close playground	61	Fair
Wakehams Green. Childrens Play Area	61	Fair
Cowfold Close Playground	59	Fair
Curteys Walk Playground	59	Fair
Farnham Close Playground	59	Fair
Pyecombe Court Playground	59	Fair
Rushetts Road, Childrens Play Area	58	Fair
Kilnmead Close, Children's Play Area	53	Fair
Pondwood Road	38	Poor

5.57 Table 26 shows that the average quality score for Play Space (Children) based on the 2019 audit is 65 which falls into the Fair category. The greatest number of sites (50%) fall into the Fair category, with Good being the next highest category (29%).

Table 26: Quality Split for Play Space (Children)

Average Score	Average Criteria	Quality Split				
		Poor	Fair	Good	Very Good	Excellent
65	Fair	4	50	29	8	0

5.58 Crawley's Play Space (Children) standalone play areas are listed in Table 27 in order of their value which is based on the number of functions they provide. The results of the value assessment are shown at a Borough level on Figure 13.

Table 27: Value Scores for Play Space (Children)

Site	Overall Score %	Banding
NES Western Play space	37	Low
Bewbush Neighbourhood Park	31	Low
Pondwood Road	30	Low
Kidborough Road, Play Area	23	Low
Baker Close, Play Park	22	Low
Glanville Playground	22	Low
Stone Court Play Area	21	Low
Farnham Close Playground	21	Low
Wisborough Court Playground	19	Low
Chadwick Close playground	19	Low
Pyecombe Court Playground	19	Low
Rushetts Road, Childrens Play Area	19	Low
Wakehams Green. Childrens Play Area	18	Low
Cowfold Close Playground	18	Low
Curteys Walk Playground	18	Low
Kilnmead Close, Children's Play Area	18	Low
Hanbury Road Children's Play Area	4	Low
Colwyn Close	4	Low
Grier Close, Children's Play Area	3	Low
Puffin Close, Children's Play Area	3	Low
Bowness Close	3	Low
Anfield Close, Children's Play Area	3	Low

- 5.59 It should be noted that a low value score for stand-alone play areas is to be expected, given their singular functionality use. Increasing the multi-functionality of the play areas would increase the value, e.g. introducing Natural Play, or combining with another opportunity such as food growing.

Accessibility Assessment

- 5.60 Provision for Play Space (Children) has been assigned an accessibility threshold of 480 metres or 10 minute walk time.
- 5.61 Figure 10 illustrates that there is high accessibility to sites throughout Crawley. There are some notable gaps in the northern part of Langley Green and Forge Wood neighbourhoods, which are occupied by Gatwick Airport and associated infrastructure.

Play Space (Youth)

- 5.62 Play Space (Youth) are areas designed primarily for play and social interaction specifically designed as equipped play facilities for young people.
- 5.63 There are four Adventure Playgrounds which provide an important contribution to play space for children and youth. Therefore Play Space (Youth) sites were not included in the audits, and quality has not been assessed.

Quantity Assessment

- 5.64 There are 10 Play Space (Youth) sites in Crawley (all within other sites or not accessible without supervision), providing 0.88 ha of play areas for Crawley. This equates to 0.008 ha per 1,000 population.
- 5.65 FiT's Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2015) provides a benchmark of 0.25 ha per 1,000 population. FiT's guidance is based on a survey of 119 (33%) local authorities in England and Wales which found that the median level of Provision for Children and Young People was 0.25 ha per 1,000 population.
- 5.66 Standards are covered further in Chapter 6.

Accessibility Assessment

- 5.67 Provision for Play Space (Youth) has been assigned an accessibility thresholds of 600m or 12-13 minute walk time.
- 5.68 Figure 11 illustrates that there is poor accessibility to sites throughout Crawley. There are some notable gaps in the northern part of Langley Green and Forge Wood neighbourhoods, which are occupied by Gatwick Airport and associated infrastructure, as well as in the southern neighbourhoods.

Allotments

- 5.69 Allotments are designated provision for those who wish to grow their own produce and they promote sustainability, health and social inclusion.

Quantity Assessment

- 5.70 There are 20 sites providing 11.09 ha of Allotments in Crawley, this equates to 0.10 ha per 1,000 population.
- 5.71 FiT's Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2015) does not provide a national benchmark for Allotments and Community Gardens.
- 5.72 Standards are covered further in Chapter 6.

Quality and Value Assessment

- 5.73 Allotments were not audited as part of this Open Space, Sport and Recreation Assessment.

Accessibility Assessment

- 5.74 Allotments have been assigned an accessibility walking threshold of 480 metres or 10 minute walk time.
- 5.75 Figure 9 illustrates a lower level of accessibility to Allotments. However, there is high accessibility around Crawley town centre and the south western area of the Borough.

Cemeteries and Churchyards

- 5.76 Cemeteries and Churchyards include disused churchyards and other burial grounds. There are 7 Cemeteries and Churchyards in Crawley.

Quantity Assessment

- 5.77 There are 7 sites providing 13.41 ha of Cemeteries and Churchyards in Crawley and this equates to 0.21 ha per 1,000 population.
- 5.78 FiT's Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2015) does not provide a national benchmark for Cemeteries and Churchyards.
- 5.79 Standards are covered further in Chapter 6.

Quality and Value Assessment

- 5.80 All Cemeteries and Churchyards were audited, and are shown at a Borough level in Figure 12 and listed in Table 28 in descending order of their quality audit score.

Table 28: Quality Audit Scores for Cemeteries and Churchyards

Site	Overall Score %	Banding
Crematorium	94	Excellent
Little Trees Cemetery	66	Fair
Snell Hatch Cemetery	64	Fair
St John The Baptist's Church	47	Poor
Worth Churchyard	46	Poor

Site	Overall Score %	Banding
St Margaret's Church	46	Poor
Catholic Church of St Francis and St Anthony	41	Poor

- 5.81 Table 29 shows that the average quality score for Cemeteries and Churchyards based on the 2019 audit is 58, which falls into the Fair category. The greatest number of sites (57%) fall into the Poor category, with Fair being the next highest category (29%).

Table 29: Quality Split for Cemeteries and Churchyards

Average Score	Average Criteria	Quality Split				
		Poor	Fair	Good	Very Good	Excellent
58	Fair	57	29	0	0	14

- 5.82 Crawley's Cemeteries and Churchyards which were audited are listed in Table 30 in order of their value scores and shown at a Borough level on Figure 13.

Table 30: Value Scores for Cemeteries and Churchyards

Site	Overall Score %	Banding
Crematorium	52	Medium
Snell Hatch Cemetery	43	Medium
Worth Churchyard	41	Medium
St Margaret's Church	41	Medium
St John The Baptist's Church	38	Low
Catholic Church of St Francis and St Anthony	35	Low
Little Trees Cemetery	31	Low

Accessibility Assessment

- 5.83 An Accessibility Map has not been generated for Cemeteries and Churchyards as part of this Open Space, Sport and Recreation Assessment.

Civic Spaces

- 5.84 Civic Spaces provide essential areas of open space in large settlements.

Quantity Assessment

- 5.85 There are 5 Civic Spaces in Crawley providing 1.09ha of open space. This equates to a quantity provision of 0.01 ha per 1,000 population.
- 5.86 FiT's Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2015) does not provide a national benchmark for Civic Spaces.

Quality and Value Assessment

- 5.87 Crawley's Civic Spaces which were audited for quality are shown at a Borough level on Figure 12.
- 5.88 Quality scores for audited Civic Spaces are summarised in listed in Table 31.

Table 31: Quality Audit Scores for Civic Spaces

Site	Overall Score %	Banding
Queens Square	73	Good
Broadwalk	61	Fair
High Street	60	Fair
Maidenbower Square	59	Fair
South of Crawley Library	54	Fair

- 5.89 Table 32 shows that the Civic Space and Market Square sites audited were either categorised as Good or Fair. The average score for Civic Spaces was 61 which is categorised as Fair.

Table 32: Quality Split for Civic Spaces

Average Score	Average Criteria	Quality Split				
		Poor	Fair	Good	Very Good	Excellent
61	Fair	-	80	20	-	-

- 5.90 Crawley's Civic Spaces which were audited are listed in Table 33 in order of their value score and are shown at a Borough level on Figure 13.

Table 33: Value Scores for Civic Spaces

Site	Overall Score %	Banding
Maidenbower Square	28	Low
Queens Square	27	Low

Site	Overall Score %	Banding
High Street	25	Low
Broadwalk	21	Low
South of Crawley Library	21	Low

Accessibility Assessment

- 5.91 An Accessibility Map has not been generated for Civic Spaces as part of this Open Space, Sport and Recreation Assessment.

6.0 Setting Standards

Introduction

- 6.1 This Open Space, Sport and Recreation Assessment is in line with the National Planning Policy Framework (NPPF) (2019) and Planning Practice Guidance (PPG) for Open Space, which have replaced Planning Policy Guidance Note 17: Planning for Open Space Sport and Recreation (2002) and its Companion Guide, Assessing Needs and Opportunities: A companion guide to Planning Policy Guidance 17 (2002).
- 6.2 Whilst the Companion Guide to Planning Policy Guidance Note 17 has been superseded, it is acknowledged that the principals and approach within the guidance have not been replaced and it is still relevant to apply the methodology to assess needs for open space provision.
- 6.3 Recommended standards of provision are based on local assessment and analysis and may be the same as a national recommended standard, if appropriate. Where current levels of provision do not meet a national recommended standard this should be viewed as a minimum. Equally, the existing provision may already meet the future recommended standard and to lose it would significantly change the natural character of the area. By combining the existing level of provision with local views on its adequacy, it is possible to develop a range of new provision standards.

Crawley's Existing Standards

Quantity

- 6.4 During the Open Space, Sport and Recreation Study 2013 (updated 2014), the adopted green space standards were reviewed, and, where appropriate, new provision standards were proposed. These were determined by analysis of existing quantity, consideration of existing local and national standards and benchmarks, and evidence gathered from the local needs assessment.
- 6.5 When applying the proposed Quantity standard, the Council should:
- aim to achieve a suitable level of provision, but with the highest possible quality and play value;
 - the Council should look to bring existing sites forward, rather than seek new sites;
 - Developers should provide open space requirements on-site for new developments in the first instance. Contributions towards off-site provision will only be agreed if open space cannot be provided reasonably on site;
 - Priority should be given, in at least the short term, to using developer contributions and any capital investment it can afford to improving the quality, interest, attractiveness, safety and security of existing sites with potential and value;
 - Encourage, if not require, residential developers to adopt a 'home zone' approach in order to make it possible for children to play safely and informally in their immediate home environment; and
 - Ensure that 'play space' is improved as part of proposed improvements to parks and gardens, natural green space or amenity space.

6.6 Table 34 presents the existing Crawley standards for each open space typology.

Table 34: Existing Quantity Standards (Ha per 1,000 Population)

Typology	Crawley Existing Standard
Parks and Recreation Grounds	1.60 (covering both public and private facilities).
Amenity Green Spaces	0.45
Natural Green Spaces	1.0
Allotments	0.15
Play Space (Children)	0.05
Play Space (Youth)	0.02
Churchyards and Cemeteries	N/A
Civic Spaces	N/A

Accessibility

6.7 The approach to setting accessibility standards in the Crawley Open Space, Sport and Recreation Study 2013 (updated 2014) accounted for three common factors:

- They are easy to get to for all members of the community;
- There are good links (by footpath and cycleway) to them and between them; and
- They should have appropriate signposting and information about what is available.

6.8 Based on considerable research on distance thresholds as well as local consultation, the Open Space, Sport and Recreation Study 2013 (updated 2014) determined appropriate distance thresholds for walking in a straight line thresholds as shown in Table 35.

Table 35: Existing Accessibility Standards

Typology	Accessibility Walking Threshold
Parks & Recreation Grounds	600m
Amenity Green Space	480m
Natural Green Space	720m
Allotments	480m

Typology	Accessibility Walking Threshold
Play Space (Children)	480m
Play Space (Youth)	600m
Churchyards and Cemeteries	N/A
Civic Spaces	N/A

Quality

- 6.9 The existing quality standard was set out in the Open Space, Sport and Recreation Study 2013 (updated 2014). The standards for each form of provision are derived from the quality audit, existing good practice and from the views of the community and those that use the spaces. Quality standards should be achievable and reflect the priorities from the consultation.
- 6.10 Standards in the Open Space, Sport and Recreation Study 2013 (updated 2014) are not derived from the scoring bands. Quality standards were identified through a series of principles for each typology and consultation feedback.

Benchmark Standards

- 6.11 National Benchmark Standards are from Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2015) which replaces FiT's 2008 guidance Planning and Design for Outdoor Sport and Play. Beyond the Six Acre Standard guidance reflects the NPPF, The Localism Act 2011 and the phased introduction of the Community Infrastructure Levy (CIL). The guidance draws out new recommendations for accessibility and, alongside formal open space such as sports pitches and play areas, introduces benchmarking for informal open space (e.g. Parks and Recreation Grounds, Amenity Green Space, and Natural Green Space sites). The latest guidance has been informed by a survey commissioned by FiT in 2014⁵ resulting in a response from 119 local authorities in England and Wales, representing a total response rate of 33%.
- 6.12 In 1996, English Nature (now Natural England) produced recommendations for the provision of accessible natural green space, this is often referred to as the ANGSt model⁶. The ANGSt model recommends at least 2ha of accessible natural green space per 1,000 population which is detailed by tiers of site according to size. The guidelines recommend a provision of:
- at least two hectares in size, no more than 300m (five minutes' walk) from home;
 - at least one accessible 20 ha site within 2km of home;
 - one accessible 100 ha site within 5km of home;
 - one accessible 500 ha site within 10km of home;

⁵ Planning and Design for Outdoor Sport and Play 2015 Review, Phase 2 Survey Findings for England and Wales
<http://www.fieldsintrust.org/Upload/file/Survey%20findings.pdf>

⁶ <http://publications.naturalengland.org.uk/publication/65021>

- a minimum of 1 ha of statutory local nature reserves per 1,000 people;
 - that no person should live more than 500m from at least one area of accessible woodland of no less than 2 ha in size; and
 - that there should also be at least one area of accessible woodland of no less than 20 ha within 4km (8km round trip) of people's homes.
- 6.13 According to the ANGSt model, a natural green space is based on the level of intervention through management or other forms of disturbance and accessibility is the ability of visitors to physically gain access to a site.
- 6.14 Although the ANGSt model was published in 1996, no other models or standards for accessibility have been produced and therefore it still remains relevant to this Open Space, Sport and Recreation Assessment particularly in relation to proposing accessibility standards.
- 6.15 The Woodland Trust's Woodland Access Standard aspires to the following guidelines:
- no person should live more than 500m from at least one area of accessible woodland of no less than 2 ha in size; and
 - there should be at least one area of accessible woodland of no less than 20 ha within 4km (8km round trip) of people's homes.
- 6.16 For the purposes of this Open Space, Sport and Recreation Assessment, the two standards have been combined so that accessible woodland is considered as part of Natural Green Space and the results have been mapped to show accessibility based on these standards at a Borough wide scale.

Additional Information on Allotment Standards

- 6.17 There is no legal national minimum quantity provision standard for allotments⁷.
- 6.18 The 1969 Thorpe Report recommended a minimum provision equivalent to 15 plots per 1,000 households⁸, which equates to 6.5 plots per 1,000 population or 0.16 ha per 1,000 population.
- 6.19 The National Society of Allotment and Leisure Gardeners (NSALG) recommends a minimum level of provision of 20 allotment plots⁹ per 1,000 households, which equates to 8.7 plots per 1,000 population or 0.21 ha per 1,000 population. NSALG advises that the standard plot size is 250 sq. metres.

⁷ <http://www.allotmoreallotments.org.uk/legislation.html>

⁸ Average Household size in England & Wales is 2.3 (2011 Census)

⁹ Based on a standard plot of 250 m²

- 6.20 A Review of Allotment Provision for Cambridge City Council¹⁰, stated that there is difficulty in considering a standard of provision based on household given the trend of falling household size since the 1950s. The report referenced the Survey of Allotments, Community Gardens and City Farms, carried out by the University of Derby on behalf of Department of Communities and Local Government (DCLG) in 2006, which showed that the national average provision was 7 plots per 1,000 population, which equates to 0.175 ha per 1,000 population.
- 6.21 In the FiT Planning and Design for Outdoor Sport and Play Review, Phase 2 Survey Findings for England and Wales (2014), the median level of provision for allotments, community gardens and urban farms was 0.3 ha per 1,000 population.
- 6.22 A summary of national benchmark standards for allotments is provided in Table 36.

Table 36: Summary of National Benchmark Standards for Allotments

	No. of households	No. of plots per household	Population (based on household size of 2.3)	Hectare (based on pilot size of 250m ²)
Thorpe Report 1969	1,000	15	2,300	0.375
	-	6.5	1,000	0.16
NSALG	1,000	20	2,300	0.5
	-	8.7	1,000	0.21
University of Derby	-	7	1,000	0.175
	-	-	1,000	0.3

Proposed Standards

Quantity

- 6.23 The proposed quantity standards are based on a review of the existing quantity provision in Crawley. The context of open space provision in Crawley is a strong consideration in setting standards, since the standards should be locally derived based on supply and demand; as well as consideration of the differing nature of the neighbourhoods across Crawley.
- 6.24 These considerations lean towards protecting the existing amount of open space through setting standards which align with existing provision, rather than standards which require the provision of more open space, which may be less achievable.

¹⁰ Review of Allotment Provision for Cambridge City Council (Ashley Godfrey Associates, January 2010)

Parks and Recreational Grounds

- 6.25 The proposed standard is to retain the existing adopted standard. This is higher than the national benchmark but aligns with Crawley's current and future provision, and acknowledges Crawley's existing good quantity of Parks and Recreational Grounds.

Amenity Green Space

- 6.26 The proposed standard is to increase the standard in line with the national benchmark. Under the proposed standard, Crawley has an existing surplus Amenity Green Space provision and will meet future provision requirements.

Natural Green Space

- 6.27 A new standard is proposed based on the national benchmark to reflect the importance of this typology. The actual provision in Crawley is much higher than the national benchmark, therefore the national benchmark is considered an appropriate standard. The benchmark standard reflects a shift towards providing more natural and informal open space, alongside more formal typologies.
- 6.28 Setting this standard does not necessarily mean that more Natural Green Space is needed. However this assessment has shown that in some urban areas such as Langley Green, Southgate and West Green the provision is lower than national benchmark. Furthermore, the analysis has looked at provision of Natural Green Space by including and excluding large natural green space sites which are 40 ha or more. The larger sites tend to be in the countryside, or on the edge of rural areas, and whilst publically accessible, may not be as accessible to all, compared to smaller urban open spaces equivalent to parks, gardens and amenity spaces.
- 6.29 In a development related context, it is appropriate to have a standard for Natural Green Space, and seek provisions to increase quantity where necessary (for example as part of on-site open space provision, alongside more formal provision of parks, amenity space and play areas); or to apply the standard by seeking contributions to enhance the quality of existing Natural Green Space or convert other types of open space to improve the accessibility to Natural Green Space, particularly in urban areas. This aligns to Natural England's 'ANGSt' model discussed in the Benchmark Standards section; and also a multitude of other evidence linking Natural Green Space to health, climate change, biodiversity and any number of other Green Infrastructure benefits or 'ecosystem services'.

Play Space (Children)

- 6.30 The proposed standard is to retain the existing adopted standard. This is lower than the national benchmark but the national benchmark is likely to be based on population size for children and youth provisions. Crawley currently has an overall high accessibility to Play Space (Children), therefore there will be a focus to secure on-site provision within new developments and financial contributions to improve the quality of existing provision.

Play Space (Youth)

- 6.31 The proposed standard is to retain the existing adopted standard. This is lower than the national benchmark but the national benchmark is likely to be based on population size for children and youth provisions.
- 6.32 Furthermore although Play Space (Youth) was included within the assessment, they were all within wider open spaces or required supervision by an adult, therefore are not reported on separately in this report.
- 6.33 Crawley has made a conscious effort to increase the Play Space (Youth) across the Borough and has four Adventure Playgrounds maintained by the Council, which are likely to attract visitors from neighbouring Local Authorities. Therefore, there will be a focus on securing on-site provision within new developments and financial contributions to improve the quality of existing Play Space (Youth) provision.

Allotments

- 6.34 The proposed standard is to retain the existing adopted standard. There is no FiT benchmark standard for Allotments, but the FiT survey to inform the Guidance states that the median level of provision across local authorities was 0.3 hectares per 1000. Although Crawley's standard is lower than the national median level, it is still suitable and achievable for Crawley.
- 6.35 See Table 36: Summary of National Benchmark Standards for Allotments for further information on Allotment standards.

Cemeteries and Churchyards

- 6.36 There is no FiT benchmark standard because Churchyards and Cemeteries provision cannot be quantified in this way as their provision is not led by the need for open space and recreation, even though it is acknowledged that they contribute to the overall open space provision of an area.

Civic Space

- 6.37 There is no FiT Benchmark Standard as Civic Space provision cannot be quantified in this way as their provision is not led by the need for open space and recreation, even though it is acknowledged that they contribute to the overall open space provision of an area.
- 6.38 The proposed standards for Crawley are shown in Table 37: Proposed Quantity Standards for Crawley. Quantities are expressed as ha per 1,000 population.

Table 37: Proposed Quantity Standards for Crawley

Open Space Typology	Existing Provision	National Benchmark Standards	Existing Standards	Proposed Standards
Parks and Recreation Grounds	2.13	0.8	1.6 (covering both public and private facilities).	1.6
Amenity Green Space	0.81	0.6	0.45	0.6
Natural Green Space	2.64	1.8	1.0	1.8
Allotments	0.10	No Standard	0.15	0.15
Play Space (Children & Youth)	0.07	0.25 (children and young people)	0.05	0.05
Churchyards and Cemeteries	0.21	No Standard	No Standard	No Standard
Civic Space	0.01	No Standard	No Standard	No Standard

Surplus and Deficiencies by Quantity Standard

- 6.39 Table 38 compares the existing quantity provision against the proposed quantity standard for Crawley to show the surplus and deficiency for the current population of 2019 (based on the Office of National Statistics (ONS) population estimate for mid-2018).

Table 38: Existing Quantity Provision against the Proposed Quantity Standards

Open Space Typology	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	Surplus/Deficiency (ha)
Parks and Recreational Grounds	2.13	1.6	0.53
Amenity Green Space	0.81	0.6	0.21
Natural Green Space	2.64	1.8	0.84

Open Space Typology	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	Surplus/Deficiency (ha)
Play Space (Children)	0.07	0.05	0.03
Play Space (Youth)	0.01		
Allotments	0.10	0.15	-0.05
Cemeteries and Churchyards	0.21	No Standard	No Standard
Civic Spaces	0.01	No Standard	No Standard
Total	5.98	4.2	

6.40 Table 39 compares the future quantity provision against the proposed quantity standard for Crawley to show surplus and deficiency for the future projected population of 131,878 by 2035, based on the ONS 2014 sub national population projection.

Table 39: Future Quantity Provision against the Proposed Quantity Standards

Open Space Typology	Future Provision (ha/1000)	Proposed Standard (ha/1000)	Surplus/Deficiency (ha)
Parks and Recreational Grounds	1.81	1.6	0.21
Amenity Green Space	0.69	0.6	0.09
Natural Green Space	2.25	1.8	0.45
Play Space (Children)	0.06	0.05	0.02
Play Space (Youth)	0.007		
Allotments	0.08	0.15	-0.07
Cemeteries and Churchyards	0.10	No Standard	N/A

Open Space Typology	Future Provision (ha/1000)	Proposed Standard (ha/1000)	Surplus/Deficiency (ha)
Civic Spaces	0.01	No Standard	N/A
Total	5.01	4.2	

Accessibility

- 6.41 The accessibility standards in the Open Space, Sports and Recreation Study 2013 updated (2014) are to be retained because these reflect the needs of potential users. These are summarised in Table 40.

Table 40: Existing Accessibility Standards

Typology	National Benchmark Standard	Adopted Walking Standard
Parks and Recreational Grounds	710 metres (15 mins walk)	600 metres (12-13 mins walk)
Amenity Green Space	480 metres (10 mins walk)	480 metres (10 mins walk)
Natural Green Space	720 metres (15 mins walk)	720 metres (15 mins walk)
Play Space (Children)	LAP - 100m (2-3 mins walk) LEAP - 400m (20 mins walk) NEAP - 1000m (20 mins walk)	480 metres (10 mins walk)
Play Space (Youth)	700 metres	600 metres (12-13 mins walk)
Allotments	-	-
Cemeteries and Churchyards	-	-
Civic Spaces	-	-

Quality

- 6.42 The proposed quality standard for open spaces in Crawley is based on the Green Flag Award criteria (used to complete the quality audits). A Green Flag would be awarded to a site which passes a full assessment award criteria which is based on official standards set and recognised in the United Kingdom and internationally.

- 6.43 The Green Flag Award Raising the Standard manual has eight sections of assessment, however for the purposes of the Crawley Open Space, Sport and Recreation Assessment, Section 1: A Welcoming Place, Section 2: Healthy, Safe and Secure and Section 3: Well Maintained, were used to audit each site and assess each open space typology. Section 1 assesses the signage, accessibility for a wide range of visitors, entrance presentation and the maintenance and definition of boundaries. Section 2 takes into consideration the safety and security of facilities, shelter from the weather, lighting and clear sightlines. Section 3 considers the overall cleanliness of the site and the soft and hard landscaping features present.
- 6.44 The bandings for the quality audits are as follows:
- Excellent - 90% to 100%
 - Very Good - 80% to 89%
 - Good - 70% to 79%
 - Fair - 50% to 69%
 - Poor - 0% to 49%
- 6.45 The proposed quality standard of 70% ensures that all sites achieve at least a Good quality score.
- 6.46 There are no existing quality open space standards. The national benchmark standards and proposed standards for Crawley are set out in Table 41.

Table 41: Existing and Proposed Quality Standard

Open Space Typology	National Benchmark Standard	Proposed Standard
Parks and Recreational Grounds	Parks to be of Green Flag status.	The National Benchmark, based on Green Flag, should be applied so that sites obtain a Quality Score of 70% to ensure all sites achieve a Good Quality Score or above.
Amenity Green Space	Appropriately landscaped. Positive management. Provision of footpaths.	
Natural Green Space	Designed so as to be free of the fear of harm or crime.	
Allotments	No standard in the guidance, but it can be assumed the same standards as above apply to other types of green space.	
Cemeteries and Churchyards		
Civic Spaces	No standard in the guidance, but it can be assumed the same standards as above apply to other types of green space.	

Open Space Typology	National Benchmark Standard	Proposed Standard
Play Space (Children)	Quality appropriate to the intended level of performance, designed to appropriate technical standards. Located where they are of most value to the community to be served.	
Play Space (Youth)		

Value

6.47 Value was not assessed in the Open Space, Sports and Recreation Study 2013 updated (2014). Therefore the proposed value standard for open spaces in Crawley is based on 'Assessing needs and opportunities: a companion guide to PPG17¹¹ (September 2002).

6.48 The bandings for the open space value audits are as follows:

- High - 60 to 100%
- Medium - 50 to 59%
- Low - 0 to 49%

6.49 The proposed value standard of 60% ensures that all sites achieve a high value score. Adding value to open space is very important as it enables them to provide more ecosystem services and the benefits that can be derived from them. Value can be added in a multitude of ways to draw out their contextual, heritage, local amenity/ sense of place, recreation, play and ecological value.

Table 42: Value Standards for Crawley by Open Space Typology

Open Space Typology	Proposed Standard
Parks and Recreational Grounds	Sites obtain a Value Score of 60% and above to ensure all sites achieve a High Value Score
Amenity Green Space	
Natural Green Space	
Allotments	
Cemeteries and Churchyards	

¹¹

Open Space Typology	Proposed Standard
Civic Spaces	
Play Space (Children)	Sites obtain a Value Score of 60% and above to ensure all sites achieve a High Value Score
Play Space (Youth)	

7.0 Applying Standards

- 7.1 This Chapter analyses the open space provision in each of the neighbourhoods in Crawley. This includes details on each open space typology, including quantity, quality and accessibility. Considering the existing provision against the individual characteristics of each neighbourhood, including the socio-economic factors, will help inform the most appropriate means of future open space provision. Whilst analysis at a neighbourhood level provides a level of detail to help decision making, it is not the intention that each neighbourhood should have equal provision.
- 7.2 Tables in each section provide a breakdown of open space provision by neighbourhood as well as where the proposed open space quantity standards are being met. Additional commentary is provided about whether there is access to open space, as quantity should not be considered as the only measure of provision, particularly at a neighbourhood level as people access open spaces regardless of the neighbourhood boundaries.
- 7.3 Open space data was provided by the Council at the outset of the project. Analysis in this Assessment is based on a snapshot in time, and therefore provision which has subsequently been approved or disposed has not been accounted for in this Assessment.

Bewbush

- 7.4 Bewbush is in the south west of Crawley. It was mainly built during the 1970s and 80s with links to Crawley town centre, Manor Royal Industrial Estate and Gatwick Airport. Bewbush borders Ifield Mill Pond, one of the most important wetlands in Crawley.
- 7.5 Figure 14 shows open space typologies across the Bewbush neighbourhood.

Quantity Analysis

- 7.6 Table 43 shows a breakdown of current and future provision by typology in Bewbush and any surplus and deficiencies. The future provision is based on the future population derived from the Crawley Council's latest housing trajectory.

Table 43: Bewsbush Open Space Provision by Typology

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1,000)
Parks and Recreation Grounds	9.7	1.03	1.6	0.08
Amenity Green Space	12.74	1.36	0.6	1.42

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1,000)
Natural Green Space	23.21	2.48	1.8	2.58
Allotments	0.73	0.78	0.15	1.08
Play Space (Children)	1.77	1.89	0.05	0.20
Play Space (Youth)	0.05	0.05		0.01
Churchyards and Cemeteries	0	0	No Standard	0
Civic Space	0	0	No Standard	0

Accessibility Analysis

- 7.7 Bewbush neighbourhood has good accessibility to Parks and Recreational Grounds, Amenity Green Space, Natural Green Space, Play Space (Children) and Play Space (Youth). Allotments are accessible in the east of the neighbourhood but not in the west.
- 7.8 There are no Churchyards or Cemeteries or Civic Space in Bewbush.

Quality Analysis

- 7.9 Figure 15 shows each open space and the quality score from the open space audit.
- 7.10 Ifield Mill and Bewbush Neighbourhood Park are both Very Good quality. However Peacock Walk and Douster Brook, Breezhurst Drive are both Poor quality.

Value Analysis

- 7.11 Figure 16 shows each open space and the value score from the open space audit.
- 7.12 All open space was assessed as either Medium or Low value. Ifield Mill is a Natural Green Space on the boundary with Gossops Green and has the highest value out of all the open spaces in Bewsbush.

Future Provision

- 7.13 Table 44 below shows the current and future provision for each open space typology within Bewbush. There is a housing trajectory of 93 dwellings by 2035 (based on the latest Crawley Council future housing trajectory and windfall sites) or 223 people (based on 2.5 people per dwelling).

Table 44: Bewbush Open Space Provision Current and Future

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Parks and Recreation Grounds	-0.07	-0.52
Amenity Green Space	0.76	-0.46
Natural Green Space	0.68	-1.54
Allotments	-0.07	-0.14
Play Space (Children & Youth)	0.15	-0.03
Churchyards and Cemeteries	N/A	N/A
Civic Space	N/A	N/A

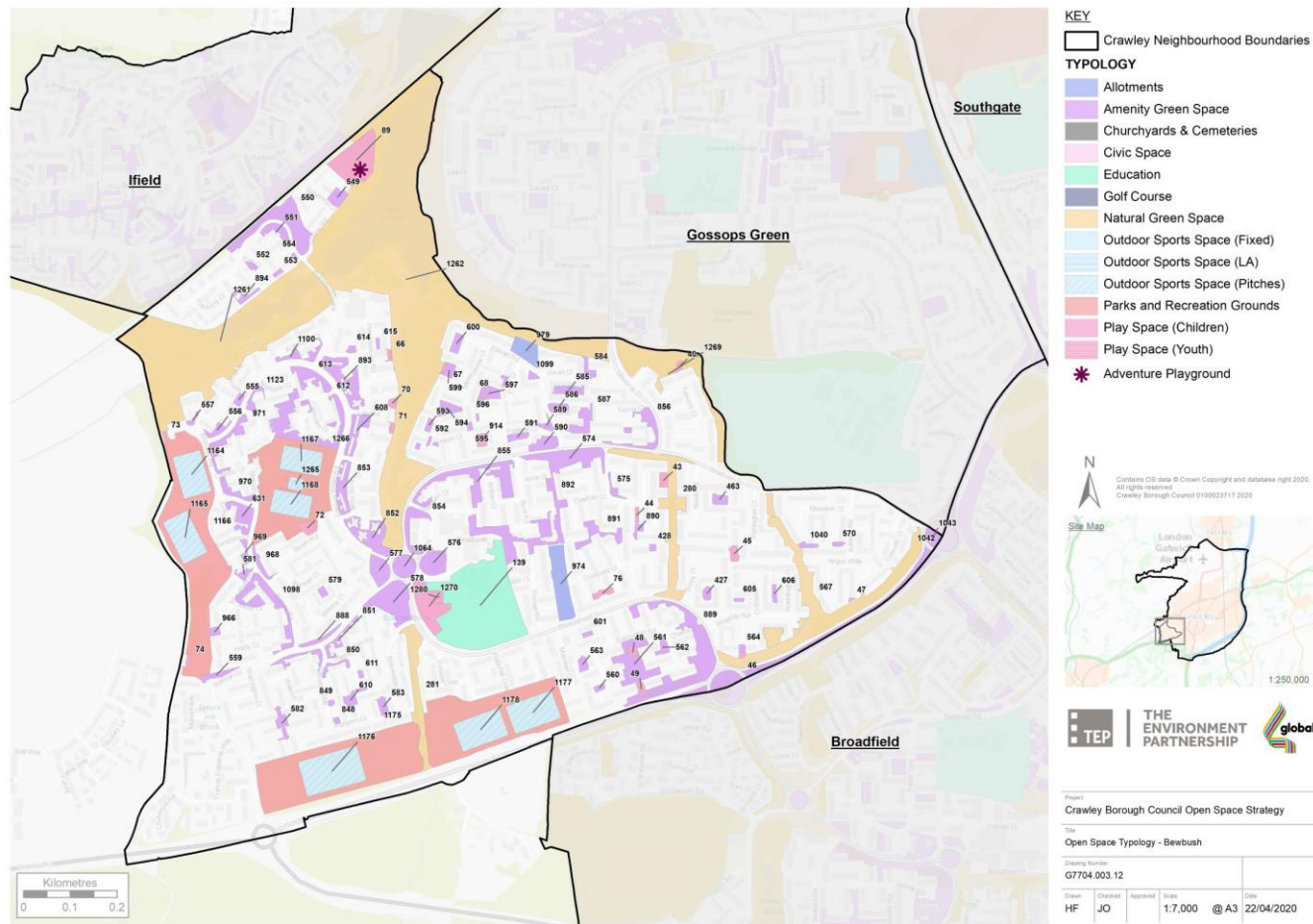


Figure 14: Open Space Typology - Bewbush

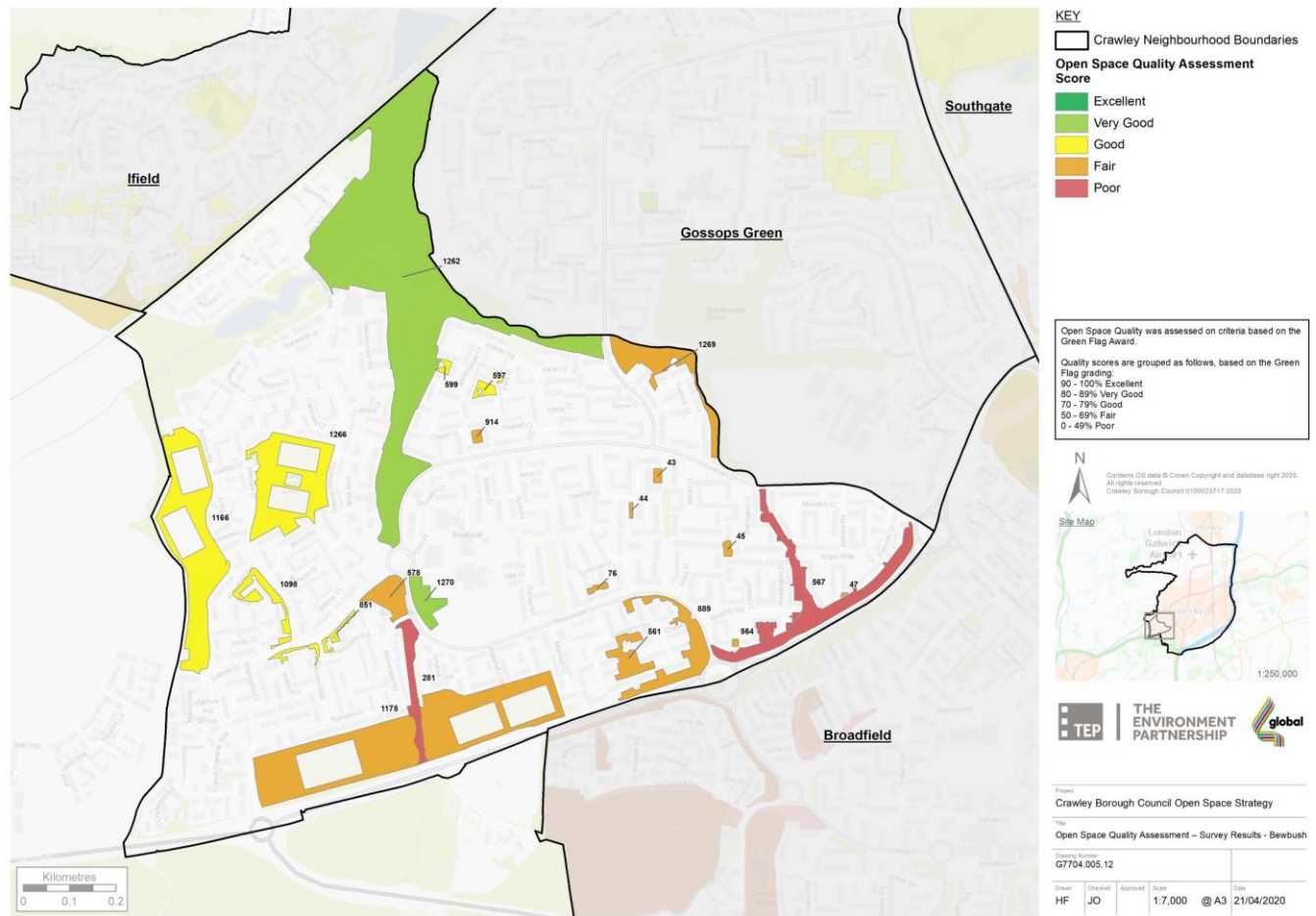


Figure 15: Open Space Quality Assessment - Survey Results - Bewbush

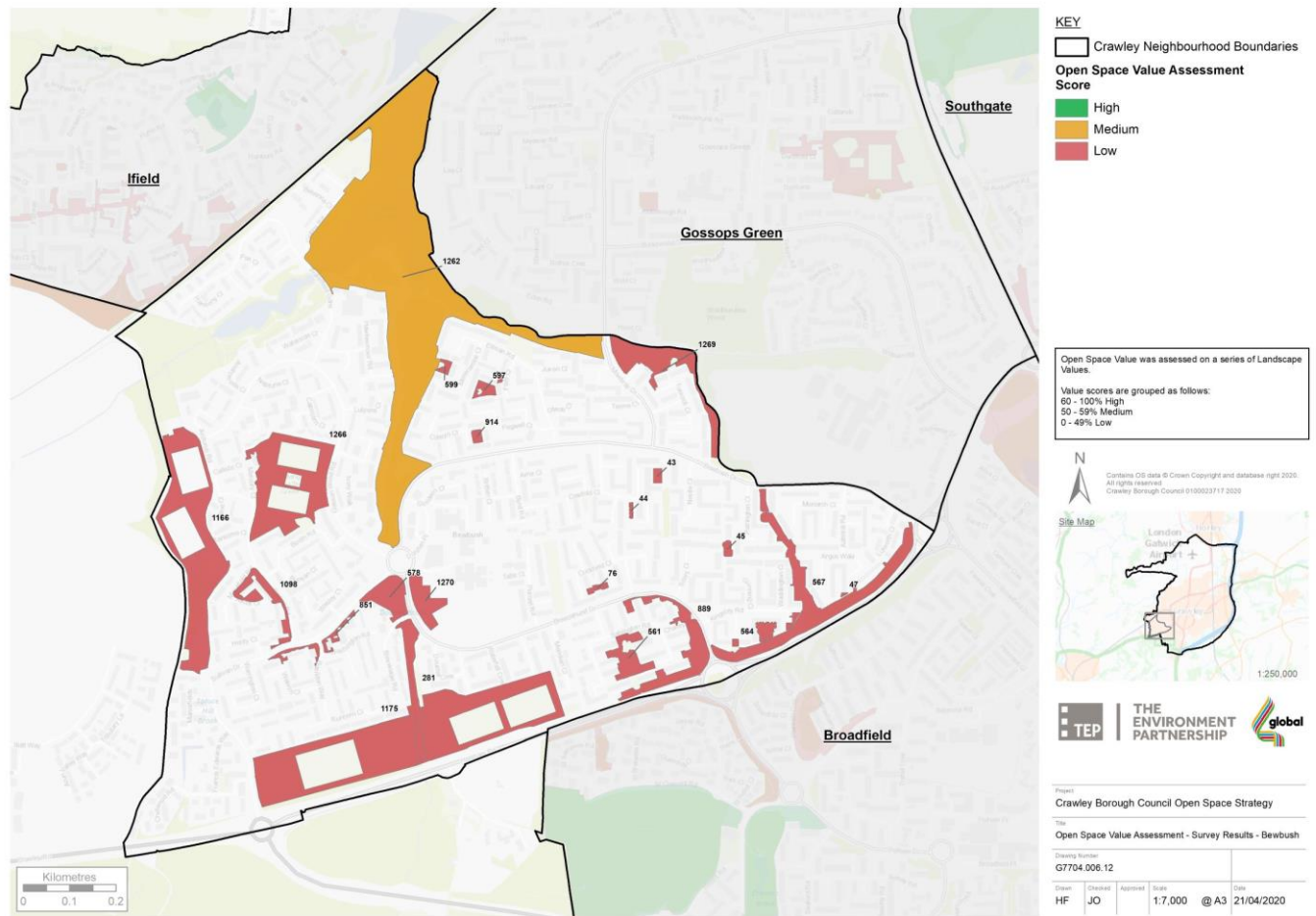


Figure 16: Open Space Value Assessment - Survey Results - Bewbush

Broadfield

7.14 Broadfield is in the south west of Crawley. It was built in the 1970s and is now one of Crawley's largest neighbourhoods. Broadfield Park and Buchan Country Park are in Broadfield.

7.15 Figure 17 shows open space by typology across the Broadfield neighbourhood.

Quantity Analysis

7.16 Table 45 shows a breakdown of current and future provision by typology and any surplus and deficiencies. The future provision is based on the future population derived from the Crawley Council's latest housing trajectory.

Table 45: Broadfield Open Space Provision by Typology

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1,000)
Parks and Recreation Grounds	16.30	1.16	1.6	1.16
Amenity Green Space	14.18	1.01	0.6	1.01
Natural Green Space	53.12	3.79	1.8	3.77
Allotments	0.44	0.03	0.15	0.03
Play Space (Children)	0.34	0.02	0.05	0.02
Play Space (Youth)	0.03	0.002		0.002
Churchyards and Cemeteries	3.96	0.28	No Standard	0.28
Civic Space	0	0	No Standard	0

Accessibility Analysis

- 7.17 Broadfield has good accessibility to Parks and Recreational Grounds, Amenity Green Space, Natural Green Space, Play Space (Children) and Play Space (Youth).
- 7.18 There is poor accessibility to Allotments, which are only present to the north east of the neighbourhood. There are no Civic Spaces in Broadfield.

Quality Analysis

- 7.19 Figure 18 shows each open space and the quality score from the open space audit.
- 7.20 All open space provisions in Broadfield were assessed as either Fair or Poor quality.

Value Analysis

- 7.21 Figure 19 shows each open space and the value score from the open space audit.
- 7.22 There are high, medium and low value open spaces in Broadfield. Tilgate Forest is a High value Natural Green Space and Broadfield Park is Medium value Park and Recreational Ground.

Future Provision

- 7.23 Table 46 below shows the current and future provision for open space typology within Broadfield. There is a housing trajectory of 22 dwellings by 2035 (based on the latest Crawley Council future housing trajectory and windfall sites) or 55 people (based on 2.5 people per dwelling).

Table 46: Broadfield Open Space Provision Current and Future

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Parks and Recreation Grounds	-0.44	-0.44
Amenity Green Space	0.41	0.41
Natural Green Space	1.99	1.97
Allotments	-0.12	-0.12
Play Space (Children & Youth)	-0.03	-0.03
Churchyards and Cemeteries	N/A	N/A
Civic Space	N/A	N/A

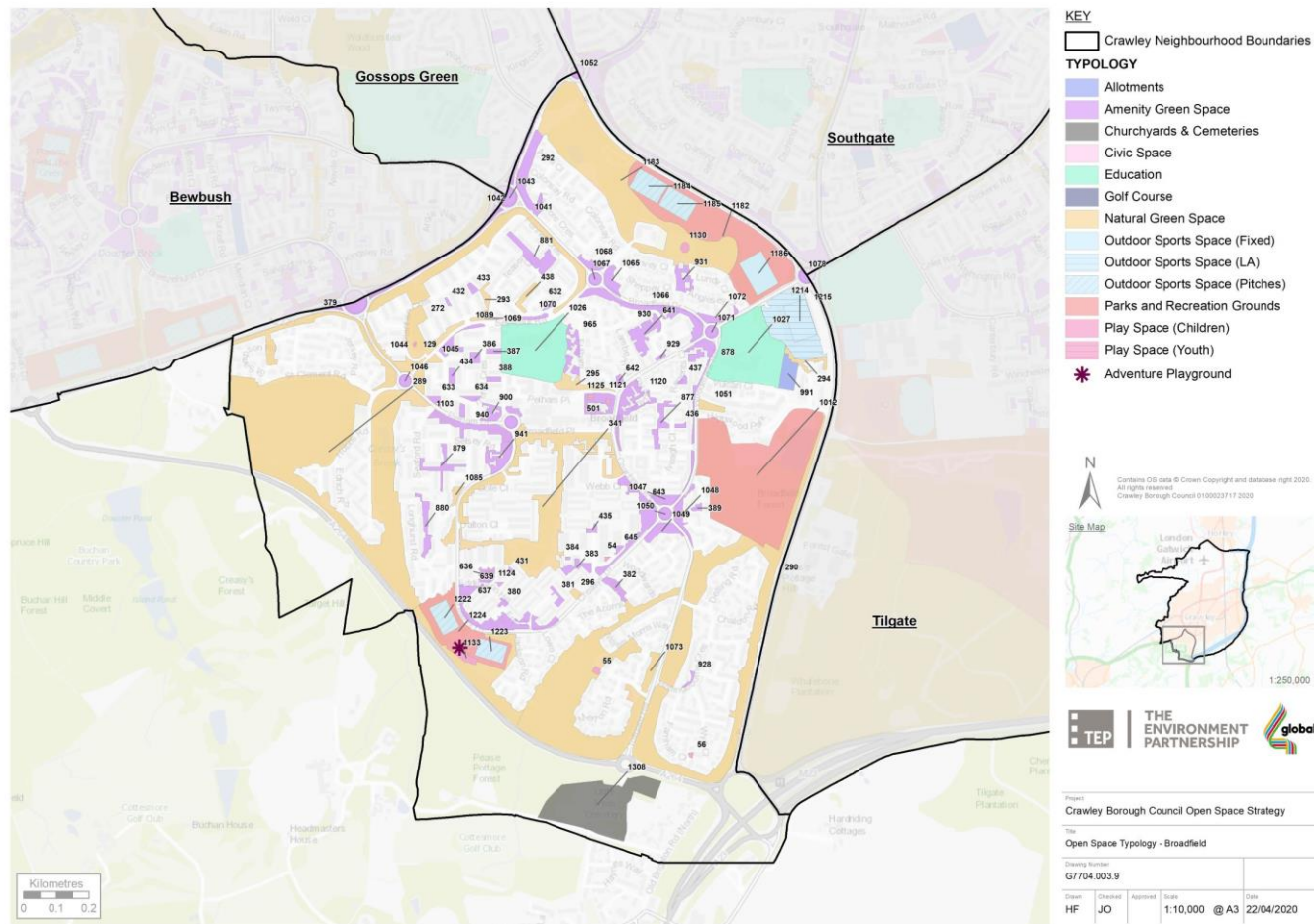


Figure 17: Open Space Typology - Broadfield

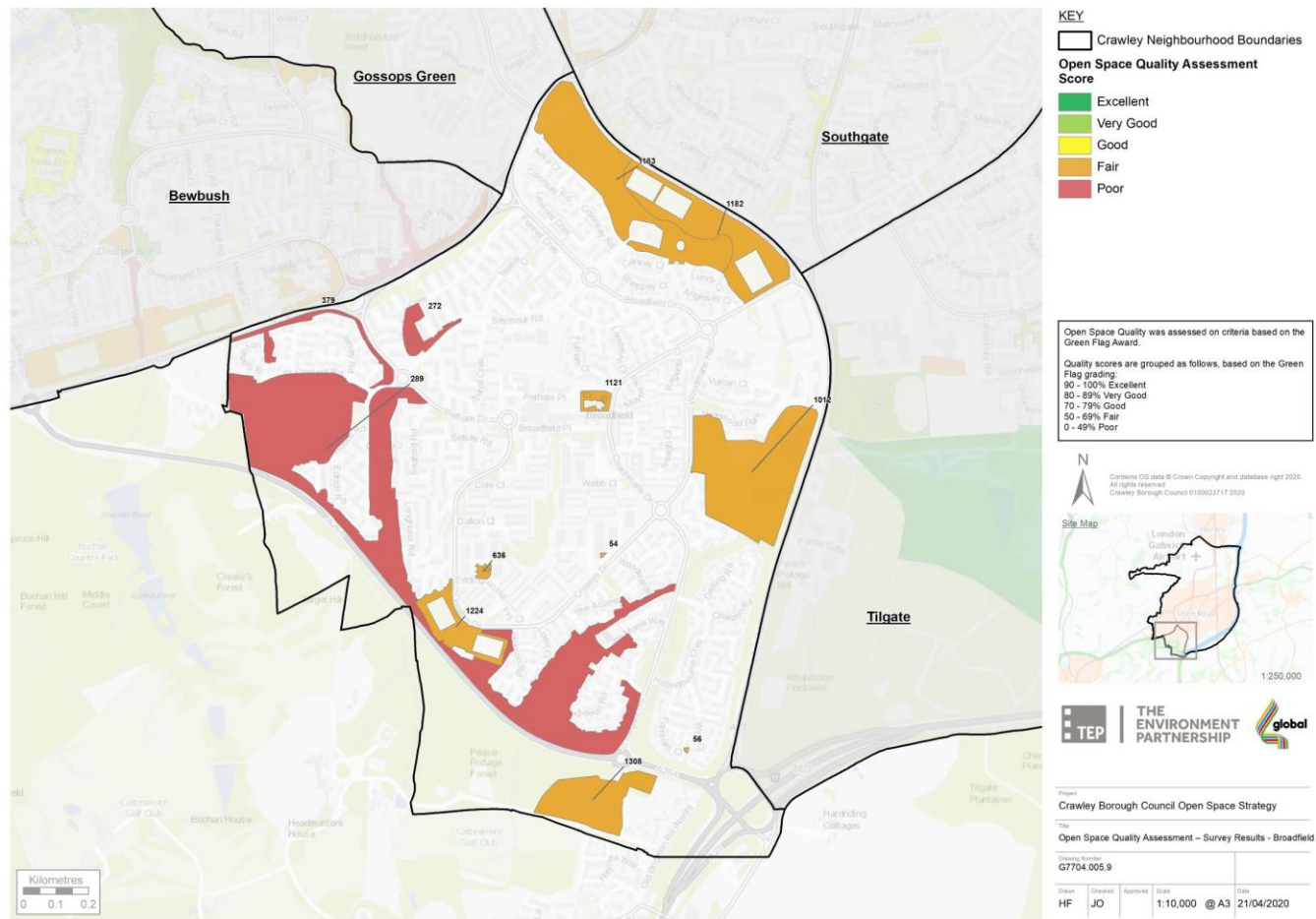


Figure 18: Open Space Quality Assessment - Survey Results - Broadfield

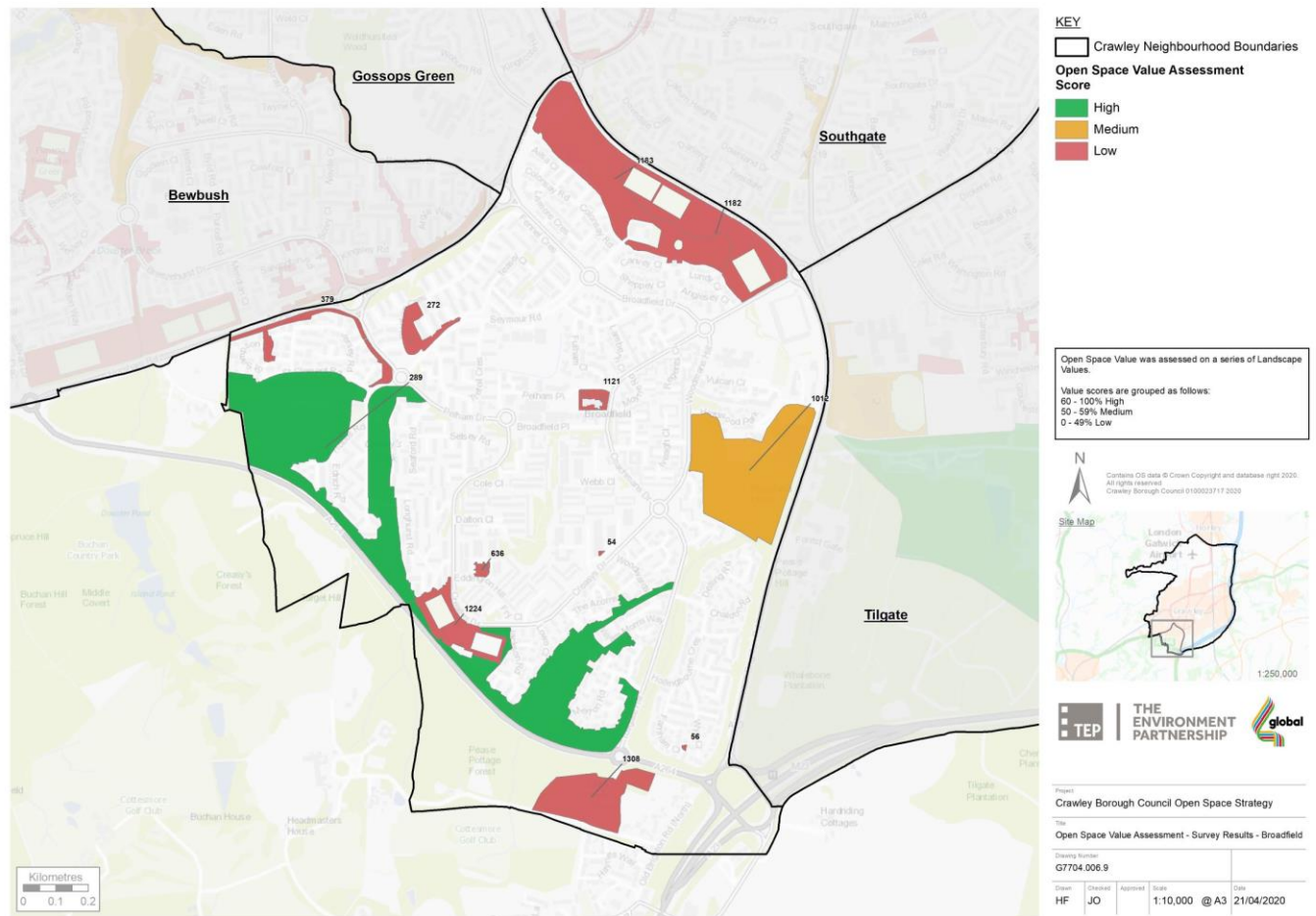


Figure 19: Open Space Value Assessment - Survey Results - Broadfield

Forge Wood

- 7.24 Forge Wood is in the north east of Crawley and is the newest of the 14 neighbourhoods. When complete, Forge Wood will have up to 1,900 homes and a central community space. This will include a primary school, community centre, office and industrial space, retail space and parkland.
- 7.25 An outline planning permission was initially granted by the Secretary of State on appeal in 1998 for a new mixed use neighbourhood at Forge Wood (planning application ref: CR/1998/0039/OUT). In November 2016 an application was granted by Crawley Borough Council to vary the conditions of the original application (application ref: CR/2015/0552/NCC), which granted a new planning permission. As part of the new neighbourhood several new open spaces were proposed:
- Central parkland;
 - Woodland walks;
 - Playing fields; and
 - Three new play facilities (LEAP and NEAP).
- 7.26 According to the Central Parkland Landscape Management Plan (Pegasus Group, ref: P.0571) new landscaping includes:
- Existing trees and tree belts;
 - Grassland and meadow areas;
 - New woodland and thicket planting;
 - New native hedgerow planting;
 - New tree planting;
 - Dry ponds, attenuation basins, swales and ditches;
 - Gatwick stream corridor; and
 - Play area, hard surfaces, street furniture, crossing points and viewing platform.
- 7.27 The open space already implemented and proposed at Forge Wood makes a significant contribution to open space provision.
- 7.28 Figure 20 shows open space typologies across the Forge Wood neighbourhood.

Quantity Analysis

- 7.29 Table 47 shows a breakdown of current and future provision by typology and any surplus and deficiencies. The future provision is based on the future population derived from the Crawley Council's latest housing trajectory.
- 7.30 Additional open space provision including Parks and Recreation Grounds, Amenity Green Space, Natural Green Space and Play Space for Children and Youth will be provided as part of the new Forge Wood neighbourhood. As this open space has not been implemented it has not been included in Table 47.

Table 47: Forge Wood Open Space Provision by Typology

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1,000)
Parks and Recreation Grounds	7.31	0.99	1.6	0.64
Amenity Green Space	0	0	0.6	0
Natural Green Space	0	0	1.8	0
Allotments	0	0	0.15	0
Play Space (Children)	0.49	0.07	0.05	0.04
Play Space (Youth)	0	0		0
Churchyards and Cemeteries	3.52	0.48	No Standard	0.31
Civic Space	0	0	No Standard	0

Accessibility Analysis

- 7.31 Forge Wood neighbourhood has good accessibility in the south to Parks and Recreational Grounds, Churchyards and Cemeteries and Play Space (Children) but no accessibility to these typologies in the north.
- 7.32 There is no Amenity Green Space, Natural Green Space, Allotments, Play Space (Children), Play Space (Youth) or Civic Space in Forge Wood. However, accessibility will be improved once the new public open space associated with the new Forge Wood neighbourhood is complete.

Quality Analysis

- 7.33 Figure 21 shows each open space and the quality score from the open space audit.

- 7.34 The three open space provisions surveyed in Forge Wood were either Fair or Excellent quality. Land at Riverside Walk and NES Western Play Space are Fair and the Crematorium is Excellent.

Value Analysis

- 7.35 Figure 22 shows each open space and the value score from the open space audit.
- 7.36 The three open spaces in Forge Wood are Low or Medium value. Land at Riverside Walk and NES Western Play Space are Low value and the Crematorium is Medium value.

Future Provision

- 7.37 Table 48 shows the current and future provision for each open space typology within Forge Wood. There is a housing trajectory of 1635 dwellings by 2035 (based on the latest Crawley Council future housing trajectory and windfall sites) or 4088 people (based on 2.5 people per dwelling). The new open space associated with the Forge Wood neighbourhood will provide additional provision for residents.

Table 48: Forge Wood Open Space Provision Current and Future

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Parks and Recreation Grounds	-0.61	-0.96
Amenity Green Space	-1.6	-1.6
Natural Green Space	-1.8	-1.8
Allotments	-0.15	-0.15
Play Space (Children & Youth)	0.02	-0.01
Churchyards and Cemeteries	N/A	N/A
Civic Space	N/A	N/A

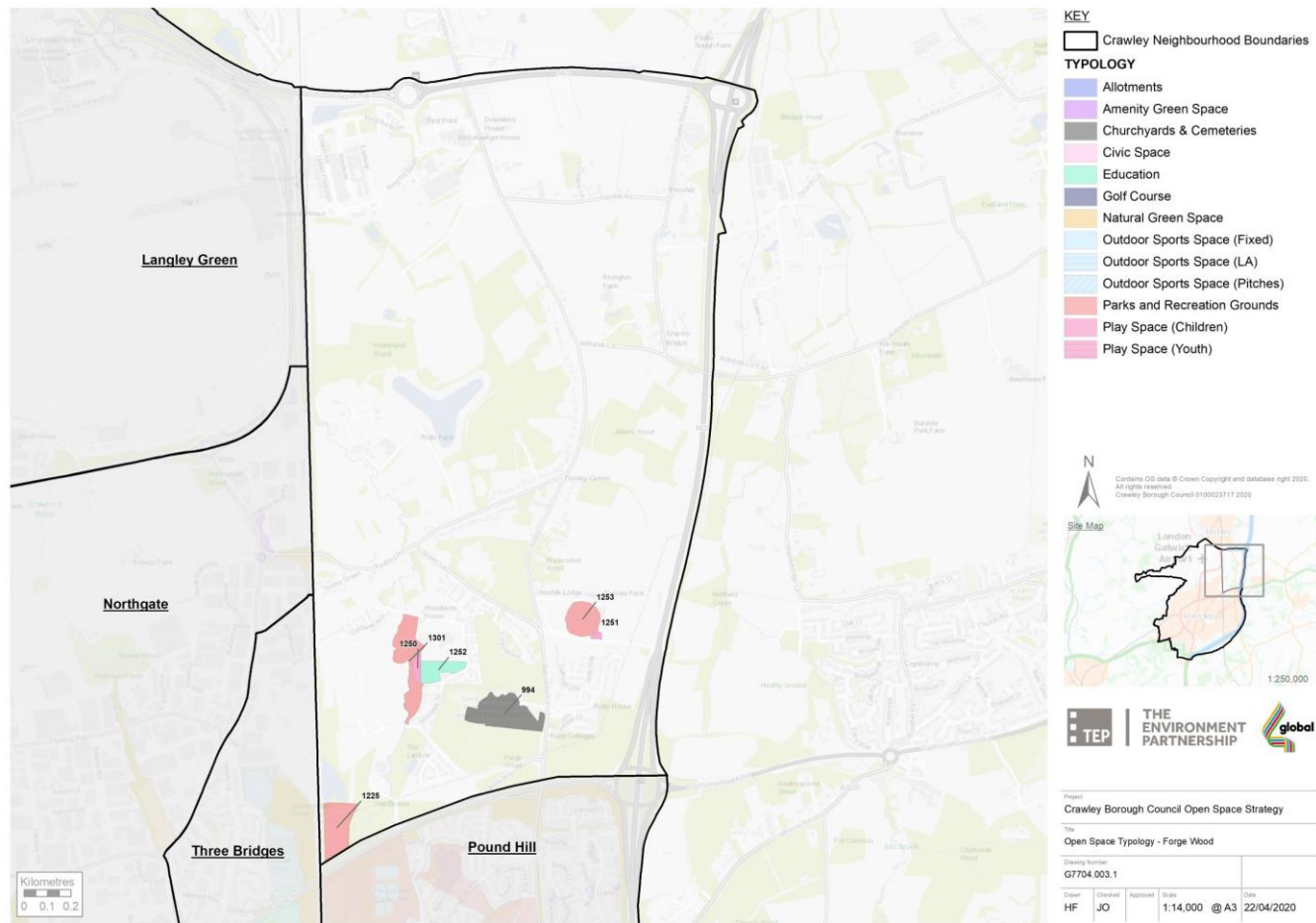


Figure 20: Open Space Typology - Forge Wood

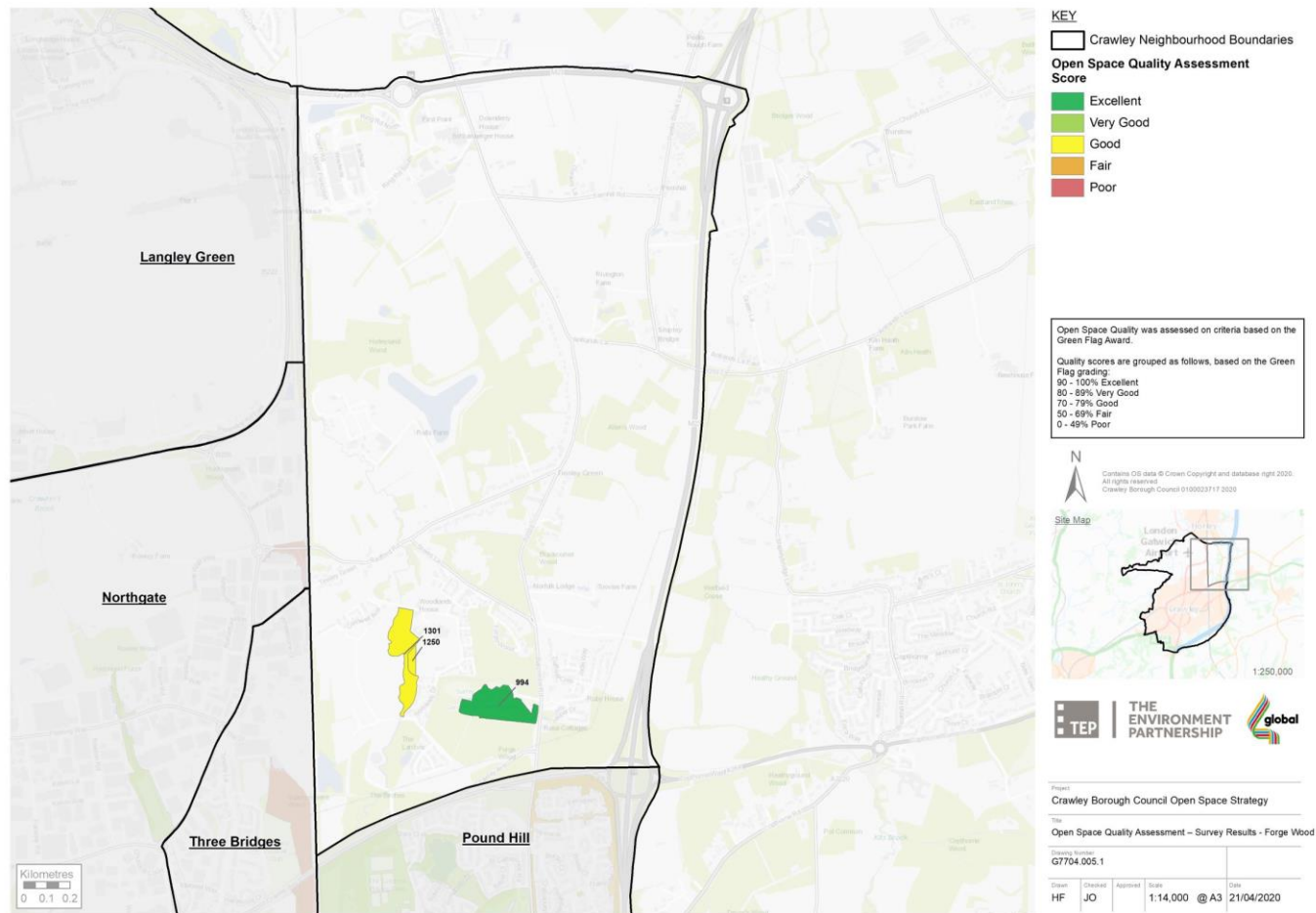


Figure 21: Open Space Quality Assessment - Survey Results - Forge Wood

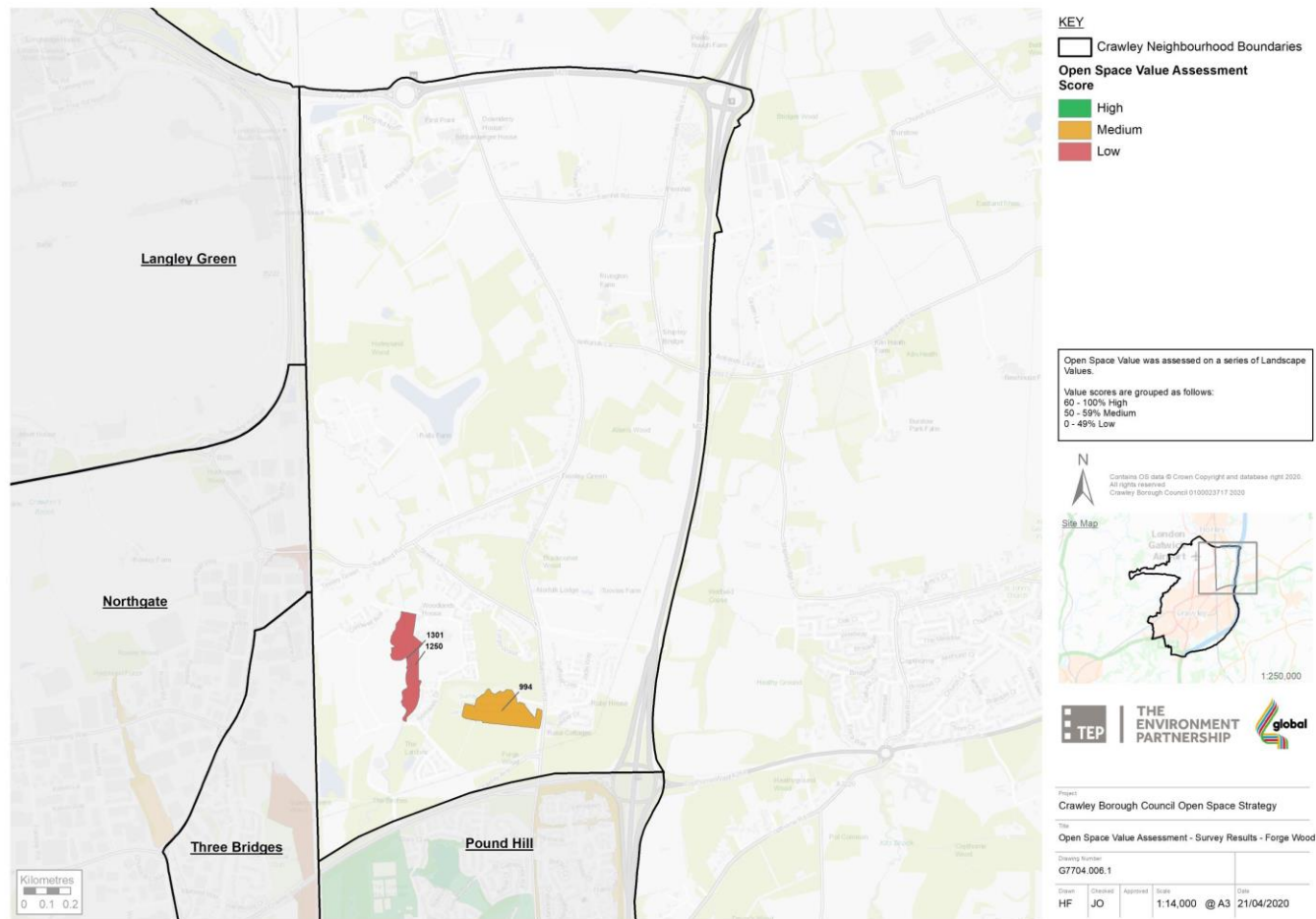


Figure 22: Open Space Value Assessment - Survey Results - Forge Wood

Furnace Green

7.38 Furnace Green is to the south east of Crawley. The neighbourhood backs onto Tilgate Forest and Golf Course.

7.39 Figure 23 shows open space typologies across the Furnace Green neighbourhood.

Quantity Analysis

7.40 Table 49 shows a breakdown of current and future provision by typology and any surplus and deficiencies. The future provision is based on the future population derived from the Crawley Council's latest housing trajectory.

Table 49: Furnace Green Open Space Provision by Typology

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1000)
Parks and Recreation Grounds	8.98	1.55	1.6	1.53
Amenity Green Space	3.91	0.67	0.6	0.67
Natural Green Space	24.06	4.15	1.8	4.11
Allotments	0	0	0.15	0
Play Space (Children)	0.82	0.14	0.05	0.14
Play Space (Youth)	0.23	0.04		0.04
Churchyards and Cemeteries	0	0	No Standard	0
Civic Space	0	0	No Standard	0

Accessibility Analysis

- 7.41 Furnace Green neighbourhood has good accessibility to Parks and Recreational Grounds, Amenity Green Space, Natural Green Space and Play Space (Children).
- 7.42 There is Play Space (Youth) close to the town centre but this is not accessible to the whole neighbourhood.
- 7.43 There are no Allotments, Churchyards or Cemeteries or Civic Space in Furnace Green. However, the south east of Furnace Green is within the accessibility catchment for Allotments in Tilgate.

Quality Analysis

- 7.44 Figure 24 shows each open space and the quality score from the open space audit.
- 7.45 Open space provision ranges from Poor to Excellent quality in Furnace Green. Chiddingly Close Amenity Green Space was assessed as Excellent but Hawth Avenue Natural Green Space was assessed as Poor.

Value Analysis

- 7.46 Figure 25 shows each open space and the value score from the open space audit.
- 7.47 All open spaces within Furnace Green were assessed as either Medium or Low value.

Future Requirements

- 7.48 Table 50 shows the current and future provision for open space typology within Furnace Green. There is a housing trajectory of 24 dwellings by 2035 (based on the latest Crawley Council future housing trajectory and windfall sites) or 60 people (based on 2.5 people per dwelling).

Table 50: Furnace Green Open Space Provision Current and Future

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Parks and Recreation Grounds	-0.05	-0.07
Amenity Green Space	0.07	0.07
Natural Green Space	2.35	2.31
Allotments	-0.15	-0.15
Play Space (Children & Youth)	0.13	0.13

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Churchyards and Cemeteries	N/A	N/A
Civic Space	N/A	N/A

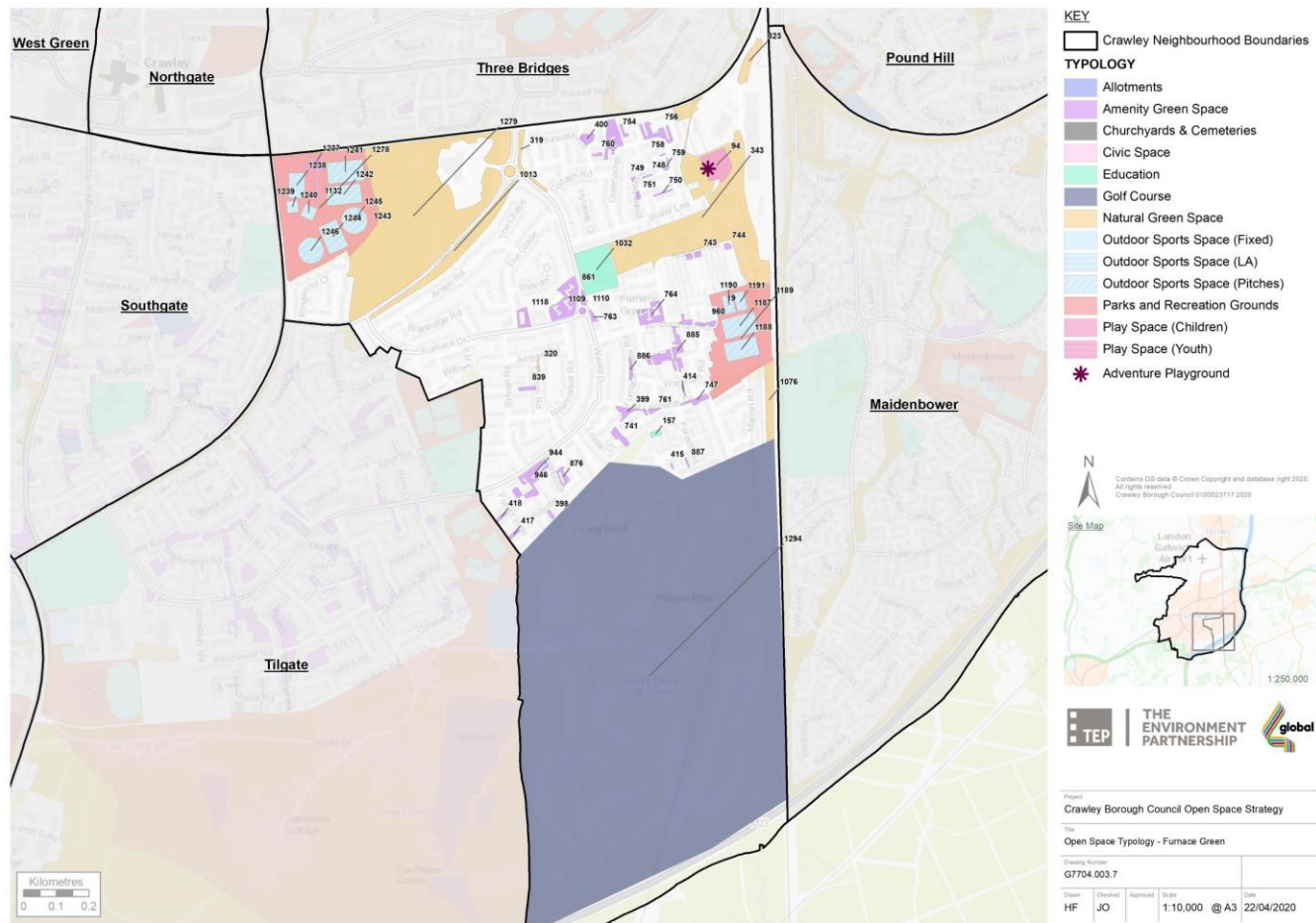


Figure 23: Open Space Typology - Furnace Green

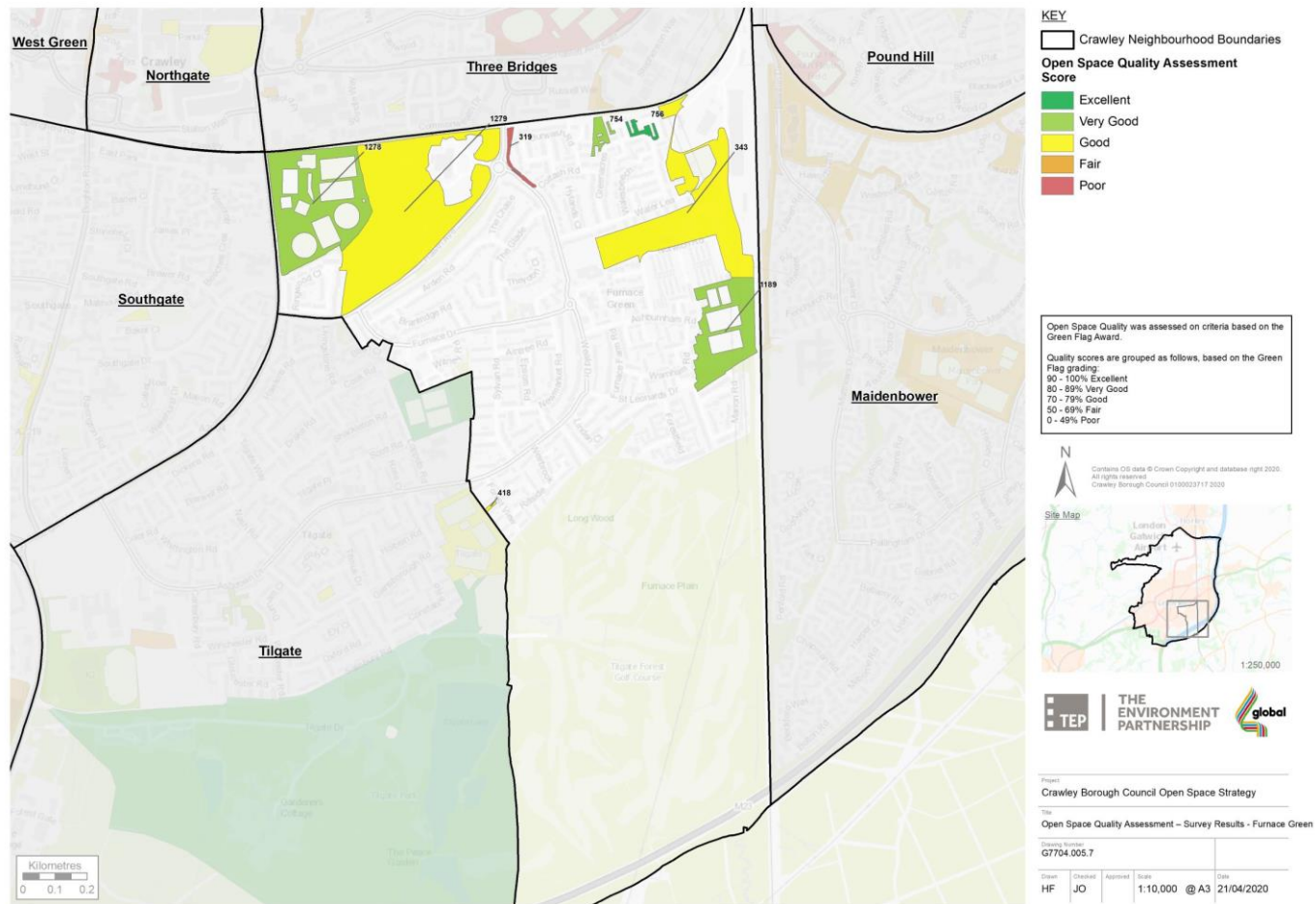


Figure 24: Open Space Quality Assessment - Survey Results - Furnace Green

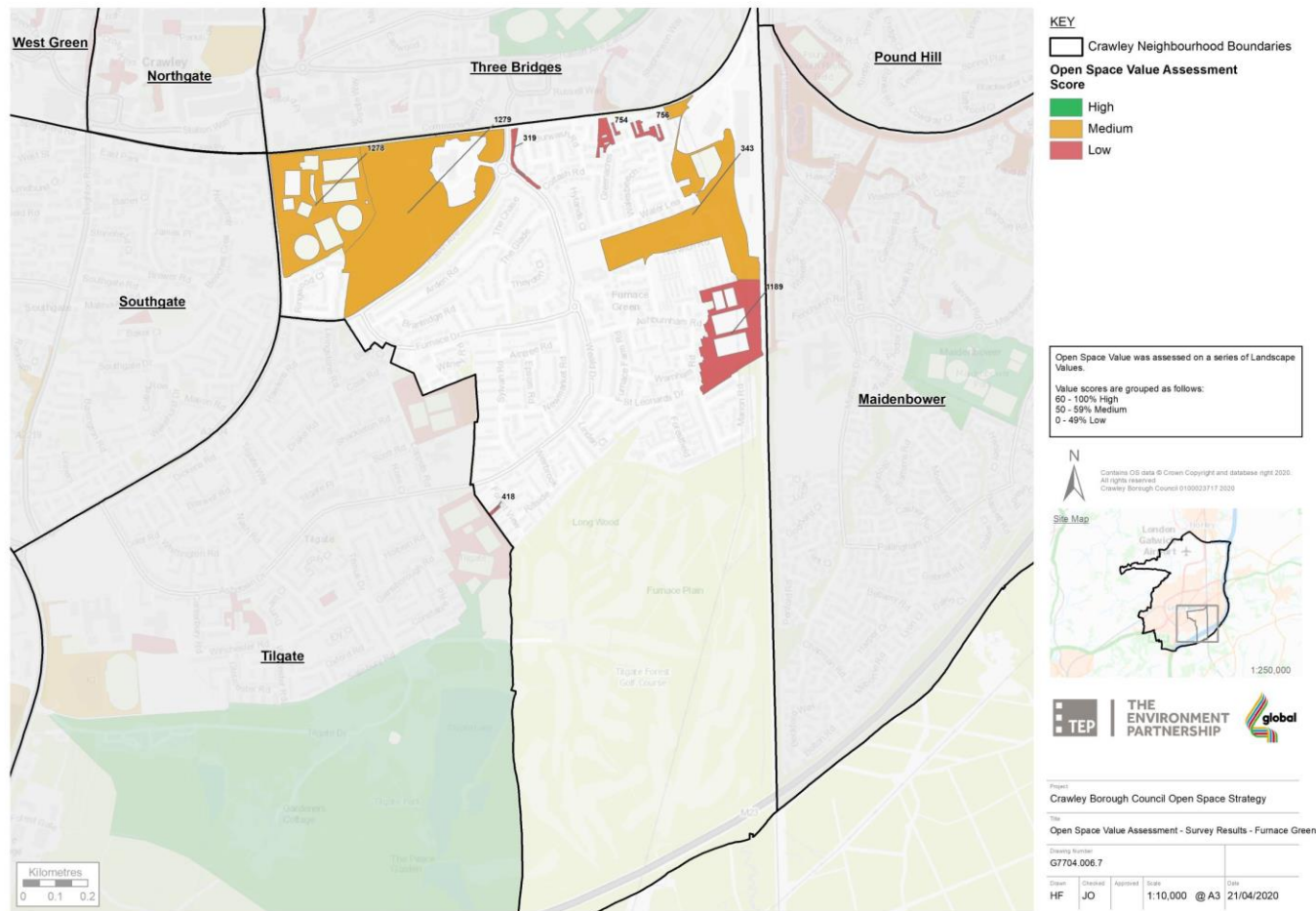


Figure 25: Open Space Value Assessment - Survey Results - Furnace Green

Gossops Green

7.49 Gossops Green is in the western area of Crawley. The neighbourhood was mainly built between 1958 and 1961. Open space in Gossops Green includes Woldhurstlea Wood and Bewbush Water Gardens.

7.50 Figure 26 shows open space typologies across the Gossops Green neighbourhood.

Quantity Analysis

7.51 Table 51 shows a breakdown of current and future provision by typology and any surplus and deficiencies. The future provision is based on the future population derived from Crawley Council's latest housing trajectory.

Table 51: Gossops Green Open Space Provision by Typology

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1000)
Parks and Recreation Grounds	1.23	0.23	1.6	0.23
Amenity Green Space	5.73	1.06	0.6	1.06
Natural Green Space	11.23	2.08	1.8	2.08
Allotments	0.72	0.13	0.15	0.13
Play Space (Children)	0.33	0.06	0.05	0.06
Play Space (Youth)	0.06	0.01		0.01
Churchyards and Cemeteries	0	0	No Standard	0
Civic Space	0	0	No Standard	0

Accessibility Analysis

- 7.52 Gossops Green neighbourhood has good accessibility to Parks and Recreational Grounds, Amenity Green Space, Allotments, Natural Green Space, Play Space (Children) and Play Space (Youth).
- 7.53 There are no churchyards and cemeteries or civic space in Gossops Green.

Quality Analysis

- 7.54 Figure 27 shows each open space and the quality score from the open space audit. Gossops Green has three open spaces which are either Good or Very Good quality. Gossops Green Playing Fields Parks and Recreational Ground and Dormans Amenity Green Space are Good quality. Kidborough Road, Play Area is Very Good quality.

Value Analysis

- 7.55 Figure 28 shows each open space and the value score from the open space audit.
- 7.56 All open spaces included in the quality and value audit were assessed as Low value.

Future Requirements

- 7.57 Table 52 shows the current and future provision for open space typology within Gossops Green. There is a housing trajectory of 4 dwellings by 2035 (based on the latest Crawley Council future housing trajectory and windfall sites) or 10 people (based on 2.5 people per dwelling).

Table 52: Gossops Green Open Space Provision Current and Future

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/100)
Parks and Recreation Grounds	-1.37	-1.37
Amenity Green Space	0.46	0.46
Natural Green Space	0.28	0.28
Allotments	-0.02	-0.02
Play Space (Children & Youth)	0.01	0.01
Churchyards and Cemeteries	N/A	N/A
Civic Space	N/A	N/A

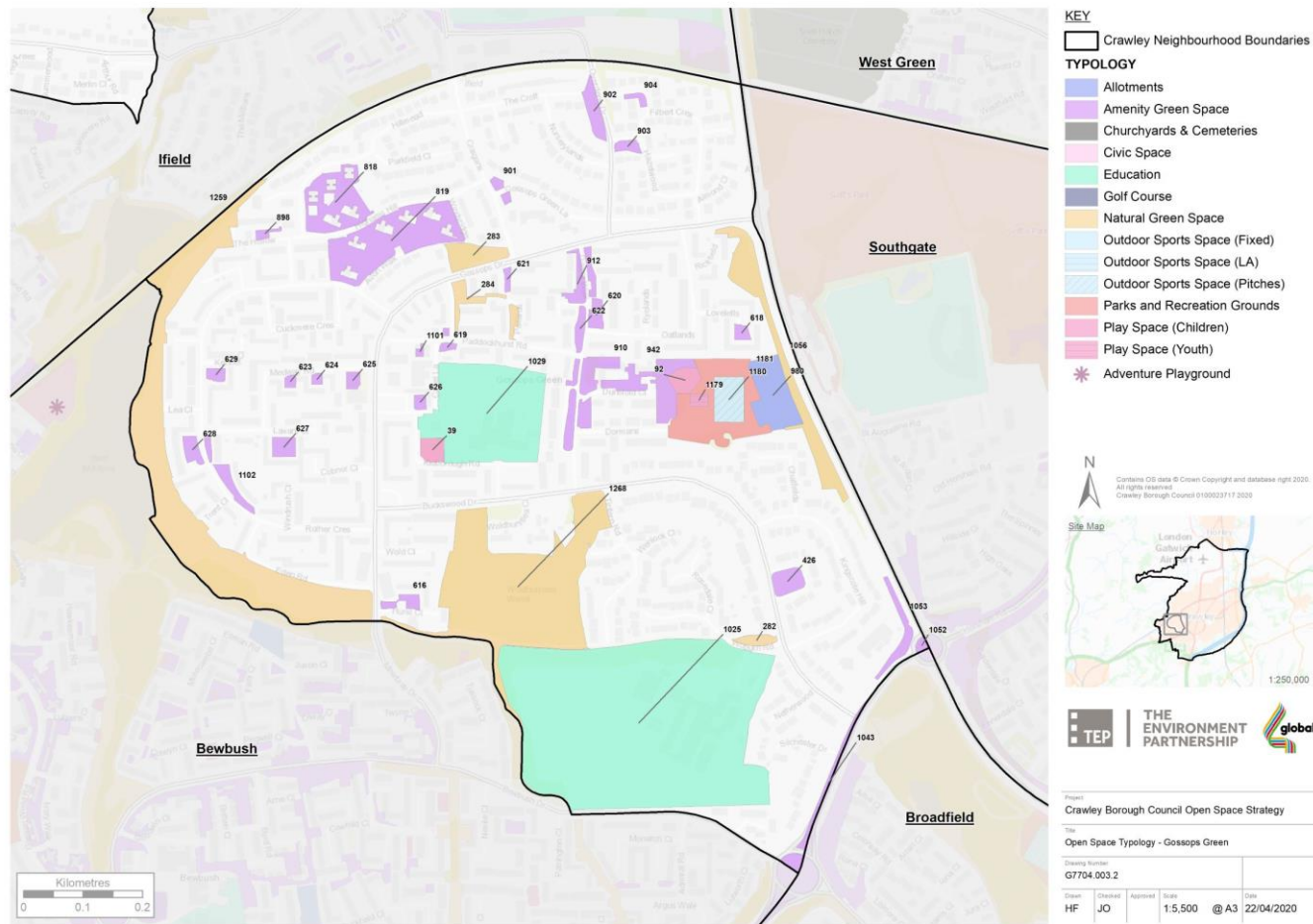


Figure 26: Open Space Typology - Gossops Green

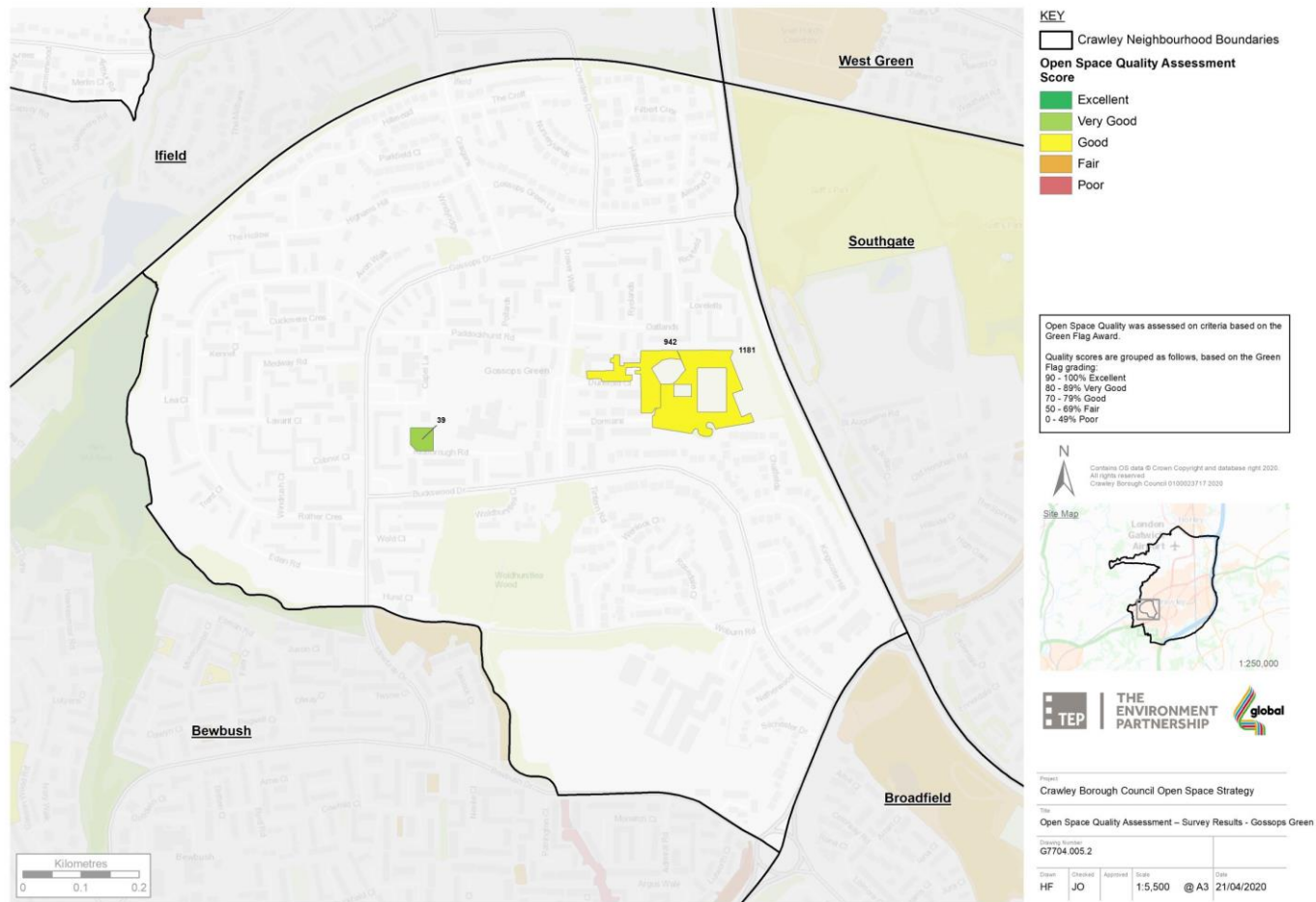


Figure 27: Open Space Quality Assessment - Survey Results - Gossops Green

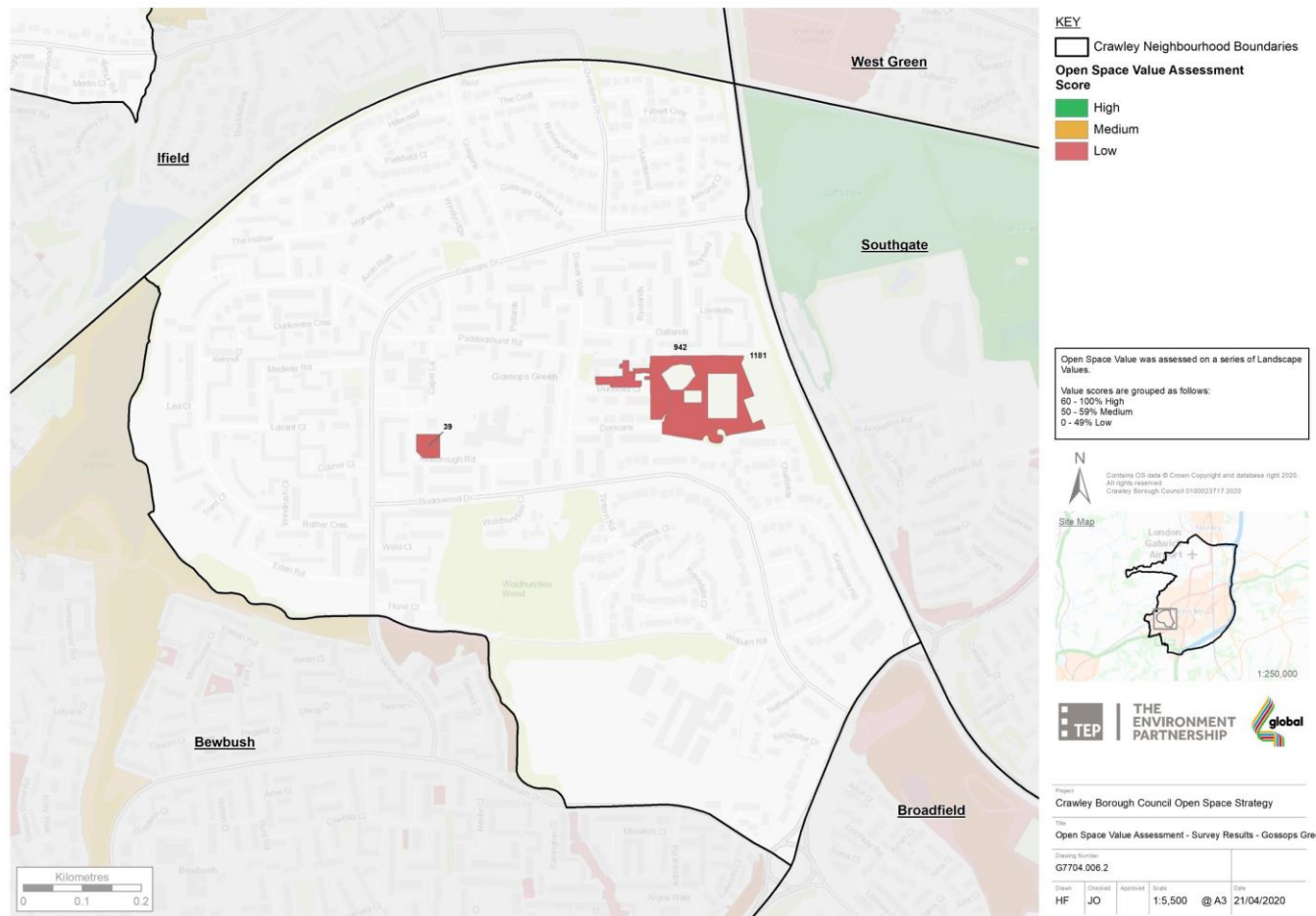


Figure 28: Open Space Value Assessment - Survey Results - Gossops Green

Ifield

- 7.58 Ifield is in the west of Crawley. It is one of the most historic areas of the town and is mentioned in the Domesday Book of 1086. With the development of Crawley New Town in 1947, the villages of Ifield, Crawley and Three Bridges were merged. A notable feature is the Mill and surrounding pond, which is one of Crawley's most important wetland sites.
- 7.59 West of Ifield Fields (Ifield Brook Meadow) is designated as a Local Green Space, because of its value and importance as an informal recreation space and feeling of countryside for the local community. It is also important because of its heritage setting for the Grade 1 listed Church in Ifield Village and part of it forms a part of the Ifield Village Conservation Area. The site is also valuable for its nature conservation and serves as an important natural floodplain.
- 7.60 Figure 29 shows open space typologies across the Ifield neighbourhood.

Quantity Analysis

- 7.61 Table 53 shows a breakdown of current and future provision by typology and any surplus and deficiencies. The future provision is based on the future population derived from Crawley Council's latest housing trajectory.

Table 53: Ifield Open Space Provision by Typology

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1000)
Parks and Recreation Grounds	8.30	0.88	1.6	0.88
Amenity Green Space	9.96	1.06	0.6	1.05
Natural Green Space	33.70	3.59	1.8	3.57
Allotments	1.68	0.18	0.15	0.18
Play Space (Children)	0.51	0.05	0.05	0.05
Play Space (Youth)	0.03	0		0

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1000)
Churchyards and Cemeteries	0.45	0.05	No Standard	0.05
Civic Space	0	0	No Standard	0

Accessibility Analysis

- 7.62 Ifield neighbourhood has good accessibility to Parks and Recreational Grounds, Amenity Green Space, Natural Green Space, Play Space (Children) and Play Space (Youth). There is good accessibility to Allotments in the northern area of the Ifield neighbourhood but not in the southern area.
- 7.63 There is limited accessibility to Play Space (Youth) and no Civic Spaces in Ifield.

Quality Analysis

- 7.64 Figure 30 shows each open space and the quality score from the open space audit.
- 7.65 Open space provision ranges from Poor to Good quality. Good and Medium quality open space provision are located to the south west of Ifield neighbourhood, such as Ifield Mill. Poor quality open space provision, such as West of Ifield Fields, is in the north and east of Ifield neighbourhood.

Value Analysis

- 7.66 Figure 31 shows each open space and the value score from the open space audit.
- 7.67 Open space value in Ifield ranges from Low to High. Dobbins Amenity Green Space is the only high value open space provision in the neighbourhood.
- 7.68 West of Ifield Fields scored 50% (medium) value, however the open space is highly valued for nature conservation importance, as it is a natural flood plain and an important unimproved grassland in the local area.

Future Provision

- 7.69 Table 54 shows the current and future provision for open space typology within Ifield. There is a housing trajectory of 19 dwellings by 2035 (based on the latest Crawley Council future housing trajectory and windfall sites) or 48 people (based on 2.5 people per dwelling).

Table 54: *Field Open Space Provision Current and Future*

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Parks and Recreation Grounds	-0.72	-0.72
Amenity Green Space	0.46	0.45
Natural Green Space	1.79	1.77
Allotments	0.03	0.03
Play Space (Children & Youth)	-0.05	-0.05
Churchyards and Cemeteries	N/A	N/A
Civic Space	N/A	N/A

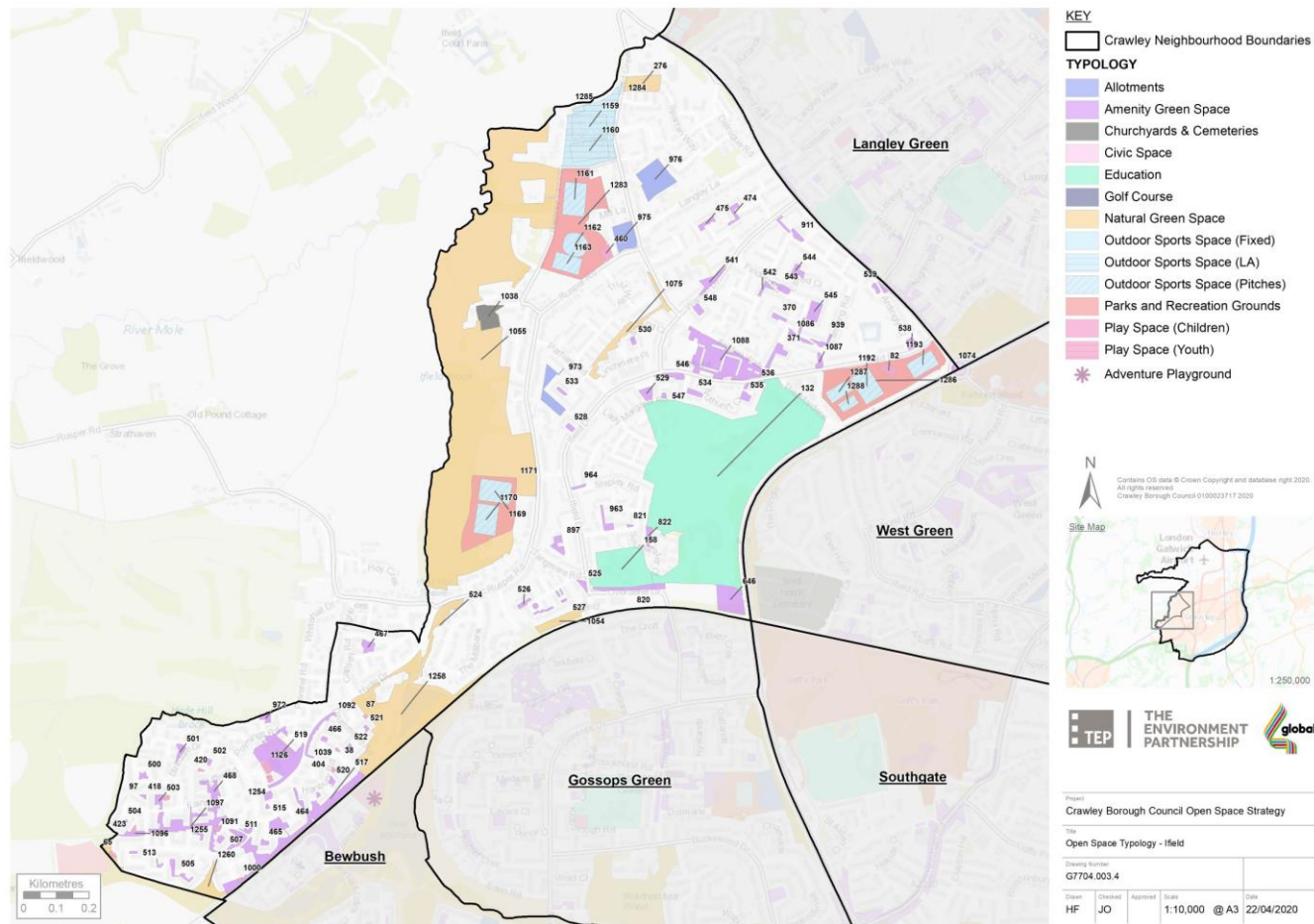


Figure 29: Open Space Typology - Ifield

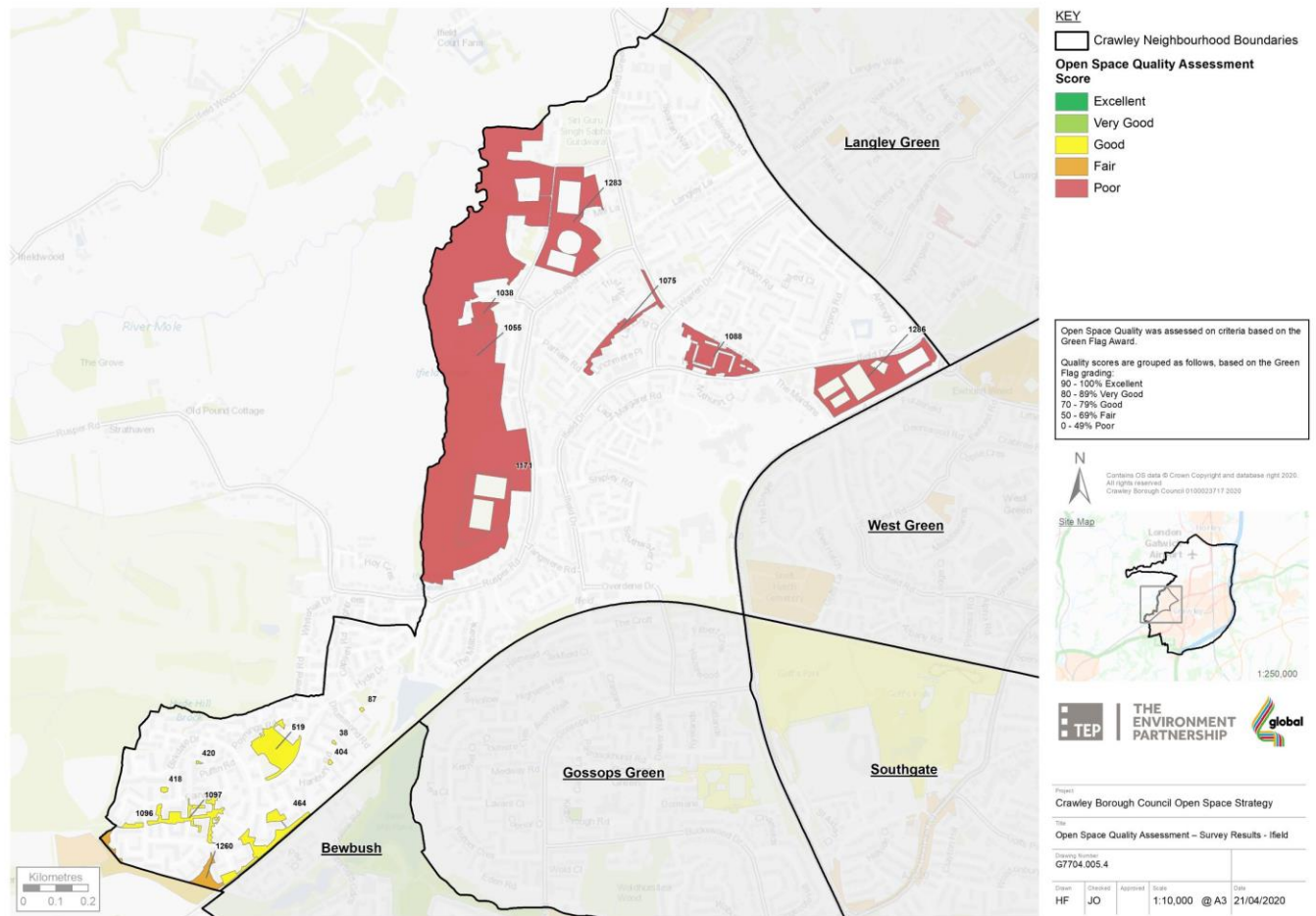


Figure 30: Open Space Quality Assessment - Survey Results - Ifield

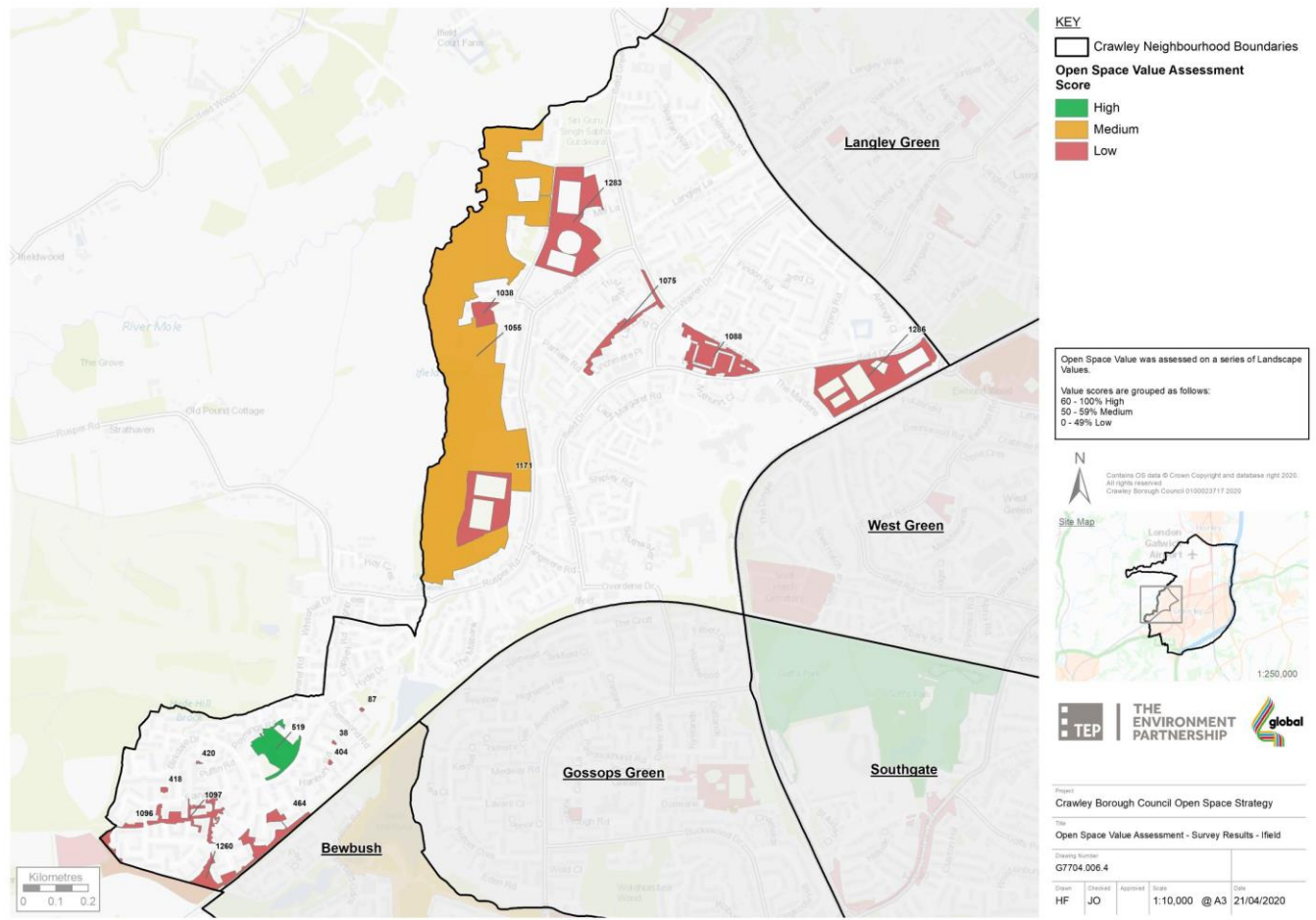


Figure 31: Open Space Value Assessment - Survey Results - Ifield

Langley Green

7.70 Langley Green is towards the north west of Crawley town. The neighbourhood was established in the early 1950s. The area is in walking distance of the Manor Royal Business District.

7.71 Figure 32 shows open space typologies across the Langley Green neighbourhood.

Quantity Analysis

7.72 Table 55 shows a breakdown of current and future provision by typology and any surplus and deficiencies. The future provision is based on the future population derived from Crawley Council's latest housing trajectory.

Table 55: Langley Green Open Space Provision by Typology

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1000)
Parks and Recreation Grounds	14.47	1.67	1.6	1.66
Amenity Green Space	6.73	0.78	0.6	0.77
Natural Green Space	5.17	0.60	1.8	0.59
Allotments	1.16	0.13	0.15	0.13
Play Space (Children)	1.05	0.12	0.05	0.12
Play Space (Youth)	0.36	0.04		0.04
Churchyards and Cemeteries	0	0	No Standard	0
Civic Space	0	0	No Standard	0

Accessibility Analysis

- 7.73 Due to Gatwick Airport there is poor accessibility to all open space typologies in the northern part of Langley Green. However, there is good accessibility to Parks and Recreational Grounds, Amenity Green Space, Natural Green Space, Allotments, Play Space (Children) and Play Space (Youth) in the southern part of Langley Green.
- 7.74 There are no Churchyards and Cemeteries or Civic Spaces in Langley Green.

Quality Analysis

- 7.75 Figure 33 shows each open space and the quality score from the open space audit.
- 7.76 Open space provision in Langley Green is either Fair or Poor quality. Cherry Lane Playing Fields is the largest open space provision and is low quality.

Value Analysis

- 7.77 Figure 34 shows each open space and the value score from the open space audit.
- 7.78 The value scores for open spaces in Langley Green are either low or high. All open spaces were Low value, apart from Cherry Lane Playing Fields Park and Recreational Ground which has a High value.

Future Requirements

- 7.79 Table 56 shows the current and future provision for open space typology within Langley Green. There is a housing trajectory of 17 dwellings by 2035 (based on the latest Crawley Council future housing trajectory and windfall sites) or 43 people (based on 2.5 people per dwelling).

Table 56: Langley Green Open Space Provision Current and Future

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Parks and Recreation Grounds	0.07	0.06
Amenity Green Space	0.18	0.17
Natural Green Space	-1.20	-1.21
Allotments	-0.02	-0.02
Play Space (Children & Youth)	0.11	0.11
Churchyards and Cemeteries	N/A	N/A

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Civic Space	N/A	N/A

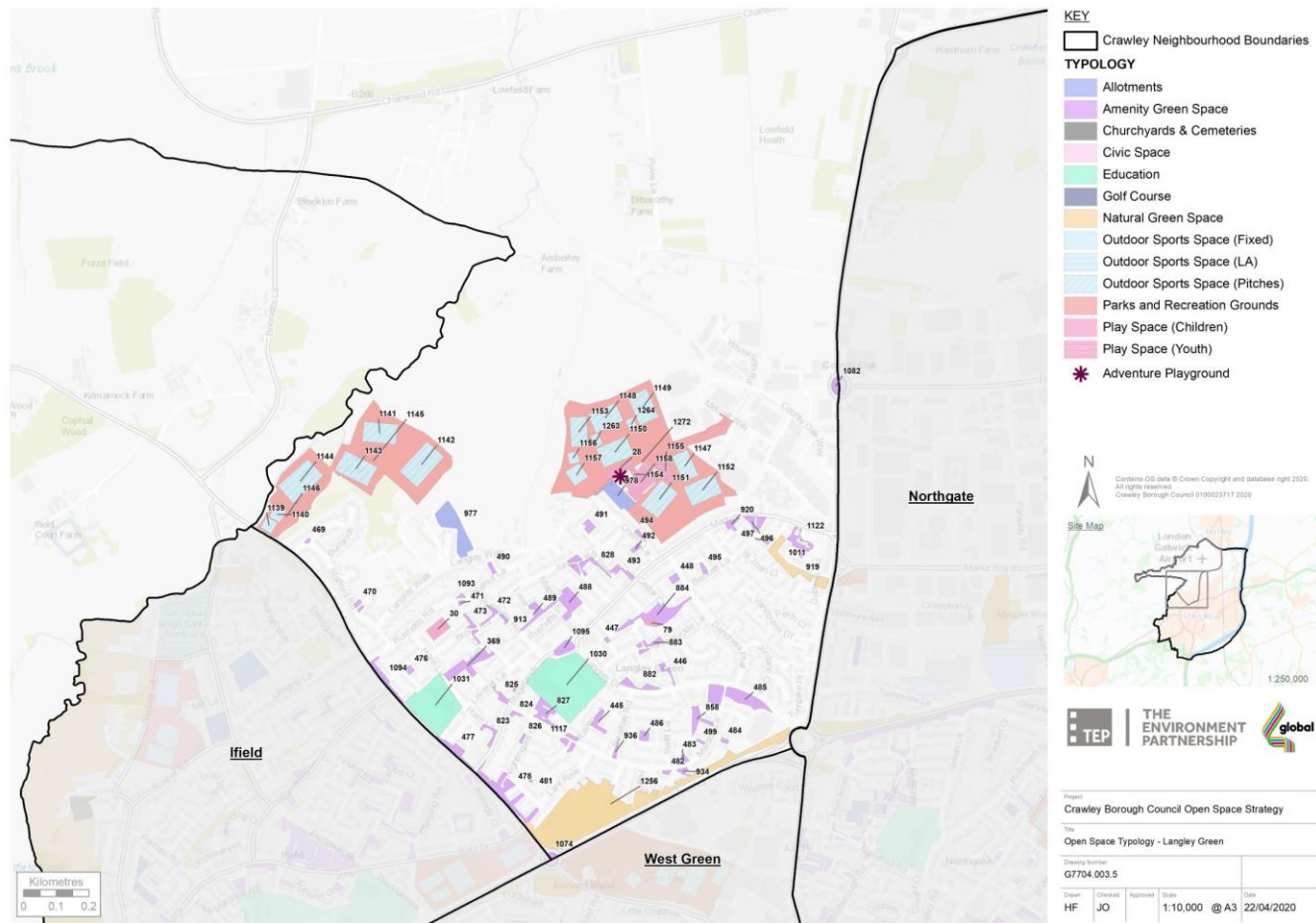


Figure 32: Open Space Typology - Langley Green

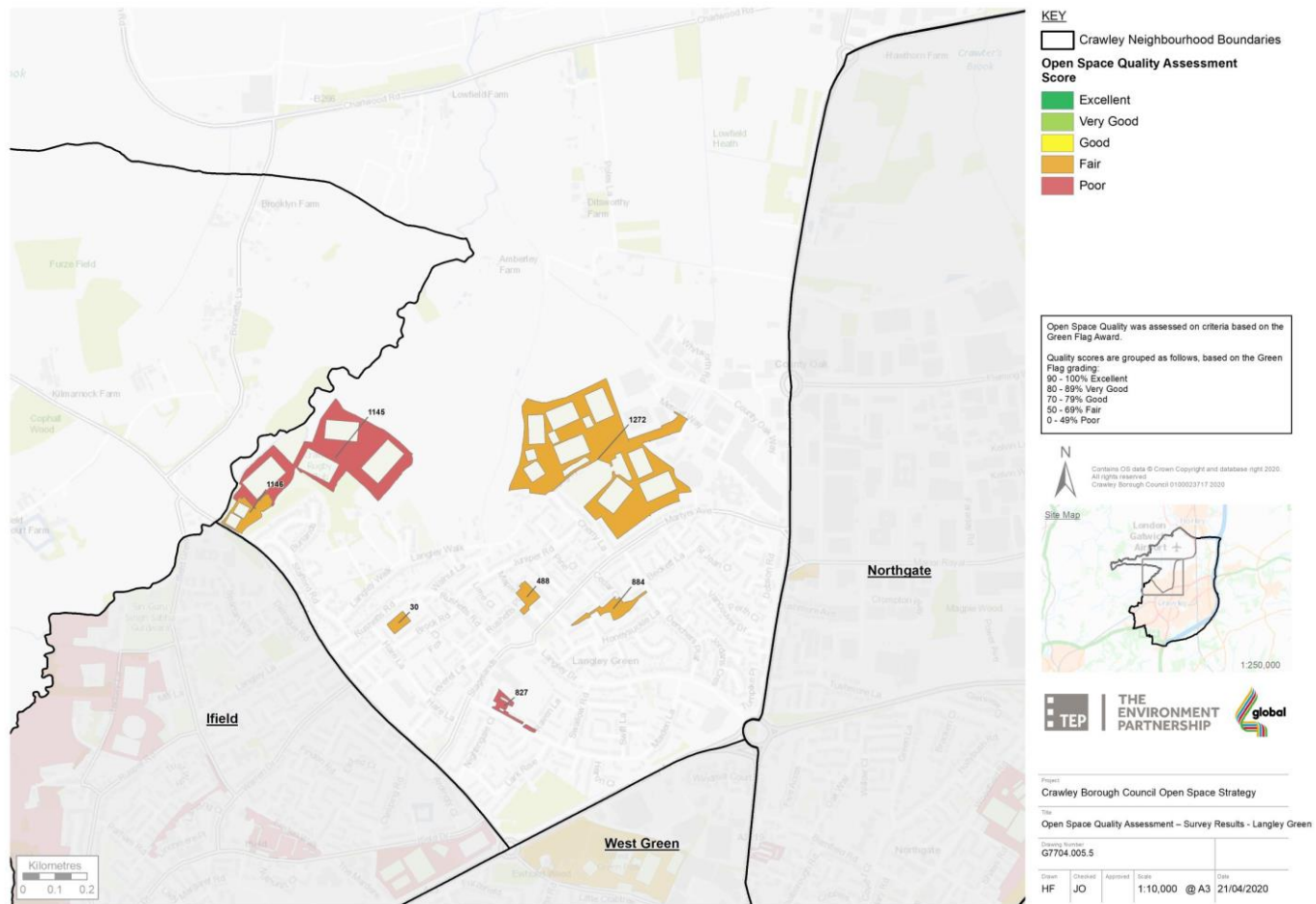


Figure 33: Open Space Quality Assessment - Survey Results - Langley Green

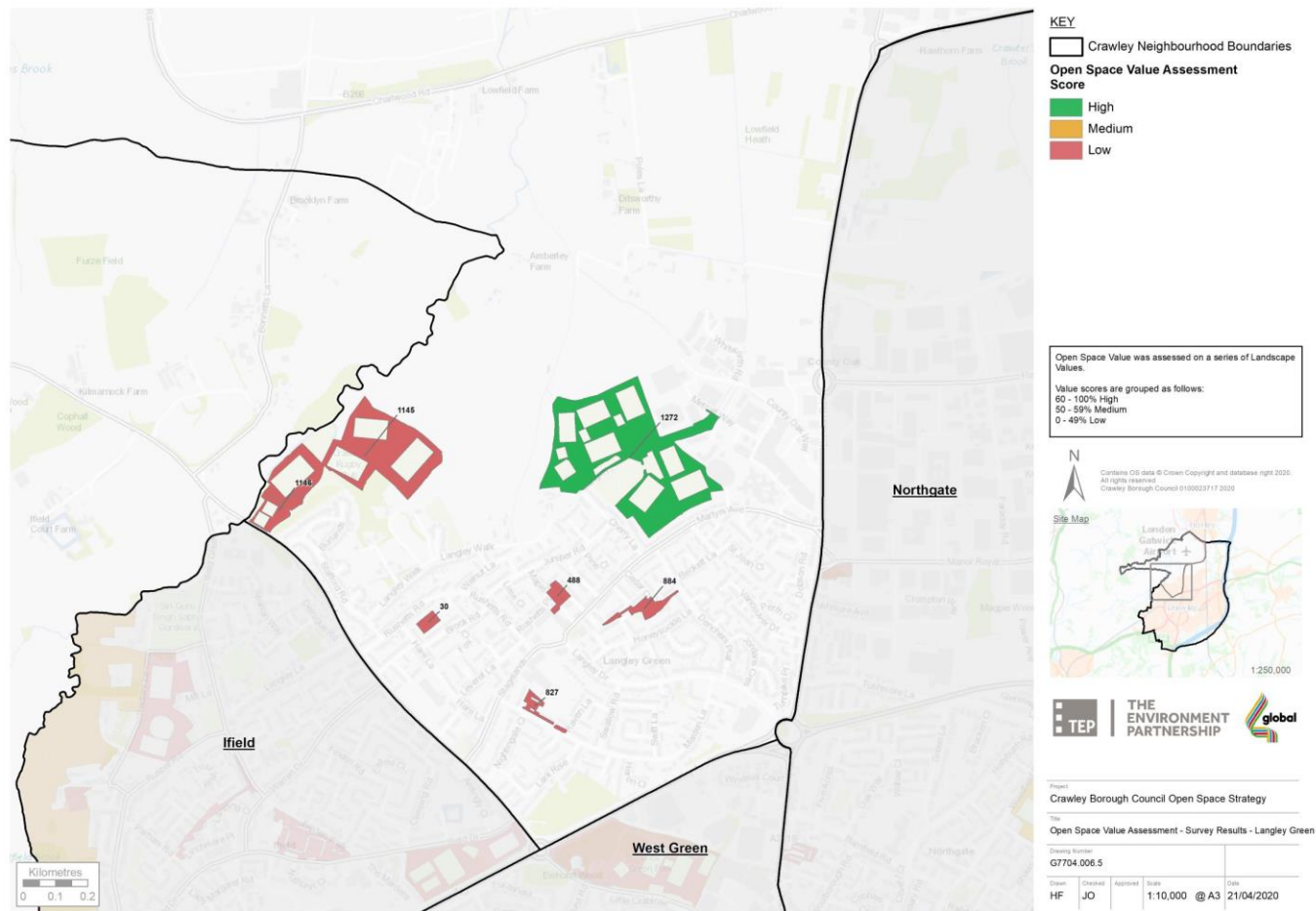


Figure 34: Open Space Value Assessment - Survey Results - Langley Green

Maidenbower

- 7.80 Maidenbower is in the south east of Crawley. Maidenbower Park provides several recreational opportunities including sports pitches, tennis courts and play area.
- 7.81 Figure 35 shows open space typologies across the Maidenbower neighbourhood.

Quantity Analysis

- 7.82 Table 57 shows a breakdown of current and future provision by typology and any surplus and deficiencies. The future provision is based on the future population derived from Crawley Council's latest housing trajectory.

Table 57: Maidenbower Open Space Provision by Typology

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1000)
Parks and Recreation Grounds	6.60	0.70	1.6	0.70
Amenity Green Space	2.27	0.24	0.6	0.24
Natural Green Space	35.43	3.77	1.8	3.77
Allotments	0	0	0.15	0
Play Space (Children)	0.29	0.03	0.05	0.03
Play Space (Youth)	0.03	0		0
Churchyards and Cemeteries	0.77	0.08	No Standard	0.08
Civic Space	0.15	0.02	No Standard	0.02

Accessibility Analysis

- 7.83 There is good accessibility to Parks and Recreational Grounds, Amenity Green Space, Natural Green Space, Play Space (Children) and Play Space (Youth).
- 7.84 There are no Allotments in Maidenbower. However, there is accessibility to Allotments in the Pound Hill neighbourhood to the north of Maidenbower.

Quality Analysis

- 7.85 Figure 36 shows each open space and the quality score from the open space audit.
- 7.86 Open space provision in Maidenbower is either Fair or Poor quality. Harold Road Amenity Green Space, Saxon Road Amenity Green Space and Worth Churchyard were poor quality. All other open space provision were Fair quality.

Value Analysis

- 7.87 Figure 37 shows each open space and the value score from the open space audit.
- 7.88 Open space value ranges from Low to High. Maidenbower Park, Park and Recreational Ground is a High value provision and M23 Natural Green Space is a Medium value provision. All other open space provisions in Maidenbower are low value provisions.

Future Requirements

- 7.89 Table 58 shows the current and future provision for open space typology within Maidenbower. There is a housing trajectory of 4 dwellings by 2035 (based on the latest Crawley Council future housing trajectory and windfall sites) or 10 people (based on 2.5 people per dwelling).

Table 58: Maidenbower Open Space Provision Current and Future

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Parks and Recreation Grounds	-0.90	-0.90
Amenity Green Space	-0.36	-0.36
Natural Green Space	1.97	1.97
Allotments	-0.15	-0.15
Play Space (Children & Youth)	-0.02	-0.02

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Churchyards and Cemeteries	N/A	N/A
Civic Space	N/A	N/A

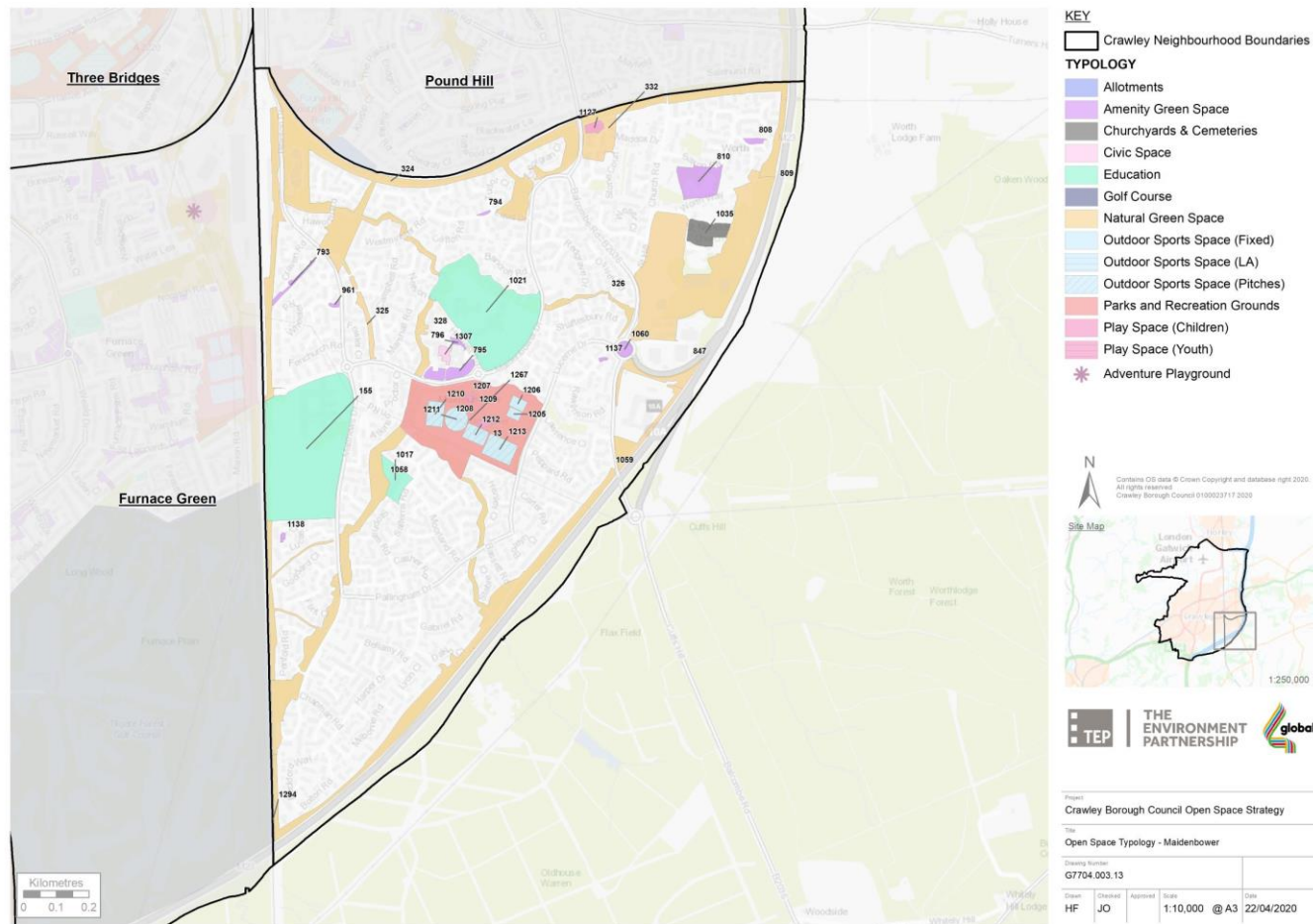


Figure 35: Open Space Typology - Maidenbower

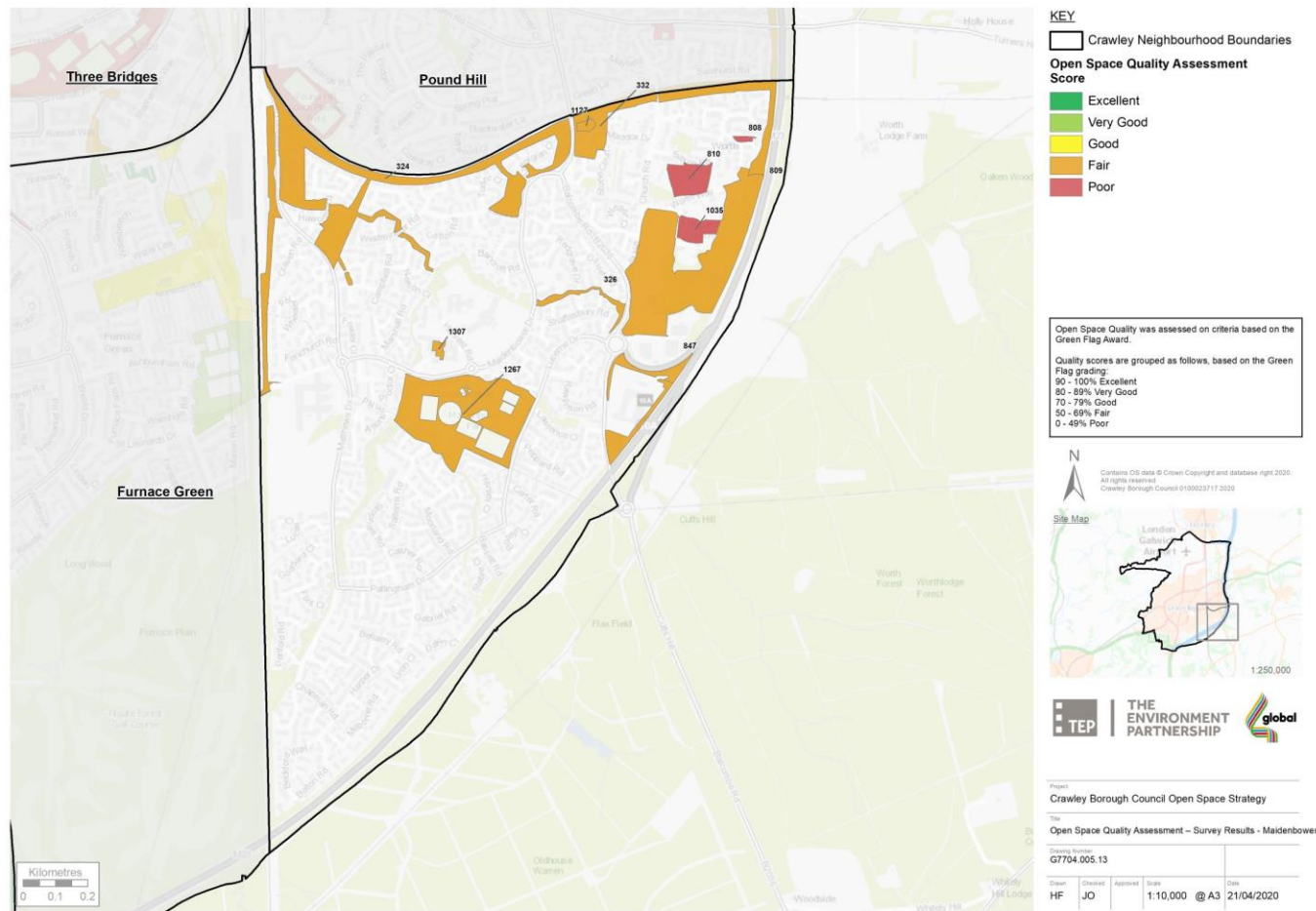


Figure 36: Open Space Quality Assessment - Survey Results - Maidenbower

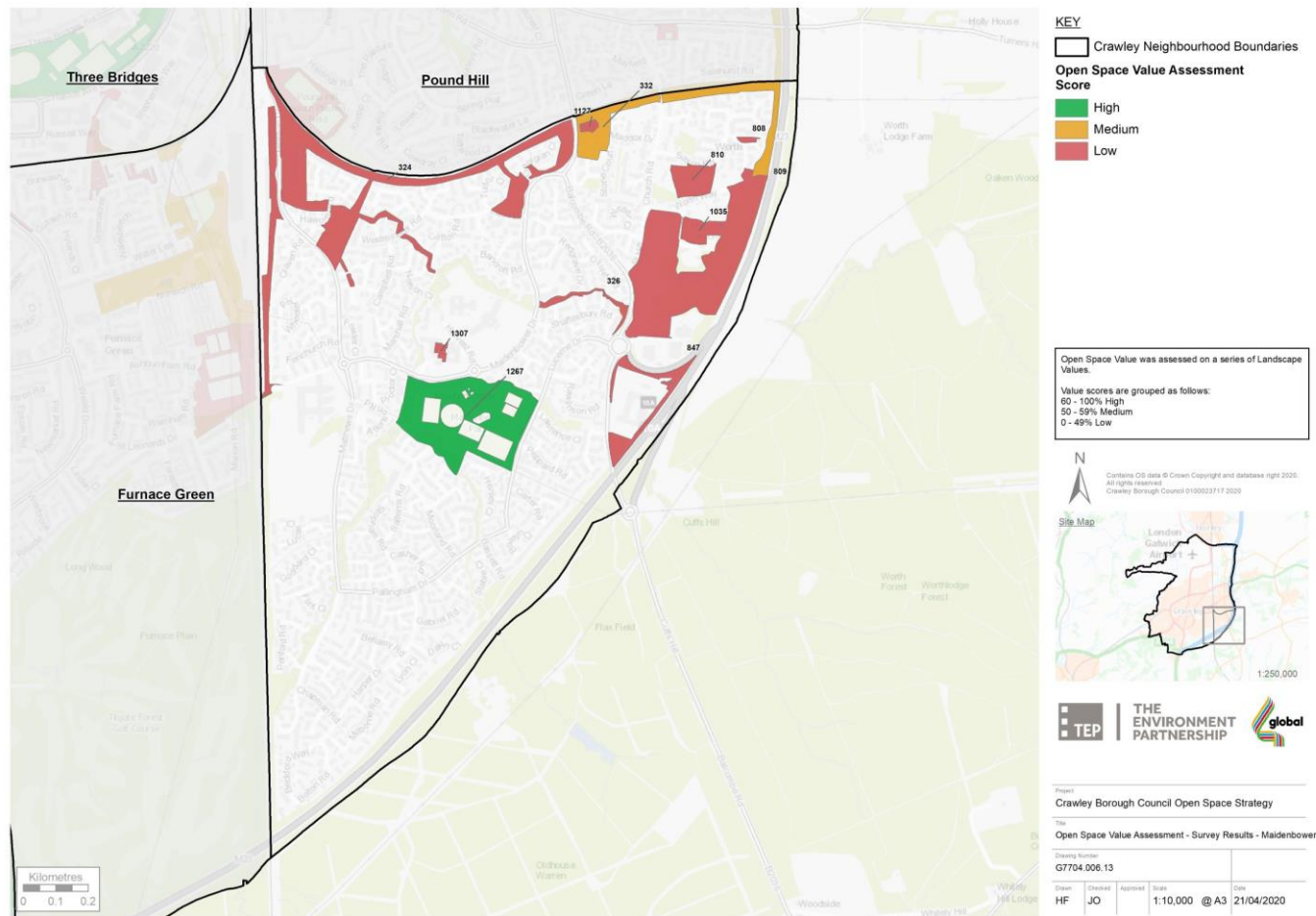


Figure 37: Open Space Value Assessment - Survey Results - Maidenbower

Northgate

- 7.90 Northgate is located directly to the north of Crawley town centre. The neighbourhood is within walking distance of the town centre and the Manor Royal Business District.
- 7.91 Figure 38 shows open space typologies across the Northgate neighbourhood.

Quantity Analysis

- 7.92 Table 59 shows a breakdown of current and future provision by typology and any surplus and deficiencies. The future provision is based on the future population derived from the Crawley Council's latest housing trajectory.

Table 59: Northgate Open Space Provision by Typology

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1000)
Parks and Recreation Grounds	6.21	1.05	1.6	0.72
Amenity Green Space	6.47	1.10	0.6	0.75
Natural Green Space	11.48	1.94	1.8	1.34
Allotments	0.88	0.15	0.15	0.10
Play Space (Children)	0.25	0.04	0.05	0.03
Play Space (Youth)	0	0		0
Churchyards and Cemeteries	0.83	0.14	No Standard	0.10
Civic Space	0.55	0.09	No Standard	0.06

Accessibility Analysis

- 7.93 There is poor accessibility to open space provision in the north of Northgate neighbourhood due to Manor Royal Business District, which is the principal business location for Crawley and the Gatwick Diamond.
- 7.94 There is good accessibility to Parks and Recreational Grounds, Amenity Green Space, Natural Green Space and Play Space (Children) in the southern area of Northgate neighbourhood, closer to the town centre. However, there are no Play Spaces (Youth) in Northgate.

Quality Analysis

- 7.95 Figure 39 shows each open space and the quality score from the open space audit.
- 7.96 Open space provision ranges from Very Good to Poor quality. Rowley Wood, Jenner Road Natural Green Space is a Very Good quality open space provision.

Value Analysis

- 7.97 Figure 40 shows each open space and the value score from the open space audit.
- 7.98 Open space provision is Low or Medium Value. There is no High value open space provision. Rowley Wood, Jenner Road Natural Green Space, Northgate Playing Fields Park and Recreational Ground and Memorial Gardens Park and Recreational Ground are all Medium value. All other open space provisions are Low value.

Future Provision

- 7.99 Table 60 shows the current and future provision for open space typology within Northgate. There is a housing trajectory of 1,282 dwellings by 2035 (based on the latest Crawley Council future housing trajectory and windfall sites) or 2,692 people (based on 2.1 people per dwelling¹²).

Table 60: Northgate Open Space Provision Current and Future

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Parks and Recreation Grounds	-0.55	-0.88
Amenity Green Space	0.50	0.15
Natural Green Space	0.14	-0.46
Allotments	0	-0.05

¹² Neighbourhoods within Crawley town centre have a lower person per dwelling ratio)

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Play Space (Children & Youth)	-0.01	-0.02
Churchyards and Cemeteries	N/A	N/A
Civic Space	N/A	N/A

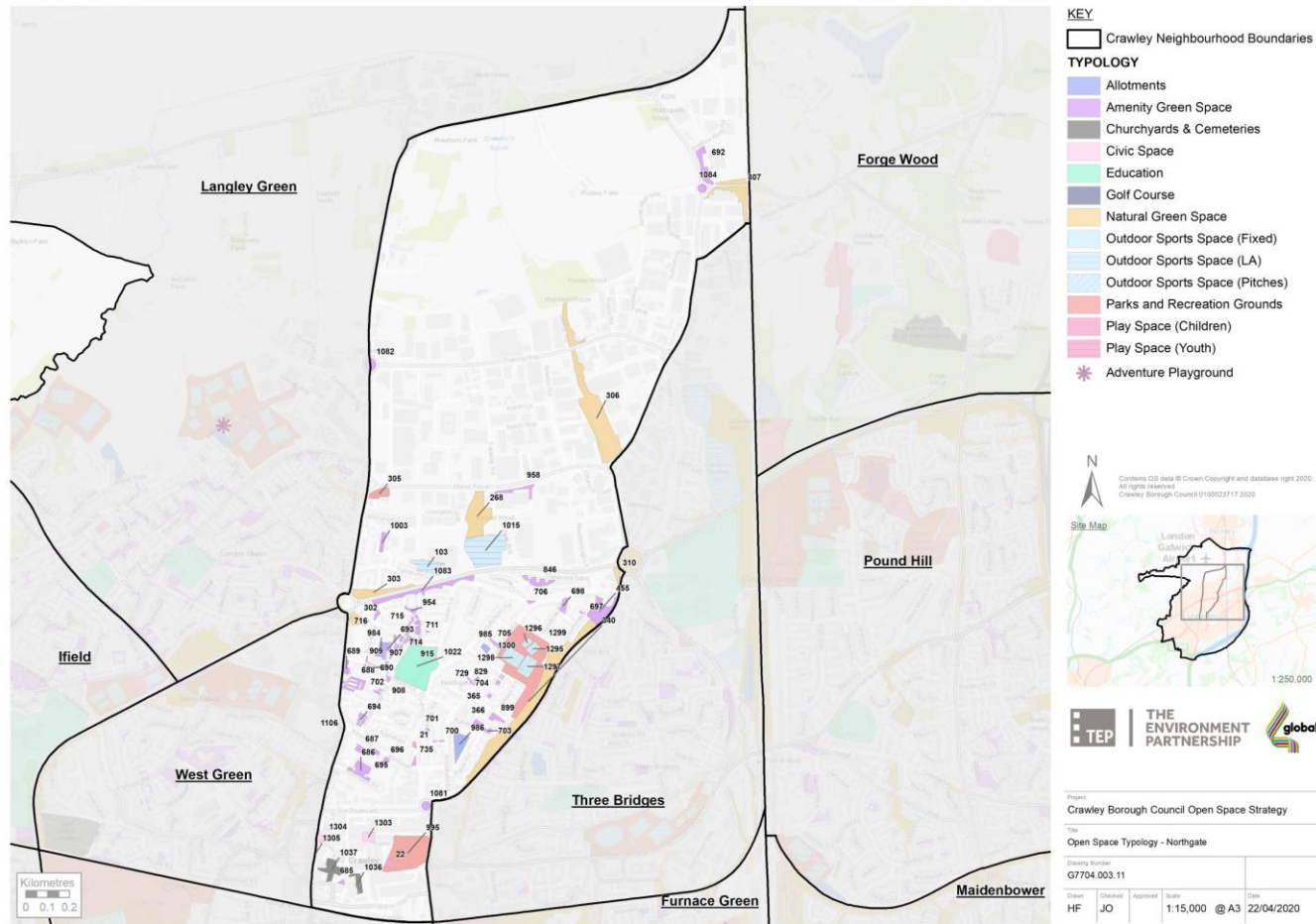


Figure 38: Open Space Typology - Northgate

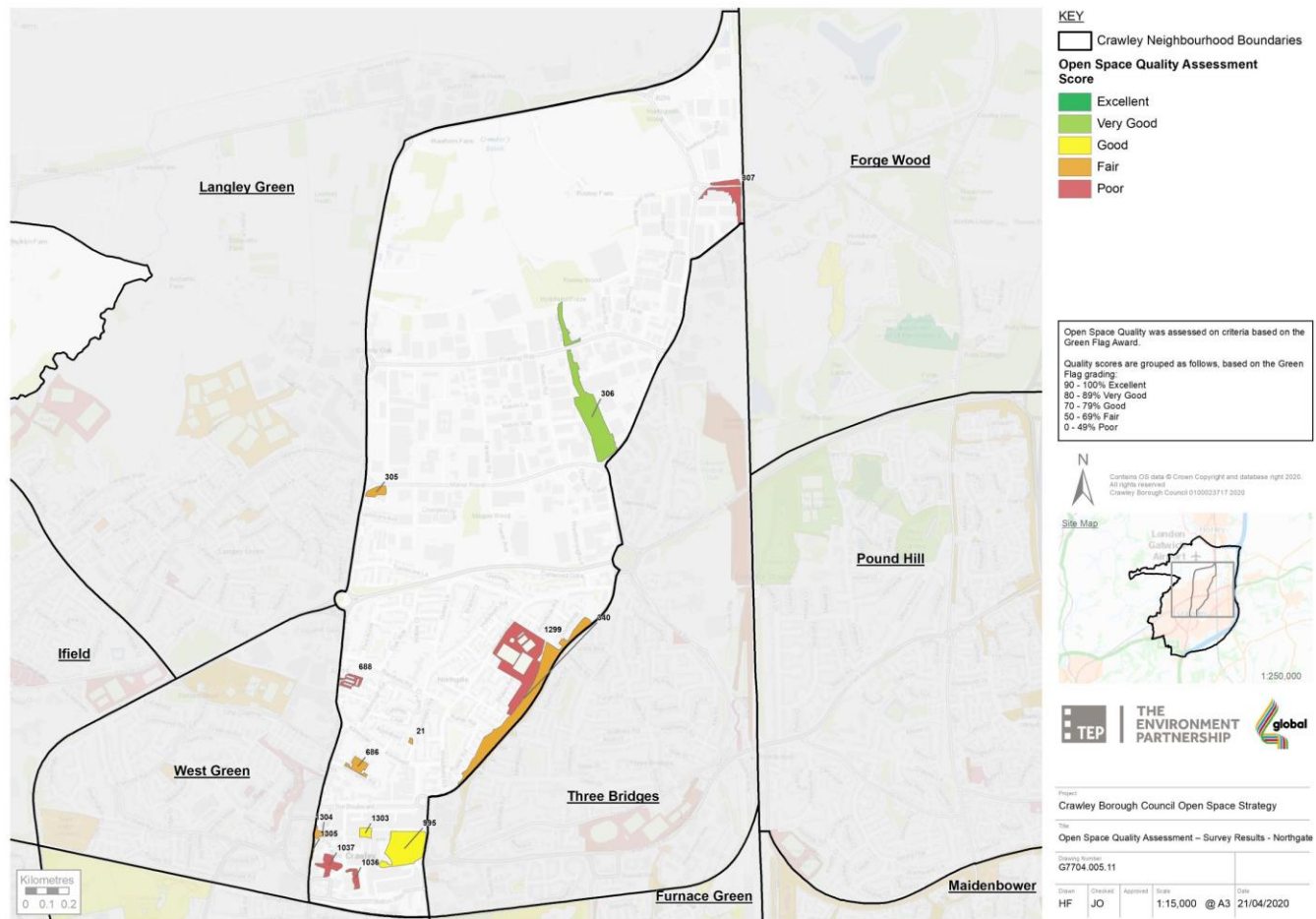


Figure 39: Open Space Quality Assessment - Survey Results - Northgate

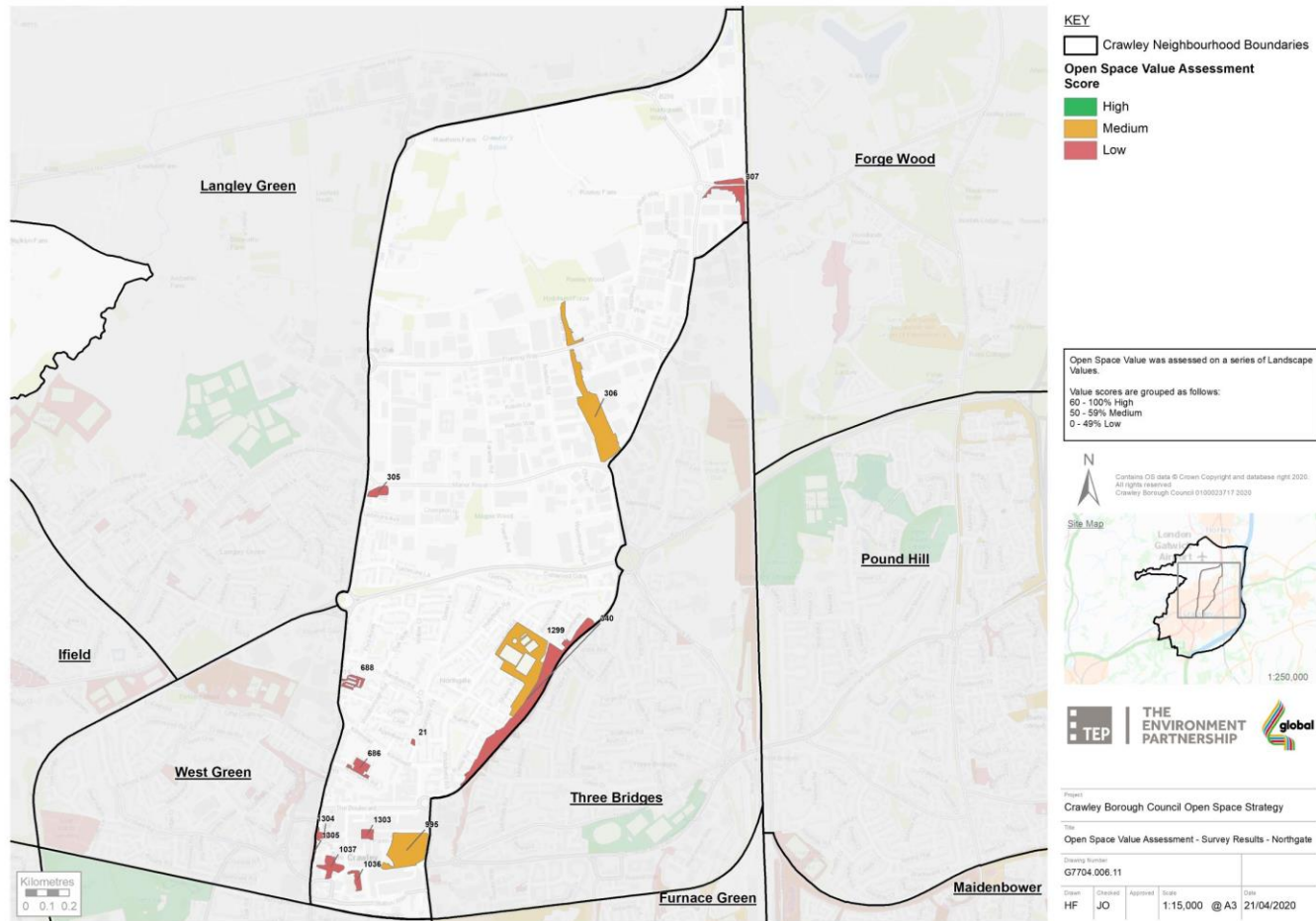


Figure 40: Open Space Value Assessment - Survey Results - Northgate

Pound Hill

- 7.100 Pound Hill is in the east of Crawley and is the largest of the 14 neighbourhoods. Due to its size, Pound Hill is split into two electoral wards; Pound Hill North and Pound Hill South.
- 7.101 Worth Park covers 8 ha and includes formal gardens, lake and woodland. Worth Park is a designated as a Historic Park and Garden.
- 7.102 Figure 41 shows open space typologies across the Pound Hill neighbourhood.

Quantity Analysis

- 7.103 Table 61 shows a breakdown of current and future provision by typology and any surplus and deficiencies. The future provision is based on the future population derived from the Crawley Council's latest housing trajectory.

Table 61: Pound Hill Open Space Provision by Typology

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1000)
Parks and Recreation Grounds	25.75	3.07	1.6	3.05
Amenity Green Space	4.55	0.54	0.6	0.54
Natural Green Space	24.18	2.88	1.8	2.86
Allotments	0.60	0.07	0.15	0.07
Play Space (Children)	0.29	0.03	0.05	0.03
Play Space (Youth)	0.02	0.002		0.002
Churchyards and Cemeteries	0	0	No Standard	0

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1000)
Civic Space	0	0	No Standard	0

Accessibility Analysis

- 7.104 There is good accessibility to Parks and Recreational Grounds, Amenity Green Space, Natural Green Space and Play Space (Children).
- 7.105 There is limited access to Allotments and Play Space (Youth) to the south west of Pound Hill and no Churchyard and Cemeteries or Civic Space.

Quality Analysis

- 7.106 Figure 42 shows each open space and the quality score from the open space audit.
- 7.107 Open space provision is Very Good to Poor quality. Grattons Park and Milton Mount Gardens are both Very Good quality open spaces.

Value Analysis

- 7.108 Figure 43 shows each open space and the value score from the open space audit.
- 7.109 Open space provision ranges from High to Low value. Grattons Park and Milton Mount Gardens are both High value open spaces and M23 NSN Natural Green Space is a Medium value open space. All other open spaces are Low value.

Future Provision

- 7.110 Table 62 shows the current and future provision for open space typology within Pound Hill. There is a housing trajectory of 22 dwellings by 2035 (based on the latest Crawley Council future housing trajectory and windfall sites) or 55 people (based on 2.5 people per dwelling).

Table 62: Pound Hill Open Space Provision Current and Future

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Parks and Recreation Grounds	1.47	1.45
Amenity Green Space	-0.06	-0.06
Natural Green Space	1.08	1.06

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Allotments	-0.08	-0.08
Play Space (Children & Youth)	-0.02	-0.02
Churchyards and Cemeteries	N/A	N/A
Civic Space	N/A	N/A

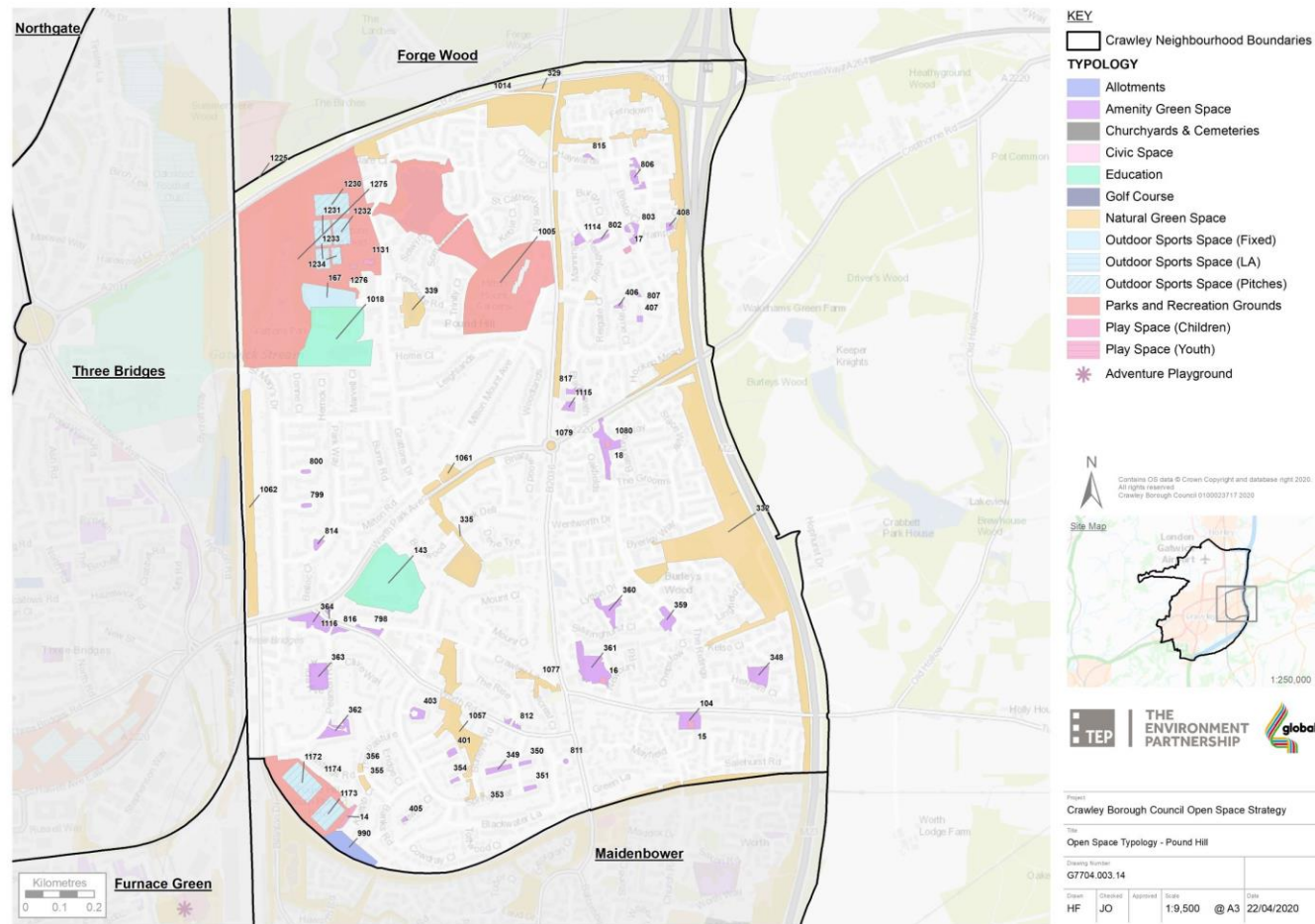


Figure 41: Open Space Typology - Pound Hill

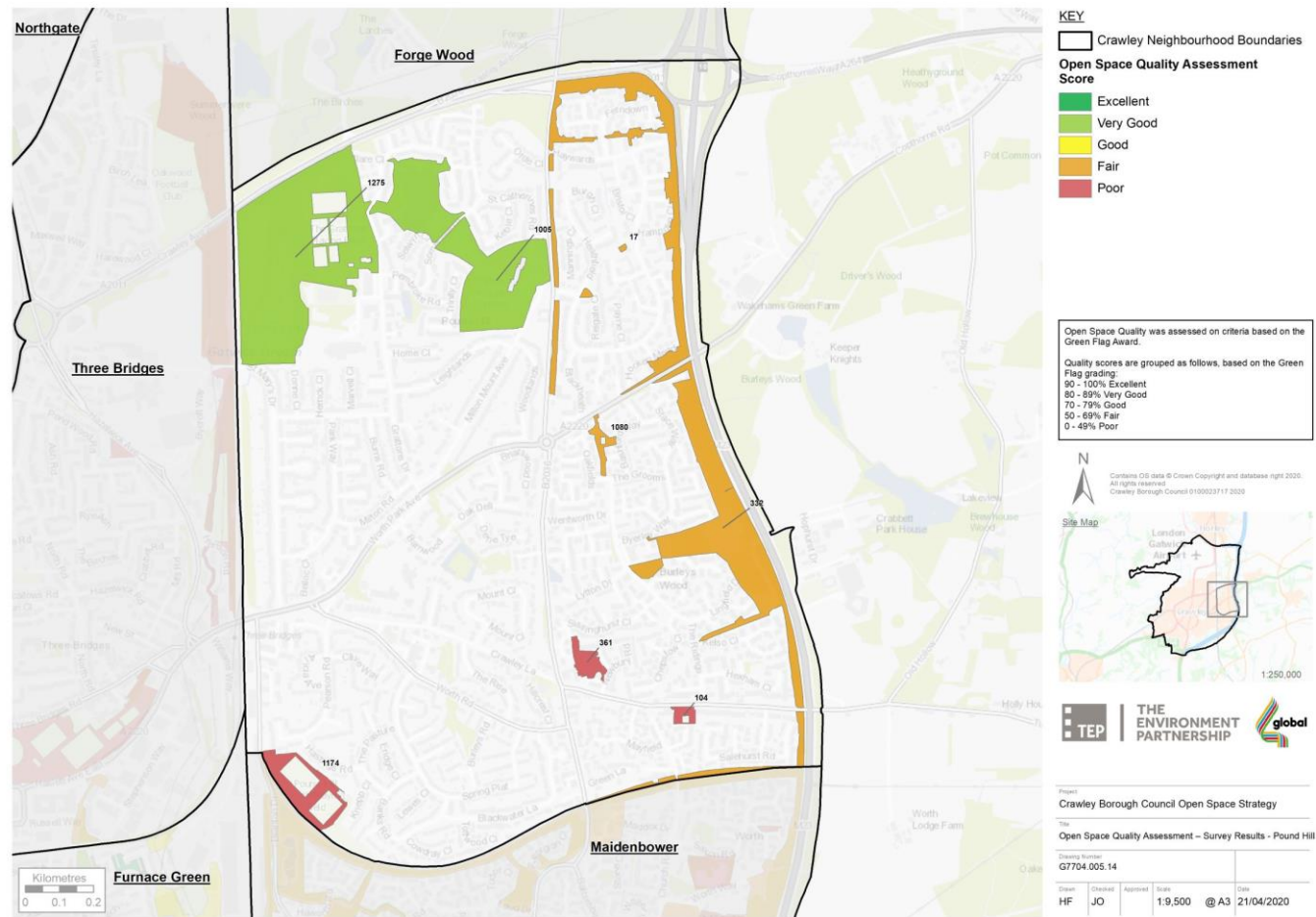


Figure 42: Open Space Quality Assessment - Survey Results - Pound Hill

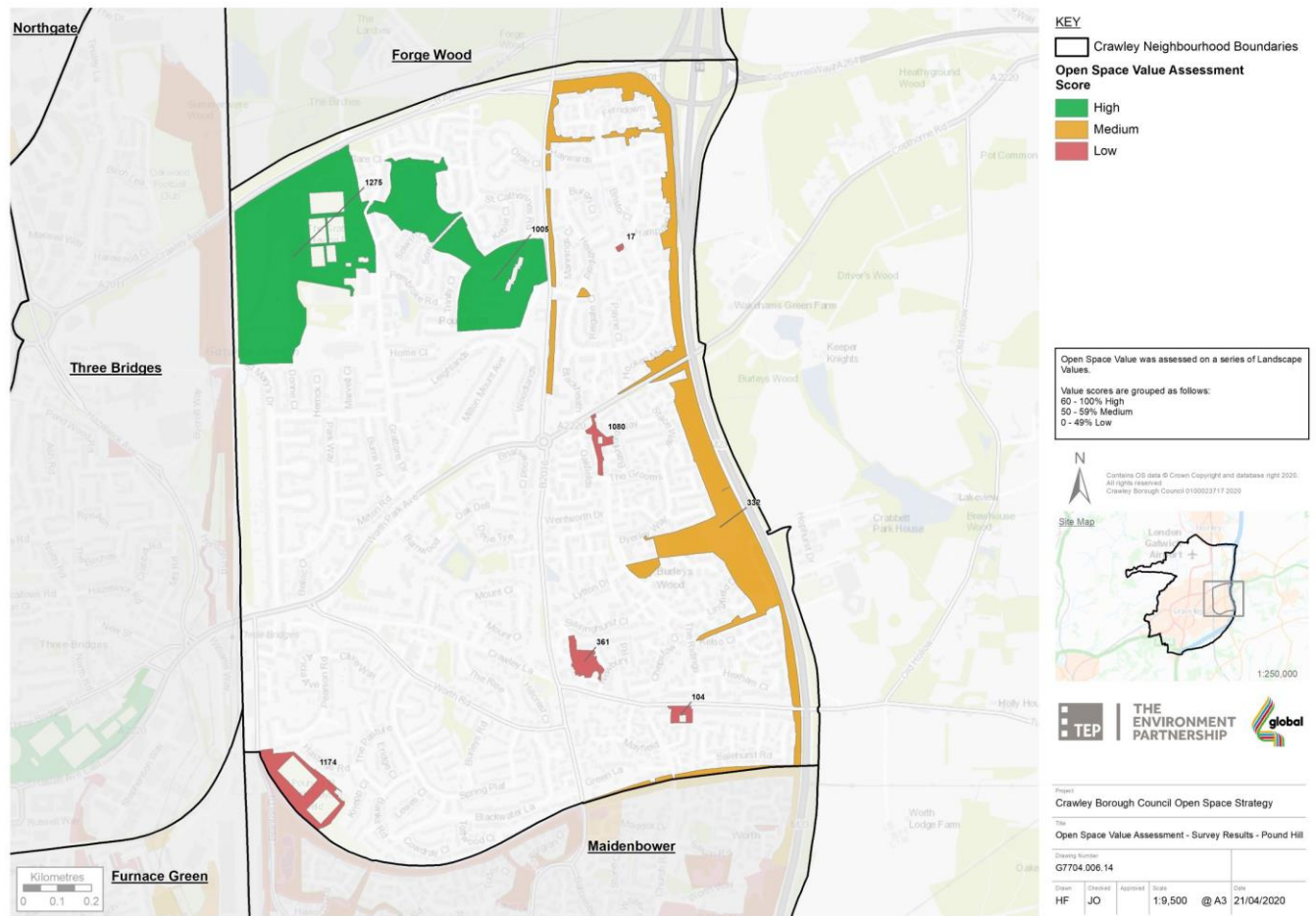


Figure 43: Open Space Value Assessment - Survey Results - Pound Hill

Southgate

- 7.111 Southgate is in the south of Crawley and within walking distance of the town centre. Goffs Park is located in Southgate and features a boating pond and lake, pitch and putt and a model railway.
- 7.112 Figure 44 shows open space typologies across the Southgate neighbourhood.

Quantity Analysis

- 7.113 Table 63 shows a breakdown of current and future provision by typology and any surplus and deficiencies. The future provision is based on the future population derived from Crawley Council's latest housing trajectory.

Table 63: Southgate Open Space Provision by Typology

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1000)
Parks and Recreation Grounds	20.47	2.35	1.6	2.16
Amenity Green Space	9.38	1.08	0.6	0.99
Natural Green Space	1.68	0.19	1.8	0.18
Allotments	1.32	0.15	0.15	0.14
Play Space (Children)	0.58	0.07	0.05	0.06
Play Space (Youth)	0	0		0
Churchyards and Cemeteries	0	0	No Standard	0
Civic Space	0	0	No Standard	0

Accessibility Analysis

- 7.114 There is good accessibility to Parks and Recreational Grounds, Amenity Green Space, Natural Green Space, Allotments and Play Space (Children).
- 7.115 There is limited access Play Space (Youth) and no access to Churchyard and Cemeteries and Civic Space.

Quality Analysis

- 7.116 Figure 45 shows each open space and the quality score from the open space audit.
- 7.117 Open space provision is Fair and Good quality. Goffs Park to the north west is the largest open space provision in the neighbourhood and is Good quality.

Value Analysis

- 7.118 Figure 46 shows each open space and the value score from the open space audit.
- 7.119 Open space provision ranges from High to Low. Goffs Park is a High value open space provision and Rackham Close Landscaping Natural Green Space is Medium value. All other open space provisions are Low value.

Future Provision

- 7.120 Table 64 shows the current and future provision for open space typology within Southgate. There is a housing trajectory of 363 dwellings by 2035 (based on the latest Crawley Council future housing trajectory and windfall sites) or 762 people (based on 2.1 people per dwelling¹³).

Table 64: Southgate Open Space Provision Current and Future

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Parks and Recreation Grounds	0.75	0.56
Amenity Green Space	0.48	0.39
Natural Green Space	-1.61	-1.62
Allotments	0	-0.01
Play Space (Children & Youth)	0.02	0.01
Churchyards and Cemeteries	N/A	N/A

¹³ Neighbourhoods in that cover Crawley town centre have lower person per dwelling)

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Civic Space	N/A	N/A

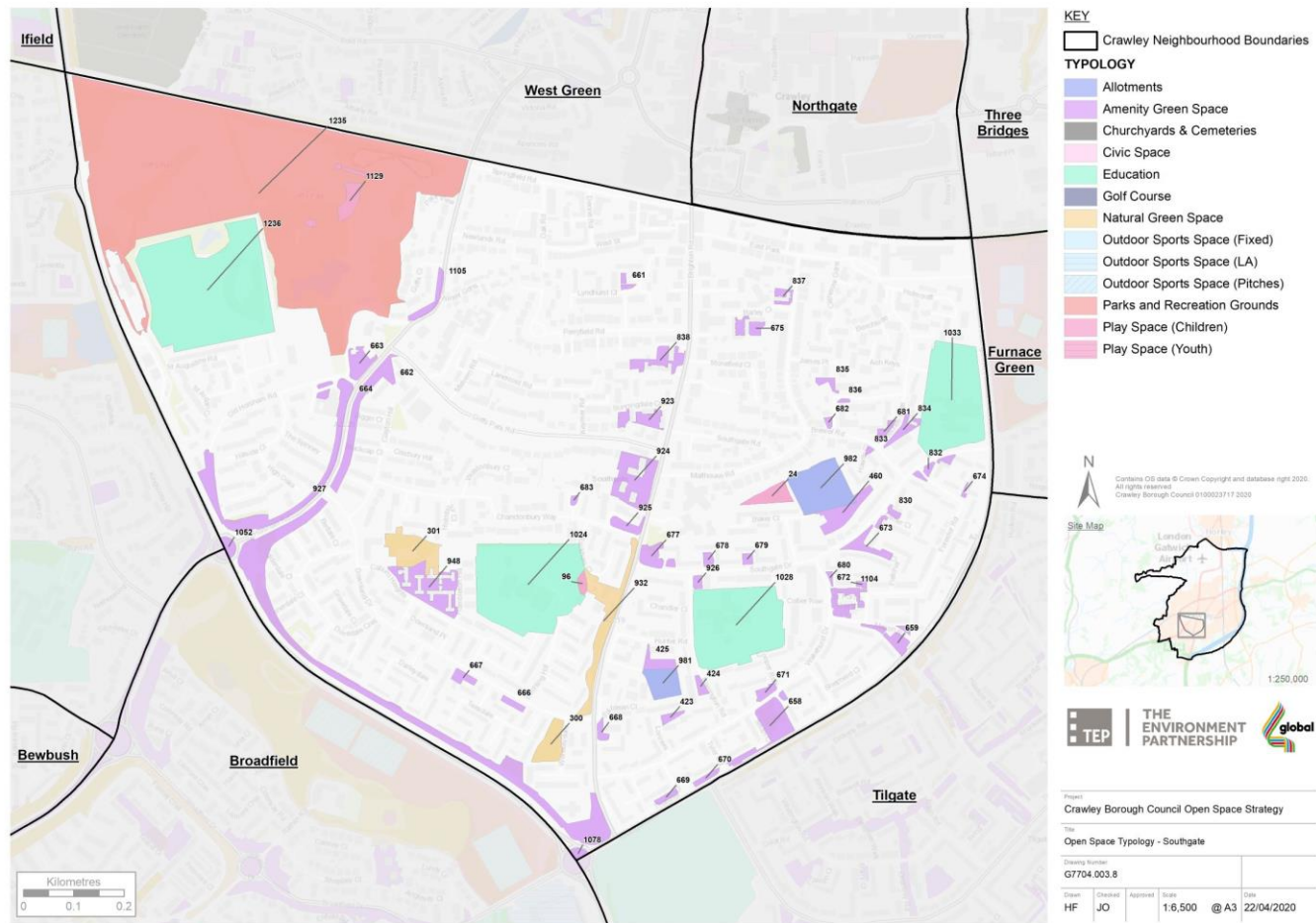


Figure 44: Open Space Typology - Southgate

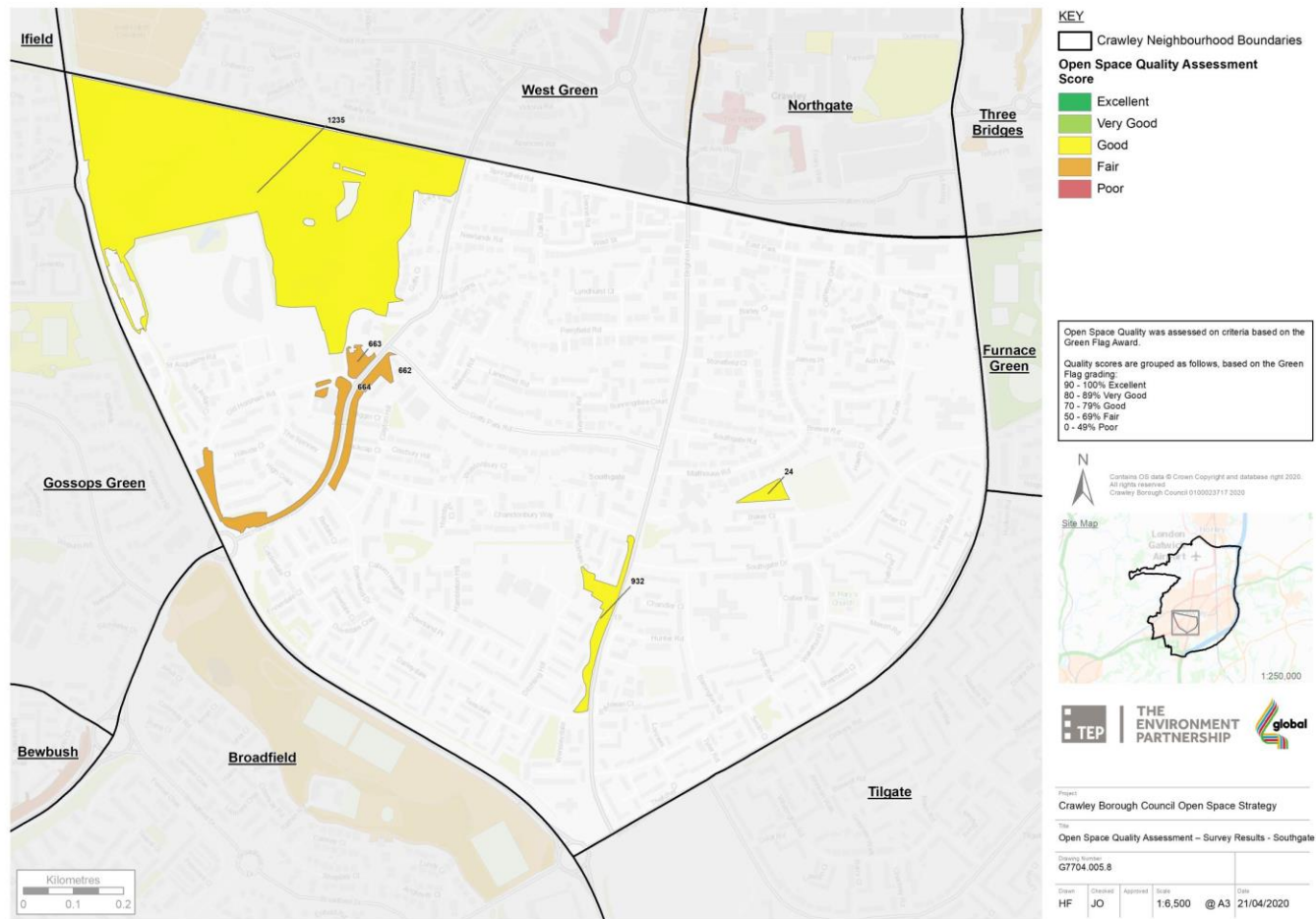


Figure 45: Open Space Quality Assessment - Survey Results - Southgate

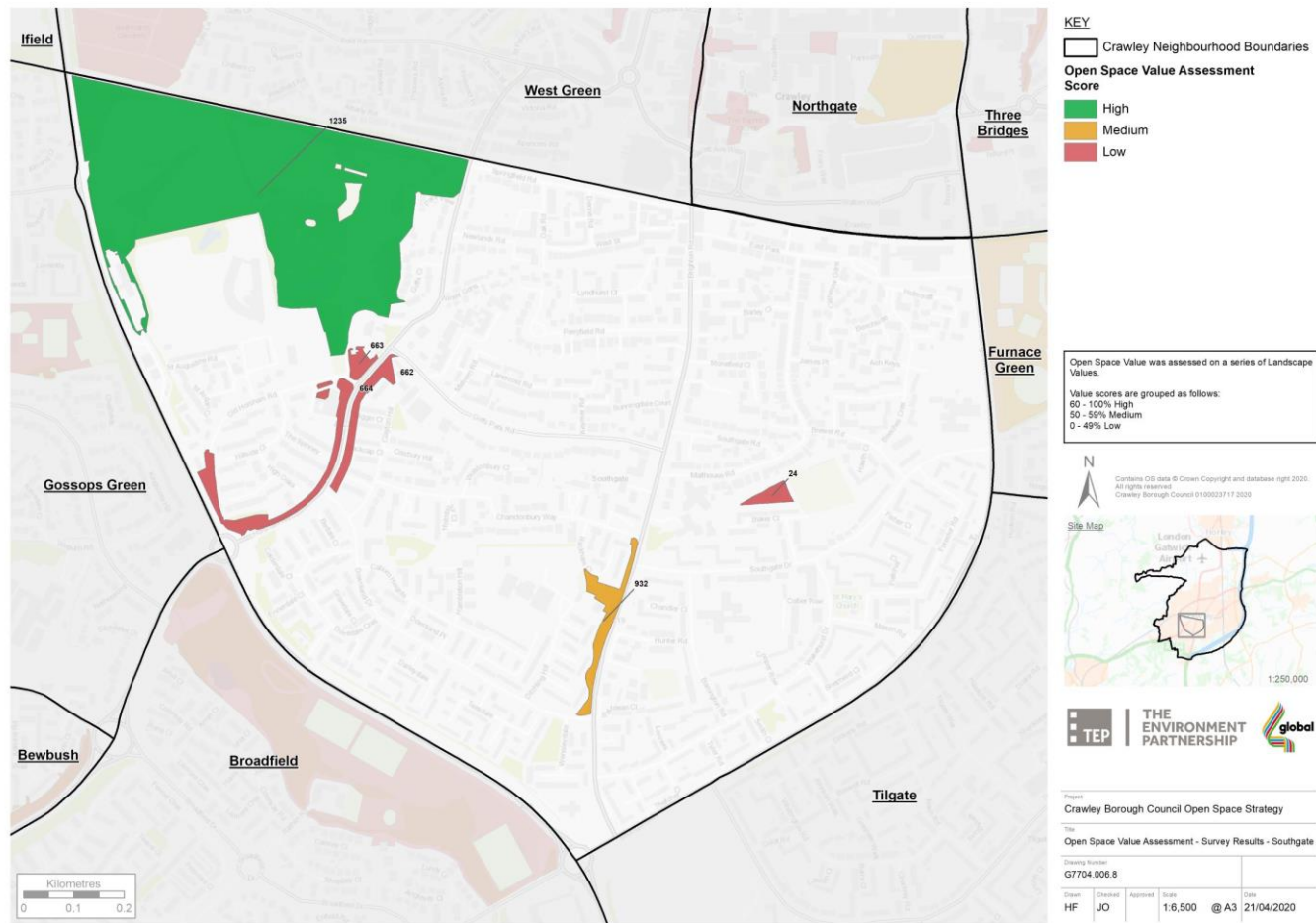


Figure 46: Open Space Value Assessment - Survey Results - Southgate

Three Bridges

- 7.121 Three Bridges is in the central north part of Crawley and was originally a small village, which merged with Crawley and Ifield to become Crawley New Town.
- 7.122 Figure 47 shows open space typologies across the Three Bridges neighbourhood.

Quantity Analysis

- 7.123 Table 65 shows a breakdown of current and future provision by typology and any surplus and deficiencies. The future provision is based on the future population derived from Crawley Council's latest housing trajectory.

Table 65: Three Bridges Open Space Provision by Typology

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1000)
Parks and Recreation Grounds	4.91	0.06	1.6	0.43
Amenity Green Space	4.45	0.53	0.6	0.39
Natural Green Space	15.81	1.87	1.8	1.40
Allotments	1.75	0.21	0.15	0.16
Play Space (Children)	0.32	0.04	0.05	0.03
Play Space (Youth)	0.06	0.01		0.005
Churchyards and Cemeteries	0	0	No Standard	0
Civic Space	0.14	0.02	No Standard	0.005

Accessibility Analysis

- 7.124 There is good accessibility to Parks and Recreational Grounds, Amenity Green Space, Natural Green Space, Allotments and Play Space (Children).
- 7.125 There is limited access Play Space (Youth) and Civic Space. There is no access to Churchyards and Cemeteries.

Quality Analysis

- 7.126 Figure 48 shows each open space and the quality score from the open space audit.
- 7.127 Open space provision is Poor to Good quality. Commonwealth Drive Amenity Green Space is a Good quality open space and Three Bridges Playing Fields is a Poor quality open space.

Value Analysis

- 7.128 Figure 49 shows each open space and the value score from the open space audit.
- 7.129 Open space provision is either High or Low value. Three Bridges Play Fields is a High value open space provision, all other open space provisions are Low value.
- 7.130 Brighton Rail Line Landscaping has been noted for its value due to the important contribution to nature conservation and area of ancient woodland.

Future Provision

- 7.131 Table 66 shows the current and future provision for open space typology within Three Bridges. There is a housing trajectory of 1,346 dwellings by 2035 (based on the latest Crawley Council future housing trajectory and windfall sites) or 2,827 people (based on 2.1 people per dwelling¹⁴).

Table 66: Three Bridges Open Space Provision Current and Future

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Parks and Recreation Grounds	-1.02	-1.17
Amenity Green Space	-0.07	-0.21
Natural Green Space	0.07	-0.40
Allotments	0.06	0.01
Play Space (Children & Youth)	0.00	-0.01

¹⁴ Neighbourhoods within Crawley town centre have a lower person per dwelling ratio)

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Churchyards and Cemeteries	N/A	N/A
Civic Space	N/A	N/A

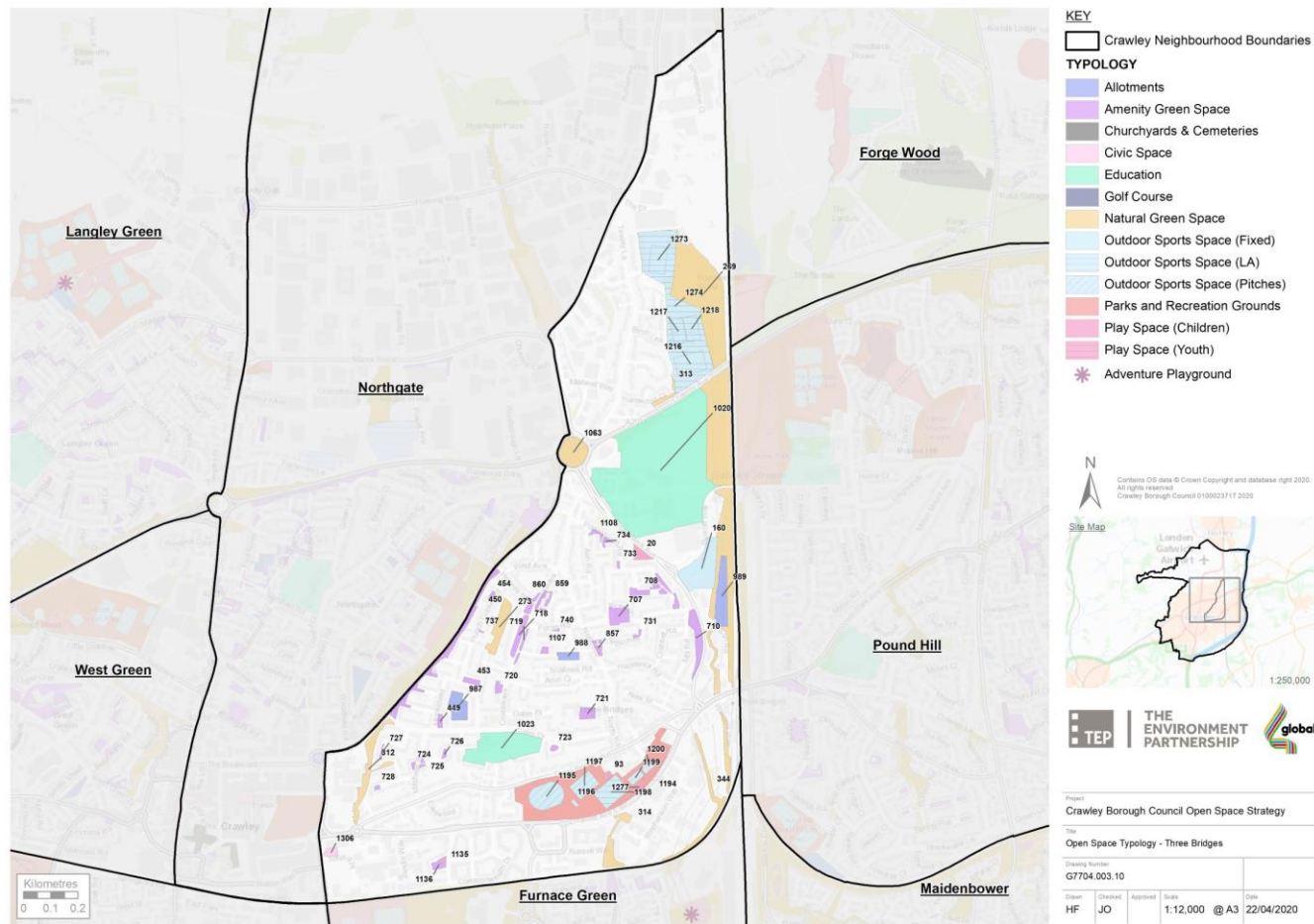


Figure 47: Open Space Typology - Three Bridges

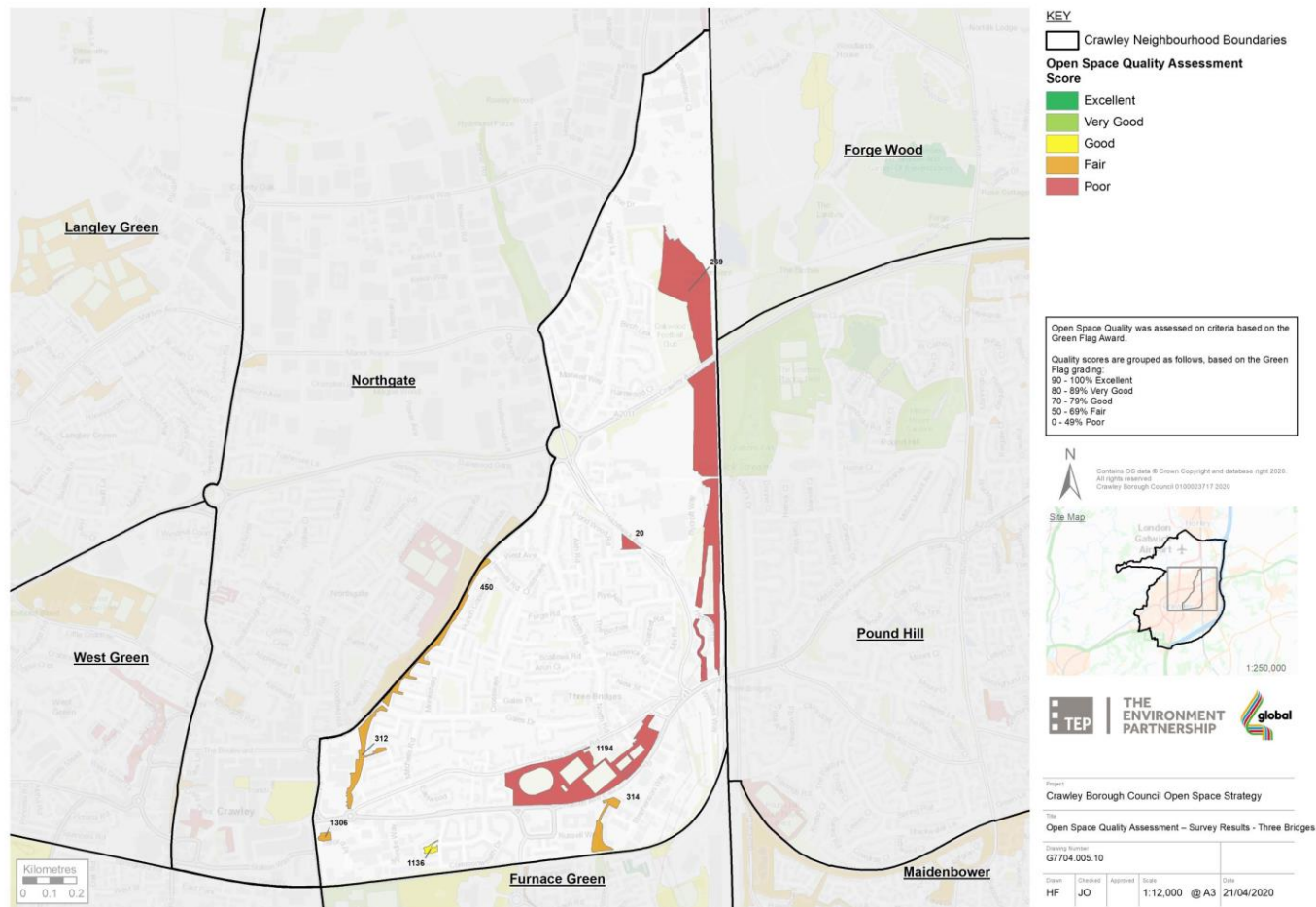


Figure 48: Open Space Quality Assessment - Survey Results - Three Bridges

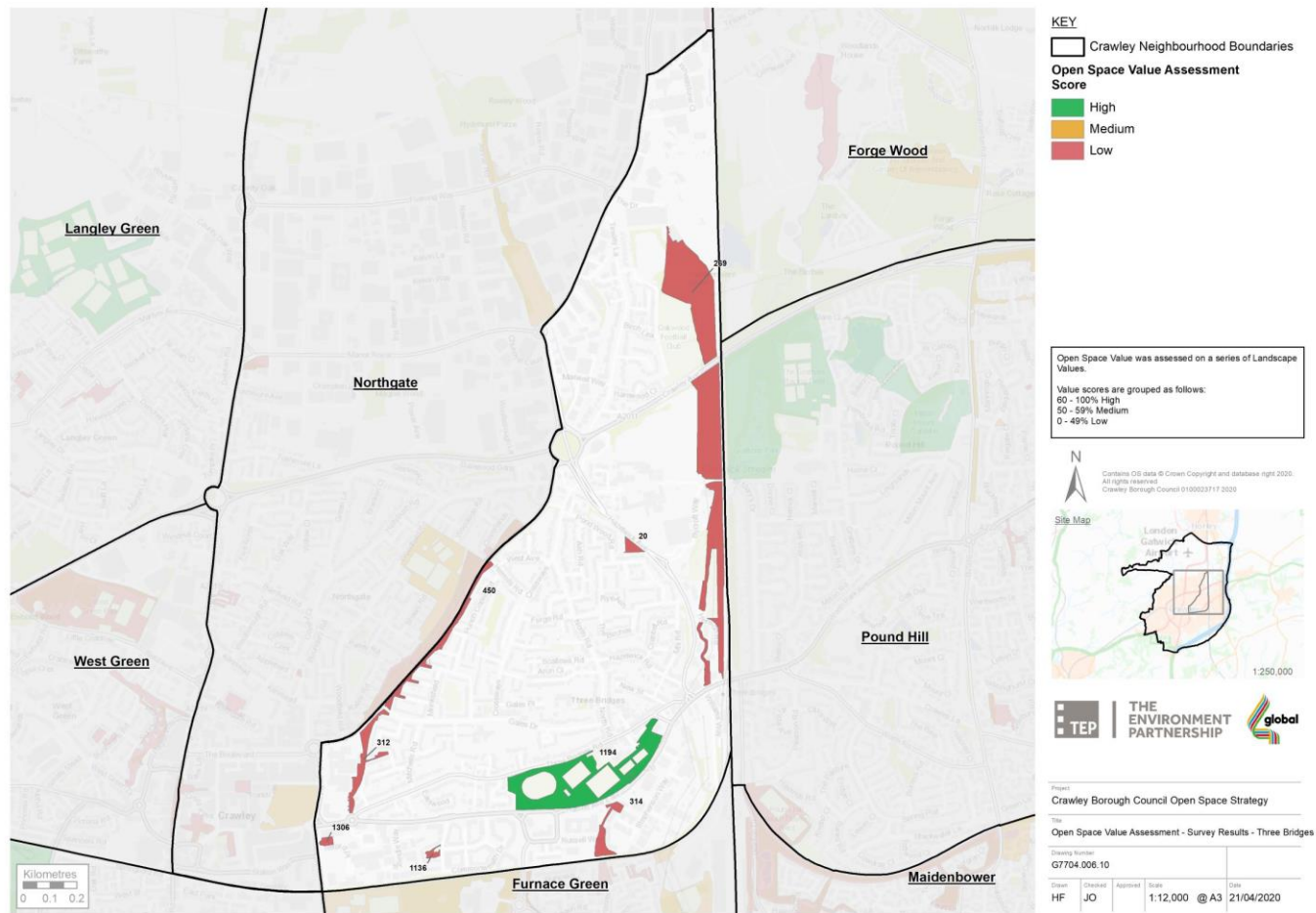


Figure 49: Open Space Value Assessment - Survey Results - Three Bridges

Tilgate

- 7.132 The neighbourhood of Tilgate is in the south of Crawley on the boundary of Crawley and Mid-Sussex. Tilgate Park is the area's most well-known open space and is one of Sussex's most popular tourist attractions. Tilgate Park includes lakes, lawns, formal gardens and woodlands. The park has a nature centre for outdoor education and there is a Go Ape course for recreation.
- 7.133 Figure 50 shows open space typologies across the Tilgate neighbourhood.

Quantity Analysis

- 7.134 Table 67 shows a breakdown of current and future provision by typology and any surplus and deficiencies. The future provision is based on the future population derived from Crawley Council's latest housing trajectory.

Table 67: Tilgate Open Space Provision by Typology

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1000)
Parks and Recreation Grounds	102.39	16.84	1.6	15.71
Amenity Green Space	7.52	1.24	0.6	1.15
Natural Green Space	52.89	8.70	1.8	8.12
Allotments	1.56	0.26	0.15	0.24
Play Space (Children)	0.57	0.09	0.05	0.09
Play Space (Youth)	0	0		0
Churchyards and Cemeteries	0	0	No Standard	0
Civic Space	0	0	No Standard	0

Accessibility Analysis

- 7.135 There is good accessibility to Parks and Recreational Grounds, Natural Green Space, and Play Space (Children).
- 7.136 There is limited access Amenity Green Space and Allotments. There is no accessibility to Play Space (Youth), Civic Space or Churchyard and Cemeteries.

Quality Analysis

- 7.137 Figure 51 shows each open space and the quality score from the open space audit.
- 7.138 Tilgate neighbourhood has the highest quality open space provision, ranging from Fair to Excellent. Tilgate Park and Loppetts Road Outdoor Sports Pitches are both Excellent quality.

Value Analysis

- 7.139 Figure 52 shows each open space and the value score from the open space audit.
- 7.140 Open space provision ranges from High to Low. Tilgate Park is a High value open space and K2 Sports Centre OSF Park and Recreation Ground is Medium value. All other open space provisions are Low value.

Future Provision

- 7.141 Table 68 shows the current and future provision for open space typology within Tilgate. There is a housing trajectory of 174 dwellings by 2035 (based on the latest Crawley Council future housing trajectory and windfall sites) or 435 people (based on 2.5 people per dwelling).

Table 68: Tilgate Open Space Provision Current and Future

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Parks and Recreation Grounds	15.24	14.11
Amenity Green Space	0.64	0.55
Natural Green Space	6.90	6.32
Allotments	0.11	0.09
Play Space (Children & Youth)	0.04	0.04

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Churchyards and Cemeteries	N/A	N/A
Civic Space	N/A	N/A

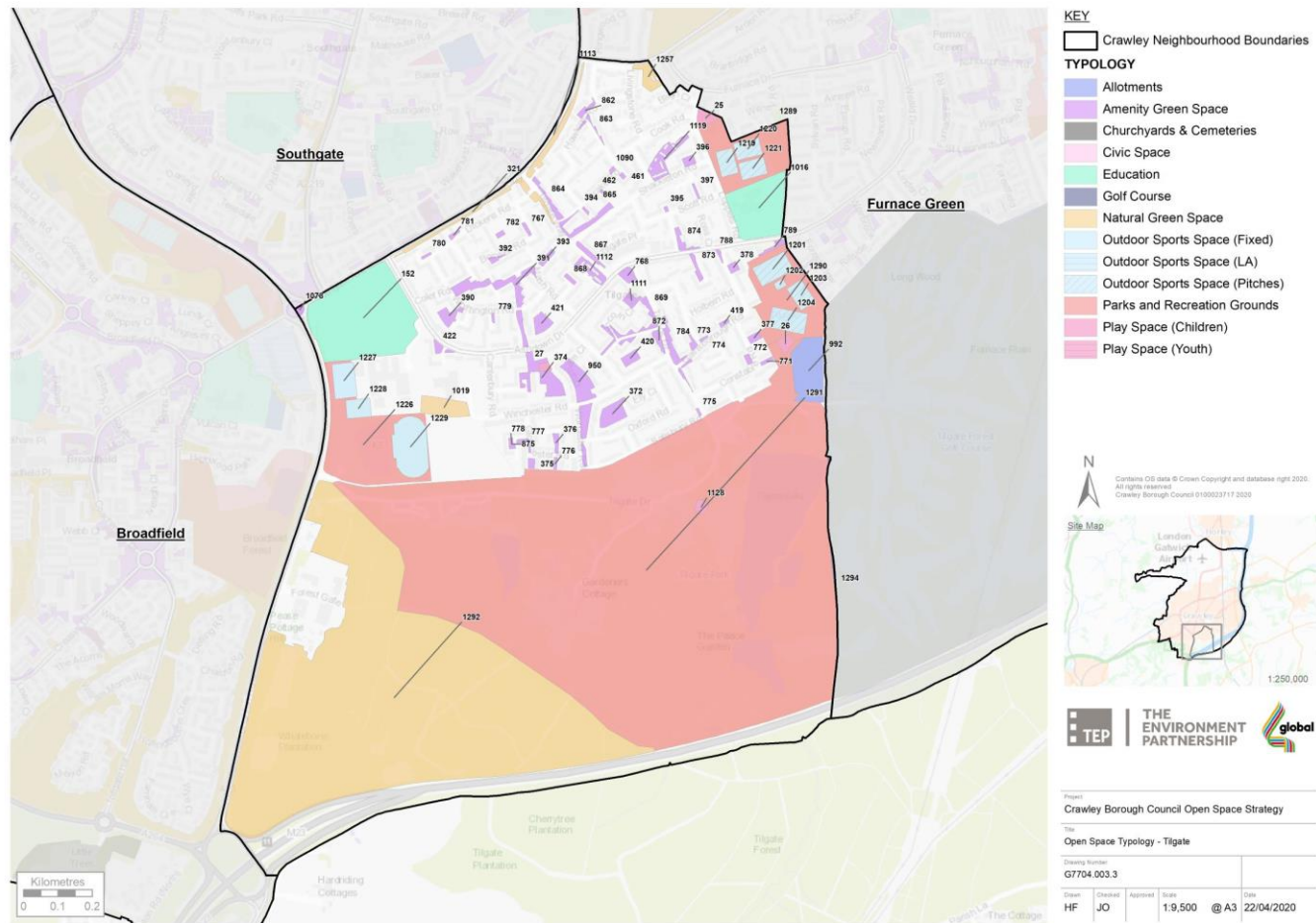


Figure 50: Open Space Typology - Tilgate

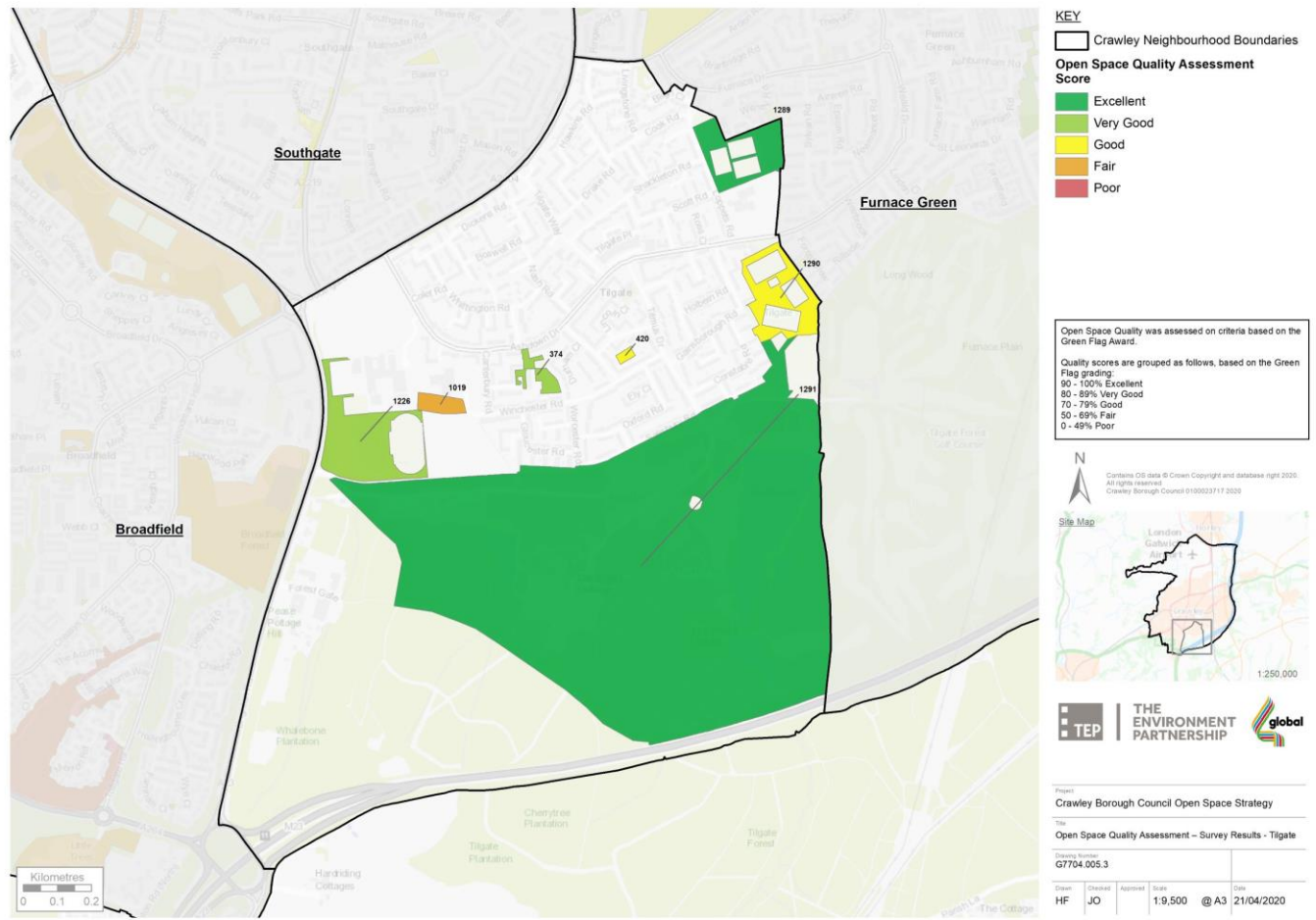


Figure 51: Open Space Quality Assessment - Survey Results - Tilgate

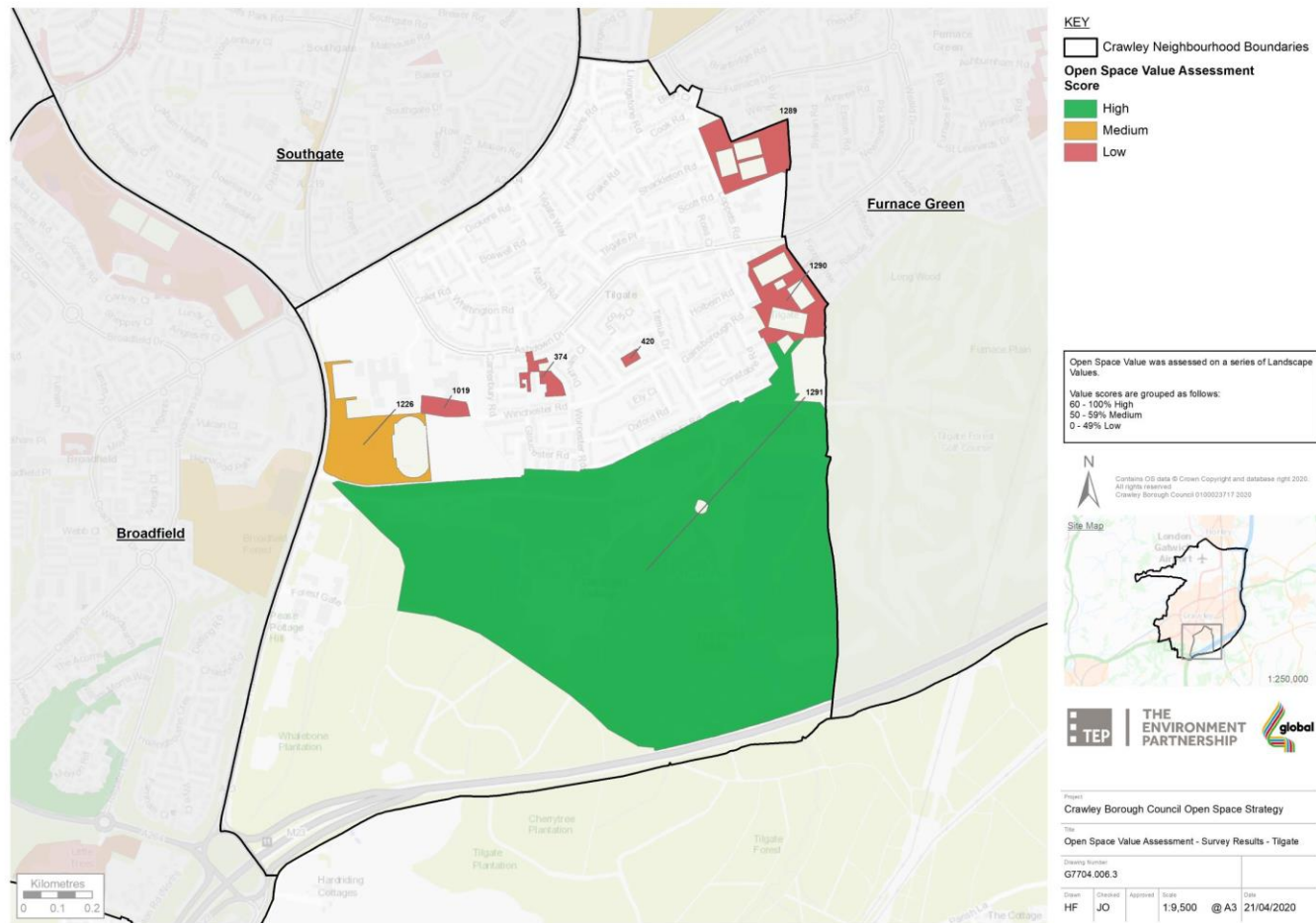


Figure 52: Open Space Value Assessment - Survey Results - Tilgate

West Green

7.142 West Green is located to the west of Crawley town centre. It was built in the 1950s as part of the New Town and includes part of the original town of Crawley. West Green Park is situated in this neighbourhood and comprises cricket pitches, a pavilion, tennis courts, children's play area and walking routes.

7.143 Figure 53 shows open space typologies across the West Green neighbourhood.

Quantity Analysis

7.144 Table 69 shows a breakdown of current and future provision by typology and any surplus and deficiencies. The future provision is based on the future population derived from Crawley Council's latest housing trajectory.

Table 69: West Green Open Space Provision by Typology

Open Space Typology	Existing Provision (ha)	Existing Provision (ha/1000)	Proposed Standard (ha/1000)	2035 Provision (ha/1000)
Parks and Recreation Grounds	6.43	1.17	1.6	1.10
Amenity Green Space	3.81	0.69	0.6	0.65
Natural Green Space	4.59	0.84	1.8	0.78
Allotments	0.25	0.05	0.15	0.04
Play Space (Children)	0.16	0.03	0.05	0.03
Play Space (Youth)	0	0		0
Churchyards and Cemeteries	3.88	0.71	No Standard	0.66
Civic Space	0.25	0.05	No Standard	0.04

Accessibility Analysis

- 7.145 There is good accessibility to Parks and Recreational Grounds, Natural Green Space, Amenity Green Space, Allotments and Play Space (Children).
- 7.146 There is no Play Space (Youth) provision.

Quality Analysis

- 7.147 Figure 54 shows each open space and the quality score from the open space audit.
- 7.148 Open space provision is Fair or Poor quality in West Green neighbourhood. Sunnymead NSN Natural Green Space and Kitts Close Amenity Green Space are both Poor quality open space provisions. All other open space provisions are Fair quality.

Value Analysis

- 7.149 Figure 55 shows each open space and the value score from the open space audit.
- 7.150 All open space provisions in West Green are Low value.

Future Requirements

- 7.151 Table 70 shows the current and future provision for open space typology within West Green. There is a housing trajectory of 179 dwellings by 2035 (based on the latest Crawley Council future housing trajectory and windfall sites) or 376 people. The 179 dwellings will have a negligible impact on the current provision of open space.

Table 70: West Green Open Space Provision Current and Future

Open Space Typology	Current (2019) Surplus/Deficiency (ha/1000)	Future (by 2035) Surplus/Deficiency (ha/1000)
Parks and Recreation Grounds	-0.43	-0.50
Amenity Green Space	0.09	0.05
Natural Green Space	-0.96	-1.02
Allotments	-0.10	-0.11
Play Space (Children & Youth)	-0.02	-0.02
Churchyards and Cemeteries	N/A	N/A
Civic Space	N/A	N/A

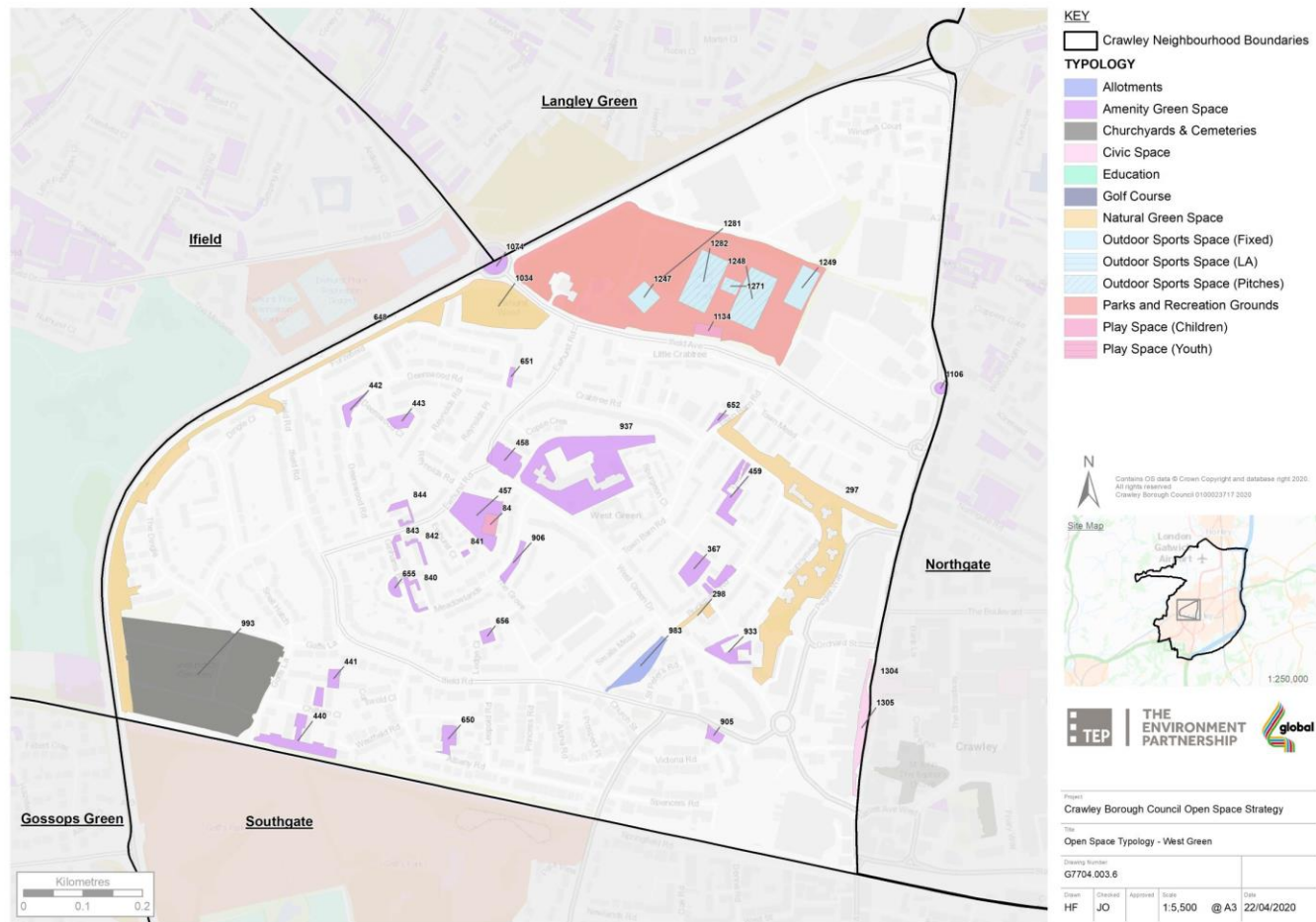


Figure 53: Open Space Typology - West Green

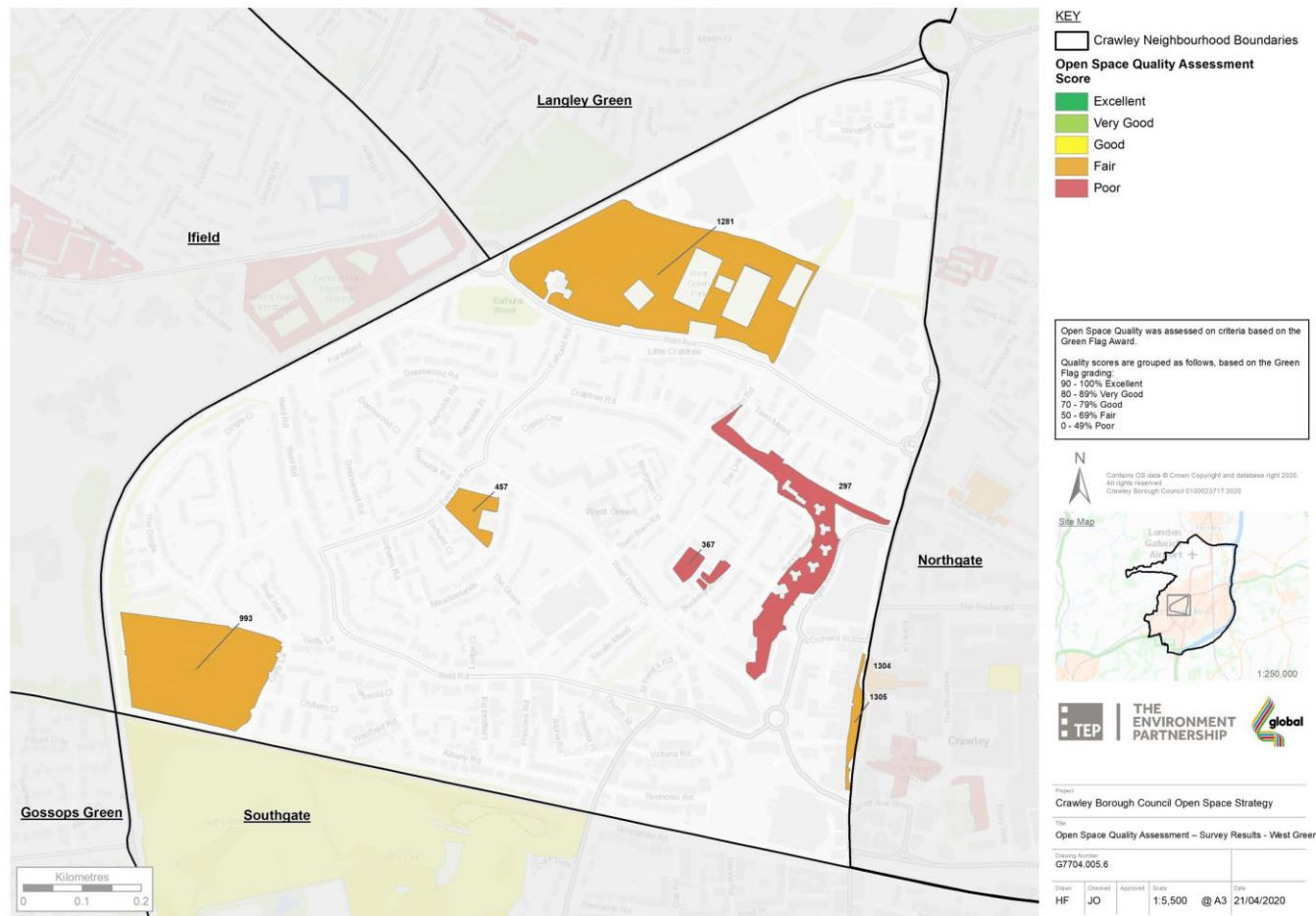


Figure 54: Open Space Quality Assessment - Survey Results - West Green

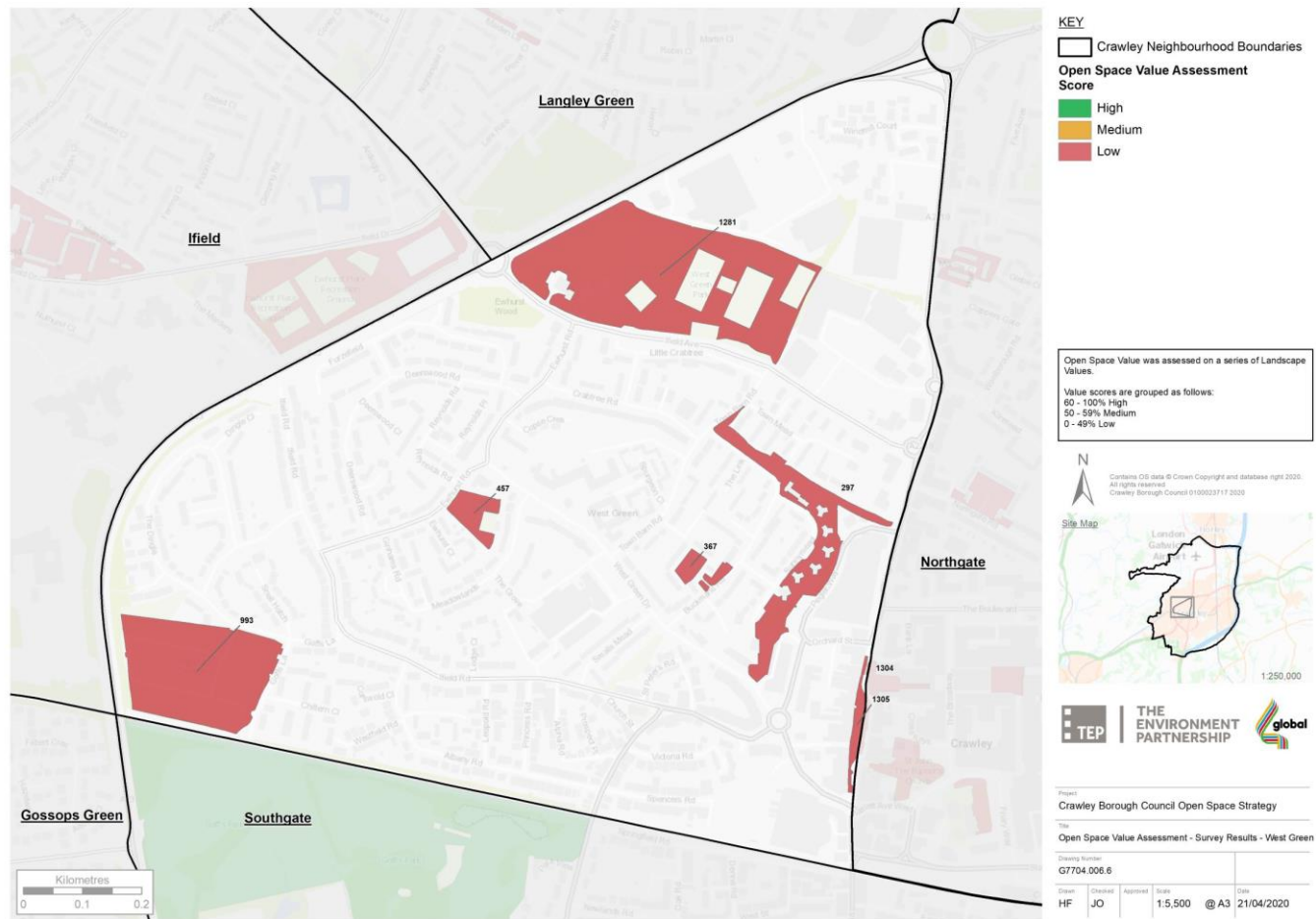


Figure 55: Open Space Value Assessment - Survey Results - West Green

8.0 Recommendations

8.1 The following paragraphs detail the main recommendations following the result of this Open Space, Sport and Recreation Assessment.

Adopt the Recommended Standards

8.2 This Open Space, Sport and Recreation Assessment is in line with the National Planning Policy Framework (NPPF) (2019) and Planning Practice Guidance (PPG) for Open Space, which have replaced PPG 17: Planning for Open Space Sport and Recreation (2002) and its Companion Guide, Assessing Needs and Opportunities: A companion guide to PPG 17 (2002). Whilst the Companion Guide to Planning Policy Guidance Note 17 has been superseded, it is acknowledged that the principals and approach within the guidance have not been replaced and remains relevant.

8.3 This Open Space, Sport and Recreation Assessment has reviewed local quantity, accessibility, quality and value of the open space provision in Crawley.

8.4 Therefore, this Open Space, Sport and Recreation Assessment has resulted in recommendations for standards that are robust and can form a basis for addressing any deficiencies resulting from proposed development.

8.5 It is recommended that the proposed standards are adopted as policy as part of the emerging Local Plan review.

Open Space Supplementary Planning Document (SPD)

8.6 An SPD should be published to outline the requirements of developers to:

- protect, replace or enhance open spaces impacted by their proposals; and
- review local open space provision in regards to the increase in population.

8.7 The SPD should outline how Section 106 Agreement monies in relation to open spaces should be calculated.

Protect Surplus Open Spaces

8.8 The importance of open spaces has been laid out earlier in this Open Space, Sport and Recreation Assessment. Where a proposed planning application shows that it would result in the loss of an open space a quantity assessment should be carried out to understand if this would create a deficiency in that type of open space. Where a quantity assessment evidences no deficiency an assessment of the open space's historical, cultural, visual, amenity and ecological value should be undertaken to understand the full ramifications of its loss, including impact to the wider green infrastructure functions.

8.9 The local planning authority will consider the quality and value of the site within the decision making process by considering:

- the quality and value assessment made as part of this assessment (if the site was included in the full quality and value assessment), this will highlight what the loss would be in terms on the quality of the site and its values;

- any planning designations that apply to site, for example, is the site within a Conservation Area or in the setting of a Listed Building;
- all matters covered by an Environmental Impact Assessment, if appropriate.

Multi-functional Open Spaces

8.10 Open spaces are required to do more under agendas such as health and wellbeing and climate change mitigation and adaptation. Wherever possible, the Council should look to open spaces to deliver multiple functions, including:

- Recreation;
- Green travel routes;
- Aesthetic;
- Shading from the sun;
- Evaporative cooling;
- Trapping air pollutants;
- Noise absorption;
- Habitat for wildlife;
- Connectivity for wildlife;
- Heritage;
- Cultural;
- Carbon storage;
- Food production;
- Wind shelter;
- Learning;
- Water storage;
- Water infiltration;
- Water interception; and
- Green roofs and green walls.

Space for Food Growing

8.11 Community food growing opportunities should be sought through new development and areas of derelict or underused spaces. A variety of sites can be utilised such as:

- Communal land on a housing estate;
- Waste ground and derelict sites;
- Land within parks;
- Land awaiting development;
- Rooftops;
- Hospital grounds or school grounds; and
- Allotments.

8.12 Community growing spaces have many mental and physical health benefits, as well as encouraging community cohesion, education and economic development through developing new skills and selling produce.

1.0 APPENDIX A: Detailed Policy and Strategy Review

National Planning Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was updated in February 2019 and sets out the Government's planning policies for England and how these are to be applied. The NPPF (2019) is a material consideration in decision and Local Plan making. The NPPF (2019) sets out the Government's planning policies and how these are to be applied. The NPPF (2019) requirements in relation to open space are outlined in the following paragraphs.

Open space is defined in the NPPF (2019) as:

"All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity".

The NPPF (2019), Paragraph 31 states with regards to preparing and reviewing plans that *"The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals"*.

Strategic Policies

The Strategic Policies set out an overall strategy for pattern, scale and quality of development, and make sufficient provision for "conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation" Paragraph 20 (d).

Promoting Healthy and Safe Communities

Paragraph 91 of the NPPF (2019) states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Paragraph 92 states that planning policies should plan positively, including for the provision and use of shared spaces and community facilities to enhance the sustainability of communities and residential environments. Paragraph 92 a, b and c state that planning policies should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

Paragraph 96 states that access to high quality open spaces and opportunities for sport and recreation is important for the health and well-being of communities and planning policies should be based on robust and up-to-date assessments of the needs for open space and recreation facilities and opportunities for new provision.

Paragraph 97 states that existing open space including sports and recreational buildings and playing fields should not be built on unless an assessment has been undertaken which has clearly shown the open space is surplus to requirements; or the loss would be replaced by equivalent or better provision in a suitable location; or the development is for alternative sports and recreational provision.

Paragraph 99 states that local communities through local and neighbourhood plans should be able to identify green areas of particular importance to them that may warrant special protection through designation as 'Local Green Space'.

Promoting Sustainable Transport

Paragraph 102 states that development proposals should provide opportunities to promote walking, cycling and public transport. Furthermore the environmental impacts of traffic and transport infrastructure should be identified and appropriate opportunities sought to avoid these impacts and mitigate any adverse effects for net environmental gains.

Paragraph 104 (d) states that planning policies provide for high quality walking and cycling networks. Furthermore paragraph 110 (c) states the developments should create places that are safe, secure and attractive - which minimises the scope for conflicts between pedestrians, cyclists and vehicles.

Making Effective Use of Land

Chapter 11 aims to ensure that planning policies and decisions promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 118 (b) states that planning policies and decisions should recognise that undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage and food production.

Achieving Well-designed Places

The Government attaches great importance to the design of the built environment. Paragraph 124 states that good design is a key aspect of sustainable development and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality, safe and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Paragraph 127 (e) and (f) states that planning policies should ensure developments accommodate and sustain an appropriate amount and mix of development including public spaces that are safe, inclusive and accessible and promote health and well-being.

Meeting the challenges of Climate Change, Flooding and Coastal Change

The NPPF (2019) recognises the need for the planning system to support the transition to a low carbon future to tackle climate change and take account for flood risk.

Paragraph 149 states that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long term implications for flood risk, biodiversity and landscapes.

Paragraph 150 states that new development should be planned for in ways that avoid increased vulnerability from climate change, through implementing measures such as green infrastructure.

Conserving and Enhancing the Natural Environment

Paragraph 170 of the NPPF (2019) states that the planning system has a role to contribute to and enhance the natural and local environment. Valued landscapes and ecosystems should be protected, with development prevented from adversely affecting soil, air or water, or from causing noise pollution and land instability.

Paragraph 171 states that plans should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Paragraph 174 states that local planning authorities should plan to protect and enhance biodiversity and geodiversity. This should be achieved through identifying and mapping local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them. Furthermore, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Paragraph 181 of the NPPF (2019) states that there are opportunities to improve air quality or mitigate impacts of pollution through the provision and enhancement of green infrastructure.

Planning Practice Guidance

The National Planning Practice Guidance (NPPG) adds further context to the NPPF (2019) and must be read together with the NPPF (2019).

Open Space, Sports and Recreation Facilities, Public Rights of Way and Local Green Space (March 2014)

This planning practice guidance (PPG) provides advice on open space, sports and recreation facilities, PRoW and the Local Green Space designation. The guidance states that it is for local planning authorities to assess the need for open space and opportunities for new provision in their areas. It describes the Local Green Space designation in further detail than the NPPF.

Healthy and Safe Communities (March 2014 updated July 2019)

The Health and Safe Communities PPG sets out key advice on the how to account for health and wellbeing in the planning process in two ways:

- Creating environments that support and encourage healthy lifestyles; and
- Identifying and securing the facilities needed for primary, secondary and tertiary care and the wider health and care system.

This PPG states how planning can influence the built environment to improve health and reduce excess weight in local communities.

The PPG also covers the promotion of the benefits of estate regeneration and supporting safe communities.

Climate Change (June 2014 updated March 2019)

The Climate Change PPG advises how to identify suitable mitigation and adaption measures in the planning process to address the impacts of climate change.

The PPG states that the impact of climate change needs to be taken into account in a realistic way and, as part of this, local planning authorities should identify no or low cost responses to climate risks that deliver a multitude of benefits, for example, green infrastructure that improves adaption, biodiversity and amenity.

Furthermore the Climate Change PPG states that when Local Authorities are preparing Local Plans and taking planning decisions they should pay particular attention to integrating adaptation and mitigation approaches and looking for 'win-win' solutions. For example, the provision of multi-functional green infrastructure, can reduce urban heat islands, manage flooding and help species adapt to climate change whilst also contributing to a pleasant environment that encourages people to walk and cycle.

Natural Environment (January 2016 updated July 2019)

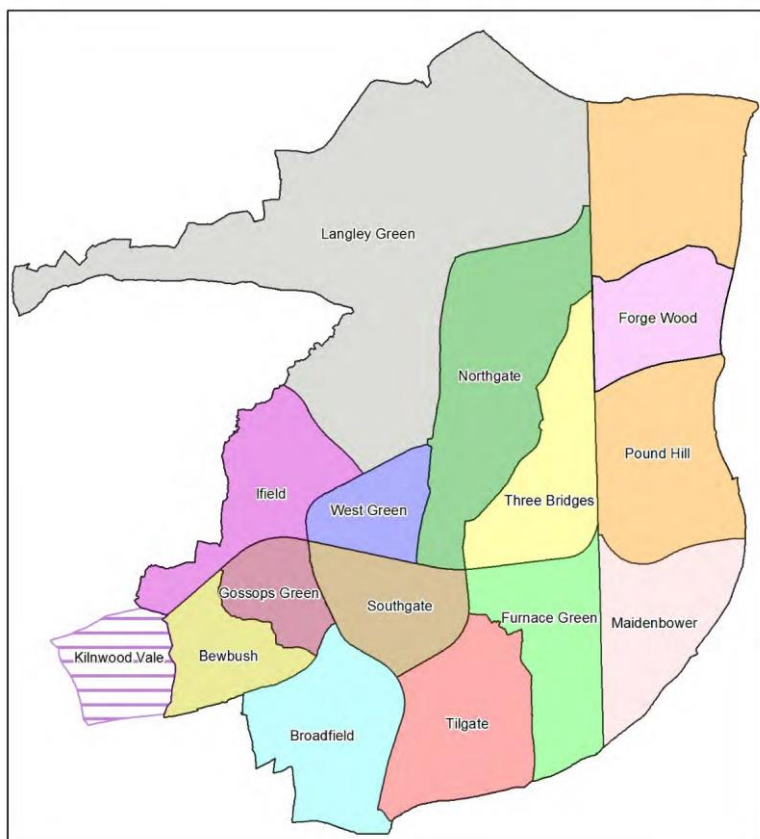
The Natural Environment PPG advised on land of environmental value, green infrastructure, biodiversity and ecosystems and landscape.

The PPG highlights the importance of green infrastructure as a natural capital asset. These include community benefits such as enhancing wellbeing, outdoor recreation, food and energy production and mitigating the effects of climate change, such as urban cooling and flood risk management.

The PPG also identifies the benefits of wider environmental net gain to reduce pressure on and achieve overall improvements in natural capital, ecosystem services and the benefit they deliver.

Local Context

Crawley's neighbourhoods are a key feature of Crawley's character as a New Town. Crawley's thirteen neighbourhoods have been designed to ensure sufficient facilities and services are in place to support day-day needs of residents. Two new neighbourhoods have planning permission and are being built at Kilnwood Vale (Horsham District) to the west of Crawley and Forge Wood to the north east of Crawley.



Crawley's Neighbourhoods (Local Plan 2015-2030)

Crawley Priorities 2018 – 2022

The purpose of the Corporate Priorities 2018 to 2022 document is to set out the strategic direction of the Council for the next four years.

The Corporate Priorities consist of six key headline priority objectives which are underpinned by 24 objectives, projects and initiatives. Crawley's six priorities for the next four years are:

- Delivering value for money and modernising the way we work;

- Delivering affordable homes for Crawley and reducing homelessness;
- Improving job opportunities and developing the local Economy;
- Creating stronger communities;
- Providing high quality leisure and culture facilities and supporting health and wellbeing services; and
- Protecting the environment.

Promoting leisure and cultural facilities as well as supporting health and wellbeing services is one of Council's key priorities. This includes investing in the town's leisure and cultural facilities such as local parks, adventure playgrounds and nature centres.

Furthermore the Council considers protecting the environment as a key priority. This includes seeking measures to improve air quality across the Borough and implement Crawley 2030 Local Plan and ensure it remains up to date with key issues and growth challenges.

Crawley Green Spaces Strategy 2014-2018

The Green Spaces Strategy is a non-statutory document that establishes the role the Council and its partners play, making sure they continue to evolve to meet the changing needs of the community.

The Crawley Green Space Strategy aims to provide a diversity of open space that can offer a range of important opportunities for:-

Recreational activities such as walking, cycling, horse riding, running and angling, which can improve physical and mental health, fitness and general well-being.

- Allotment holders to grow fresh fruit and vegetables providing them with both healthy exercise and a healthy diet;
- Nature conservation, volunteering, encouraging an interest in the natural world, environmental education and achieving Biodiversity Action Plan targets;
- Formal and informal play areas, natural play and encouraging children to spend time out of doors;
- Formal and informal sport for individuals and team participation;
- Social interaction between people of different communities, a focus for community activity and involvement in activities such as 'Let's Face It' (the Council's campaign based around green spaces that helps to develop citizenship and local pride, reducing antisocial behaviour and crime);
- Creative and cultural events, festivals and public art installations;
- Studying the heritage of the town through historical features such as parks and cemeteries;
- Urban regeneration and neighbourhood renewal projects by improving the image of the place and attracting investment;
- Creating an attractive environment in which to live, work, visit and invest, thereby assisting economic growth in the Borough;
- Ecological diversity, environmental sustainability and counteraction of pollution;
- Increased economic benefits as many visitors to the town combine shopping and leisure activities; and
- Increasing the town's image and reputation.

The Strategy uses nine broad categories to identify the policies and actions required to maintain and improve Crawley's Green Spaces, eight of which are the nationally recognised Green Flag award key criteria and the ninth category involves links to planning policy.

1. A welcoming place - Overall impression for anyone approaching and entering green spaces should be positive and inviting.
2. Healthy, safe and secure - It is essential that green space is a healthy, safe and secure place for all members of the community to use.
3. Well maintained and clean - For aesthetic as well as health and safety reasons, cleanliness and maintenance issues must be adequately addressed.
4. Sustainability - Methods used to maintain the parks and green spaces are environmentally sound and are in accordance with the Council's commitment to EMAS (Environmental Management Systems) principles. It is important that the parks, playing fields and other open spaces are sustainable, both operationally and financially.
5. Conservation and heritage - The conservation and appropriate management of buildings and landscape, structural and natural features, wildlife and fauna is important and requires regular attention.
6. Community Involvement - The involvement of the community who represent as many park or green space user groups as possible is important.
7. Marketing and Publicity - Good marketing and publicity of parks, playing fields and other open spaces increases usage and improves customer satisfaction. Linking with schools helps to instil a feeling of respect for the local environment and reduces anti-social behaviour.
8. Management - High quality management of parks, playing fields and other open spaces is essential if customer satisfaction is to remain at the current high levels.
9. Planning - It is important that as the town changes and develops, green space is improved and created to support the boroughs population and mitigate the impacts of development.

Although the Strategy only had a lifespan of 5 years the opportunities and actions provided in this Strategy provide key information on the aspirations for green spaces in Crawley.

Local Planning Policy

The statutory development plan sets out local planning policies for Crawley. The statutory development plan documents relevant to the Open Space Assessment comprises:-

- Local Plan 2015-2030
- Supplementary Planning Documents
 - Green Infrastructure SPD and Green Infrastructure Map
 - Planning and climate change SPD
 - Urban Design SPD
 - Manor Royal Public Realm Strategy

Crawley Borough Council has also adopted Community Infrastructure Levy (CIL). CIL was introduced by the Planning Act 2008 and is governed by the Community Infrastructure Levy Regulations 2010 (as amended). CIL is a charge for new development which helps fund the infrastructure needed to support development.

Crawley Borough Council are at the early stages of developing their new Local Plan 2020-2035. Initial consultation (Regulation 18) is running from 15th July 2019 to 16th September 2019. It is anticipated that publication (submission) consultation will be undertaken in January to February 2020, with submission to the Secretary of State in March 2020.

It is intended that the Regulation 18 consultation undertaken in July to September 2019, will be used to inform the production of the final Open Space Assessment.

Local Plan

The Local Plan 2015-2030 was adopted in December 2015 and sets out strategic planning policy for the borough and the approach to development of Crawley, including character, economic growth, housing, environment, infrastructure and Gatwick Airport.

The Local Plan 2015-2030 vision is that “Crawley will be a modern, vibrant town that stands proud of its achievements and uses its strengths to reach its potential. Its strong and diverse communities, neighbourhood structure, sustainable economic growth and excellent connections within and beyond the region will make it a place that people enjoy and want to live, work and visit.”

The relevant planning policies with regards to the Open Space Assessment are detailed below.

Character

Policy CH8: Important Views, identifies protected views, or views to be enhanced. Green and open spaces forms a key features of the identified long distance views. Paragraph 4.4 identifies the long distance views:-

- Buckswood Drive: Panoramic views, from vicinity of the northern junction with Kingscote Hill, to the south-east across trees associated with Broadfield Brook and adjacent open space to wooded areas east of Brighton Road and within Tilgate Park. Gossops Drive: Long distance view southwards from Gossops Drive, between Cobnor Close and Eden Road, to the part of Target Hill that lies within the borough boundary.
- Target Hill: Views from south-eastern side of the hill, from the vicinity of the junction of Hobbs Road and Edrich Road, to the north-east over the Broadfield Mosque, across the borough to distant hills, and to the south east over the wooded areas associated with Creasy’s Brook, the Eddington Hill area and the portion of Pease Pottage Forest and the AONB that lie within the district.
- Tilgate Park: Long distance views, northwards from the country park car park and the adjacent area of open space to the north, across Tilgate, Southgate and the town centre and beyond to Leith Hill, Box Hill and Colley Hill.

Crawley does not have any Parks and Gardens of Special Historic Interest as designation as nationally important by Historic England, however Policy CH17 Historic Parks and Gardens, states that there are six areas locally designated as a Historic Park and Garden:-

- Worth Park;
- Land South of St Nicholas' Church;
- Broadfield Park;
- Tilgate Park;
- Goffs Park; and
- Memorial Gardens.

Housing

See review of Submission Draft Local Plan 2020-2035 for up to date housing information.

Environment

The Local Plan 2015-2030 states that open and green spaces have come under increasing pressure from both new development and maintenance budgetary constraints. The Local Plan 2015-2030 highlights the need to balance development requires and the supply of high quality open space and sports provisions to meet the needs of existing and future residents.

Policy ENV1 Green Infrastructure, states that:-

“Crawley’s multi-functional green infrastructure network will be conserved and enhanced through the following measures:

I. Development which protects and enhances green infrastructure will be supported;

II. Development proposals should take a positive approach to designing green infrastructure, utilising the council’s supplementary planning documents to integrate and enhance the green infrastructure network;

III. Proposals which reduce, block or harm the functions of green infrastructure will be required to be adequately justified, and mitigate against any loss or impact or as a last resort compensate to ensure the integrity of the green infrastructure network is maintained;

IV. The strategic green infrastructure network is afforded the highest protection due to its high value from existing or identified potential multiple functions, for example as recreation, routeways, access to the countryside, wildlife and climate mitigation;

V. Proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting to the urban/rural fringe and the wider countryside beyond;

VI. Large proposals will be required to provide new and/or create links to green infrastructure where possible.”

Furthermore paragraph 7.11 highlights that through the Local Plan consultation process green infrastructure was seen as fundamental to resident’s quality of life and the wider environment.

Paragraph 7.12 states the Crawley Borough Council will seek to achieve the provision, retention and/or enhancement of the specific functions of green infrastructure, including:

- Publicly accessible open space including formal sports facilities and informal amenity space;
- Opportunities to meet open space, sport and recreation needs; and
- Green spaces for flood storage, conveyance, and SUDS.

Policy ENV3 'Local Green Space', states that one area has been designated through the Local Plan 2015-2030 as a Local Green Space (Ifield Brook Meadows and Rusper Road Playing Fields), which was designated due to its *"value to the local community and local significance in its function as an area for enjoyment of recreation, tranquillity, wildlife, heritage and highly accessible countryside close to the urban area"*.

Policy ENV4 Open Space, Sport and Recreation states:-

"Proposals that remove or affect the continued use of existing open space, sport and recreational spaces will not be permitted unless:

- a) An assessment of the needs for open space, sport and recreation clearly show the site to be surplus to requirements; or*
- b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*

Whilst a site may be surplus to requirements as open space it may still be of environmental or cultural value; or the site's development may have unacceptable visual or amenity impact, or adversely affect its wider green infrastructure functions, including for climate change mitigation. Therefore, applicants should also carefully consider the character and other environmental policies in the Plan."

For the purposes of Policy ENV4 Open Space, Sport and Recreation, paragraph 7.30 identifies 'open space, sports and recreation facilities' as the following typologies:-

- Indoor sports facilities
- Parks and gardens
- Natural and semi-natural open spaces
- Amenity green space
- Provision for children
- Provision for young people
- Outdoor sports facilities
- Allotments
- Cemeteries and churchyards
- Civic spaces
- Green corridors.

Policy ENV5 Provision of Open Space and Recreational Facilities, states that:-

“The impact of the increased population from residential development on open space and recreational facilities across the borough will be mitigated by the use of the Community Infrastructure Levy which will be used to enhance existing areas of open space.

However, where development is on existing open space which is not identified as surplus and is therefore required to be replaced through Policy ENV4, a S106 agreement will also be sought to secure the replacement open space.

Depending on the characteristics and location of larger housing sites, on site provision of open space may also be appropriate and required as an integral part of the development.

There is a significant supply of semi-natural green space across the borough. Opportunities are encouraged to provide multi-use open space provision in these areas, e.g. natural play areas, BMX tracks and signed routeways where there is an existing undersupply of these facilities and the impact on biodiversity is acceptable”.

Furthermore paragraph 7.32 highlights the need to provide either on-site or off-site open space to ensure the overall supply, accessibility and quality of Crawley’s open space does not diminish as the town grows.

Supplementary Planning Documents

Green Infrastructure SPD and Green Infrastructure Map (October 2016)

The following parts in this SPD set out the key elements which make up Crawley’s green infrastructure network. In applying the policy requirements, consideration should be given to how each functions as part of the wider green infrastructure network. These are:

- Local Green Space
- PRoW
- Landscaping
- Trees
- Open Space, Sport and Recreation
- Biodiversity
- The High Weald Area of Outstanding Natural Beauty
- Landscape Character outside the Built-Up Area

Part 4 of the Green Infrastructure SPD expands on and provides guidance on the application of Local Plan 2015-2030 Policy ENV4: Open Space, Sports and Recreation and Policy ENV5: Provision of Open Space and Recreational Facilities.

Quantity Standards

The table below outlines the quantity standards for open space, sport and recreation facilities. Requirements per site, including minimum provision and whether it should be on-site or off-site, should be determined on a case-by-case basis considering:

- the size of the proposed development; and

- the existing quantity and quality of facilities within the accessibility standards, using the latest Crawley Borough Council Open Space, Sport and Recreation Study as a basis.

Typology	Quantity standards (hectares per 1000 people)
Allotments	0.15
Amenity Green Space	0.45
Natural/Semi-Natural Green Space	1.0 for new provision 2.0 for existing provision
Parks & Recreation Grounds	1.60 covering both public and private facilities. 0.85 ha/1000 should be capable of providing space for grass pitches.
Play Space (Children)	0.05
Play Space (Youth)	0.02

On-site/ off-site contribution requires:

Type of Provision	1-9 dwellings	10-49 dwellings	50-199 dwellings	200+ dwellings
Play Space	X	+	+	+
Amenity Green Space	X	+	+	+
Outdoor Sports Space	X	*	+	+
Allotments	X	*	+	+
Parks and Recreation Grounds	X	*	*	+
Natural Green Space	X	*	*	+
<p>KEY:</p> <p>X S106 contributions not normally sought.</p> <p>* Contribution towards off-site provision may be required.</p> <p>+ On-site provision of facility may be required.</p>				

Calculating S106 Contributions

Where open space provisions cannot be provided on-site, a financial contribution may be required instead.

Type of Provision	A	B	C
	Standard m2 per person	Cost per m2	Contribution per person (A x B)
Play Space	0.7	£170	£119
Amenity Green Space (0.2ha min)	4.5	£15	£67.50
Outdoor Sports Space	12.5	£21	£262.50
Allotments	1.5	£30	£45
Parks and Recreation Grounds	13	£72	£936
Natural Green Space	10	£15	£150
Maintenance	Where the council adopts areas of open space, sport and recreational provision, contributions will be sought towards their maintenance to cover a period of 10 years.		

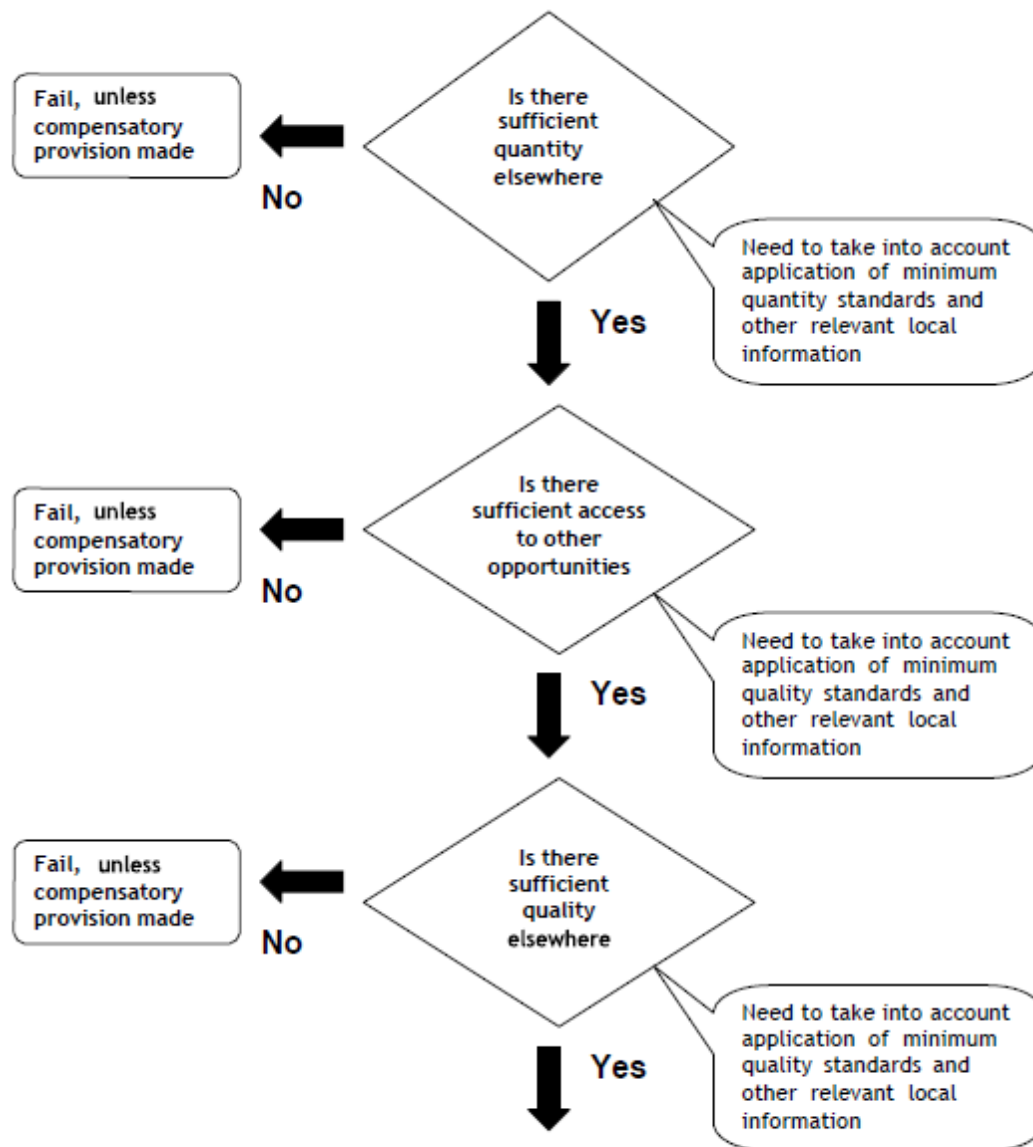
Accessibility Standards

Typology	Access standard
Allotments	480 metres or 10 minute walk time
Amenity Green Space	480 metres or 10 minutes' walk time
Natural/Semi-Natural Green Space	720 metres or 15 minutes' walk time Analysis will also include ANGSt
Parks & Recreation Grounds	600 metres or 12-13 minutes' walk time
Play Space (Children)	Childs space: 480 metres or 10 minute walk time
Play Space (Youth)	Teenage space: 600 metres or 12-13 minute walk time

Quality

Quality score follows bench marking guidance provided by Green Flag Award, Sports England and Play England.

The disposal of open spaces has also been considered and a decision making process has been provided (see below).



Consider other environmental and visual issues

Community Infrastructure Levy (CIL)

Crawley Borough Council has adopted a Community Infrastructure Levy (CIL) from 17th August 2016. CIL was introduced by the Planning Act 2008 and is governed by the Community Infrastructure Levy Regulations 2010 (as amended). CIL is a charge for new development which helps fund the infrastructure needed to support development.

In September 2019 the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 came into force which will bring about changes to how CIL is delivered. Crawley Borough Council are required to supersede their regulation 123 list with an Infrastructure Funding Statement.

Charging Schedule (July 2016)

The CIL charge is based on a calculation related to £'s per m2 of net additional floorspace and is payable on 'buildings that people normally go into'. The charge will apply to development of 100m2 or more, or the creation of a single dwelling, even if under 100m2. There are a number of exemptions to this; including affordable housing, self-build housing and Starter Homes.

The CIL charging area is for the whole of the borough apart from the defined Airport Zone.

Charges

Development	Proposed Charge (£ per sqm)	Zone
Residential	£100	Borough wide Zone**
General Retail A1-A5* (excluding Food Supermarket)	£50	Borough wide Zone**
Food Supermarket A1* (less than 3000sqm)	£100	Borough wide Zone**
Food Supermarket A1* (3000sqm plus)	£150	Borough wide Zone**
All other uses	£0	Borough wide Zone**

**ancillary commercial car parking structures will not be subject to CIL charges.*

***Borough wide Zone excludes land within the defined Airport Zone which is exempt from CIL Regulation 123 List (July 2016)*

Open Space, sports and recreation is identified as an infrastructure provision to benefit from the CIL funding "To mitigate the cumulative impacts of development taking place across the borough. Schemes to be identified in liaison with the council's Community Services team, this includes those in the council's Open Space Sport and Recreation Study and/or Playing Pitch Strategy:-

- *Improvements to drainage on playing fields and sports pitches at Bewbush the Green, Bewbush West, Rathlin Rd, Ashburnhan Rd & Rusper Rd.*
- *Improvements to ancillary facilities at Loppets Rd and Rusper Rd Playing Fields*
- *Provision of a 3G senior Pitch"*

With regards to Section 106/ Section 278 Agreements the Charging Schedule (July 2016) states:-

"In line with the council's Green Infrastructure Supplementary Planning Document and Open Space, Sport and Recreation Study, provision will be sought which is directly required as part of a development, to make it acceptable in planning terms.

In line with Policy ENV4 and ENV5, a S106 Agreement will be sought to secure replacement/enhanced provision of any non-surplus open space lost as a result of development. This includes the following development sites in Policy H2 of the Local Plan and any subsequent proposals on open space:-

- Henty Close;
- Breezehurst Drive Playing Fields; and
- Tinsley Lane Playing Fields.”

Green infrastructure is also identified as an infrastructure provision to benefit from the CIL funding:-

“To mitigate the cumulative impacts of development taking place across the borough. Schemes to be identified in liaison with the Environment Agency and River Mole Catchment Partnership.”

With regards to Section 106/ Section 278 Agreements the Charging Schedule (July 2016) states:-

“Provision, mitigation and management which is required as part of a development and any on or off site provision necessary to make the development acceptable in planning terms.

This includes the development site Land east of Street Hill in Policy H2 and any sites requiring off site provision, and/or replacement of trees under Policy CH6 of the Local Plan 2030.”

Evidence Base for Local Plan 2015-2030

Crawley Open Space, Sport and Recreation Study (2013 updated 2014)

The general community consultation findings showed that:

- Residents placed a high value on their parks, recreation grounds and public green spaces;
- A range of open spaces are used by residents, however the highest proportion of use was parks and information recreational green spaces;
- Respondents value the health and social benefits of access to high quality public recreational green spaces; and
- The retention of current open space should be prioritised over the creation of new open space.

Proposed Standards

Typology	Existing Standard	Quantity Standard	Access Standard
Allotments	0.10ha/1000	0.15ha/1000	480m (10 minutes straight line walk)

Typology		Existing Standard	Quantity Standard	Access Standard
Amenity Green Space		0.56ha/1000	0.45ha/1000	480m or 10 minutes' walk
Natural & Semi-Natural Green Space		2.83ha/1000	1.0ha/1000 (new provision) 2.0ha/1000 (existing provision)	720m or 15 minutes' walk Target to achieve ANGSt
Parks and Recreation Grounds		2.61ha/1000 (1.74ha/1000 without Tilgate Park (92.7ha))	1.6ha/1000	600m (12-13 minutes straight line walk time)
Outdoor Sports Pitches		0.34ha/1000	0.42ha/1000	N/A
Play Space	Children	0.05ha/1000	0.05ha/1000	480m (10 minutes straight line walk time)
	Youth	0.01ha/1000	0.02ha/1000	600m (12-13 minutes straight line walk time)

Quality

Allotments - The consultation identified that 20% of people rated the quality of allotments as good, around 55% as average and 25% as poor.

Amenity Green Space – All amenity green space should follow key quality principles:-

- Capable of supporting informal recreation such as a kickabout, space for dog walking or space to sit and relax;
- Include high quality planting of trees and/or shrubs to create landscape structure;
- Include paths along main desire lines (lit where appropriate);
- Be designed to ensure easy maintenance.

Natural and semi-natural green spaces - Just over 60% of people felt that the quality of natural areas was good, which is one of the highest satisfaction ratings across the typologies.

Parks and recreation grounds - The consultation identified that around 75% of people felt the quality of parks and recreation grounds was good – this is the highest satisfaction level for all typologies.

Value

Although value is acknowledge in the Open Space, Sports and Recreation Study there is no assessment of value or proposed standards.

2.0 APPENDIX B: Stakeholders Questionnaire

Crawley Borough Council Open Space Study

Stakeholder Consultation

Background to the Study

Crawley Borough Council have commissioned an up to date Open Space Study which will provide a key background evidence based document to inform future planning, development and policy making. The Open Space Study will support the Crawley Local Plan (adopted in 2015) as a robust framework to assist in determining planning applications which will affect the provision of open space going forward.

The adopted Local Plan includes a range of policies to protect, enhance and provide open space. These include:

- Policy ENV1: Green Infrastructure;
- Policy ENV2: Biodiversity;
- Policy ENV3: Local Green Space;
- Policy ENV4: Open Space, Sport and Recreation; and
- Policy ENV5: Provision of Open Space and Recreational Facilities.

These policies seek the protection of existing open space unless the land is surplus to requirements and its loss would not have a significant detrimental impact on wildlife or the character and appearance of the area.

The Environment Partnership (TEP) is a leading environmental consultancy and we are producing the Open Space Study due to our knowledge and experience in this field. Our aim is to assess how future leisure needs and population growth will impact on the Borough's existing open space provision.

The study covers a range of open space typologies, from formal public parks and play areas, to more informal natural green spaces.

As part of our work, we are interested to hear from key stakeholders about their views on the provision of open space in the Borough. This is in relation to open space that your organisation is involved in using and managing, but also your thoughts on the accessibility, quality and quantity of open spaces provision in your local area and the Crawley Borough as a whole.

The objective of the questions below is to gather your views as representatives of the local community – we are looking to support our emerging findings from our own site audits undertaken in September. Please can you consider the responses to the questions as though you are speaking on behalf of the community from a usability point of view, rather than an organisational management point of view?

It should be noted that sites smaller than 0.2ha have not been included in this study as they are too small to have credible value as an open space.

Please respond to Elizabeth Brigden at Crawley Borough Council no later than 14th February 2020 using the email address Elizabeth.Brigden@crawley.gov.uk.

Q1: What type(s) of open space does the local community regularly use? Select all that apply. The objective of this question is to gather an assessment of community value attached to the types of open space in the area.

Open Space Category	
Allotments	
Amenity Greenspace	
Churchyards and Cemeteries	
Civil Space	
Education	
Natural Green Space	
Outdoor Sports Space	
Parks and Recreation Grounds	
Play Space (children and / or youth)	
Other (please state)	

Q2: How accessible are the open spaces within the ward boundary in relation to walking, cycling, driving and public transport? Consider how easy it would be to access open space using the modes listed below. This will assist us determine any improvements that could be made in the future such as can more open space be made available or improved within walking distance of most people in the Ward (Neighbourhood)?

Travel method	Excellent	Good	Average	Below Average	Poor
Walking					
Cycling					
Driving					
Public Transport					
Areas for improvement?					

Q3: How accessible are the open spaces across the Borough as a whole in relation to walking, cycling, driving and public transport? Please consider if there is a general trend across the Borough eg. Are open spaces generally beyond walking or cycling distance from most people? Do most people drive to open spaces out of necessity?

Travel method	Excellent	Good	Average	Below Average	Poor
Walking					
Cycling					
Driving					
Public Transport					
Areas for improvement?					

Q4: How would you rate the quality of open space that your local community use? Do the community feel that improvements could be made to existing provision? Consider factors such as equipment, maintenance, levels of vandalism etc.

Excellent	
Good	
Average	
Below Average	
Poor	
Comments	

Q5: How would you rate the quality of open space across the Borough as a whole? Are there any identifiable trends? Again, consider equipment and maintenance etc.

Excellent	
Good	
Average	
Below Average	
Poor	
Comments	

Q6: What improvements would you like to see to open spaces that the local community use? Are there any re-occurring themes which can be identified?

Better Entrances	
Landscaping eg: <ul style="list-style-type: none"> • More trees • More plants • More grassland • More wildflowers • More water features 	
Better Access (footpaths, etc.)	
More Facilities (seating, etc.)	
More Information (boards, etc.)	
Better Maintenance (litter, etc.)	
Other/Comments	

Q7: What improvements would you like to see to open space across the Borough as a whole? Are there any re-occurring themes which can be identified?

Better Entrances	
Landscaping eg: <ul style="list-style-type: none"> • More trees • More plants • More grassland • More wildflowers • More water features 	
Better Access (footpaths, etc.)	
More Facilities (seating, etc.)	
More Information (boards, etc.)	
Better Maintenance (litter, etc.)	
Other/Comments	

Q8: How would you rate the adequacy of open space provision for the local community in terms of quantity?

Site Typology	Excellent	Good	Average	Below Average	Poor
Allotments					
Amenity Greenspace					
Churchyards and Cemeteries					
Civil Space					
Education					
Natural Green Space					
Outdoor Sports Space					
Parks and Recreation Grounds					
Play Space (children and / or youth)					
Comments					

Q9: How would you rate the adequacy of open space provision across the Borough as a whole in terms of quantity?

Site Typology	Excellent	Good	Average	Below Average	Poor
Allotments					
Amenity Greenspace					
Churchyards and Cemeteries					
Civil Space					
Education					
Natural Green Space					
Outdoor Sports Space					
Parks and Recreation Grounds					
Play Space (children and / or youth)					
Comments					

3.0 APPENDIX C: Open Space Site ID Index



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