

OPEN SPACE, SPORT AND RECREATION STUDY
CRAWLEY BOROUGH COUNCIL



A
REPORT
BY
PMP

JULY 2008

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SECTION 1

INTRODUCTION AND BACKGROUND

Introduction and background

The study

- 1.1 PMP was appointed by Crawley Borough Council ('the Council') in July 2007 to undertake an open space, sport and recreational facilities study. This report intends to deliver on the Council's statutory requirements, by establishing a baseline understanding of the quality, quantity and accessibility of open space and leisure provision in Crawley and setting standards for each of these three areas moving forward.
- 1.2 The study delivers an audit of all open space provision in Crawley (prepared by the Council and supplemented by PMP in the course of the site assessment exercise) linked to an extensive consultation exercise that has included Borough residents, visitors, children and young people, and Council officers. This approach aims to provide a clear vision for the Borough, identifying priorities for the future of open space, recreation and sport provision, and subsequently providing direction for the allocation of future Council and developer resources.
- 1.3 The study is undertaken in accordance with the requirements of Planning Policy Guidance Note 17 (Planning for Open Space, Sport and Recreation, July 2002) and its Companion Guide (September 2002).
- 1.4 PMP and the Council have followed the recommendations of PPG17 throughout the study. In following these recommendations, this study has the potential to make a significant difference to the quantity, quality and accessibility of open spaces in Crawley.

Need for local assessments

- 1.5 This assessment of open space and local needs will enable the Council to:
 - develop a fuller understanding of public perceptions of open space and recreation provision in Crawley
 - ensure an adequate provision of high quality, accessible open space to meet the needs of the local community
 - identify priority areas for improvement and target appropriate types of open space – allowing the Council to plan positively, creatively and effectively
 - ensure any available funding is invested in the areas where there is the most need identified
 - engage in Section 106 negotiations with developers from a position of knowledge with evidence to support such negotiations.
- 1.6 This final point is particularly pertinent and pressing. Where no assessment exists, developers can undertake their own independent appraisal to demonstrate that open space is surplus to requirements and is therefore developable. In light of this fact, it is important for the Council to have robust data and analysis with which to protect open space as future developments in Crawley come on stream in the future.

Undertaking the study

- 1.7 This study has been undertaken in accordance with the guidelines set out in PPG17 and its Companion Guide. The Companion Guide provides a step-by-step commentary on the study process, suggesting ways and means of undertaking the exercise. It emphasises the importance of undertaking a local needs assessment, as opposed to following national trends and guidelines, to arrive at conclusions and recommendations that are pertinent, applicable and fitting for each specific area – in this case Crawley Borough. The four guiding principles in undertaking a local assessment are that:
- (i) local needs will vary even within local authority areas according to socio-demographic and cultural characteristics
 - (ii) the provision of good quality and effective open space relies on effective planning but also on creative design, landscape management and maintenance
 - (iii) delivering high quality and sustainable open spaces may depend much more on improving and enhancing existing open space rather than new provision
 - (iv) the value of open space depends primarily on meeting identified local needs and the wider benefits they generate for people, wildlife and the environment.
- 1.8 PPG17 recognises that individual approaches appropriate to each local authority will need to be adopted as each area has different structures and characteristics. The resulting conclusions and recommendations of this study are based on a customised approach and are therefore representative of the local needs of Crawley.

Types of open space

- 1.9 The overall definition of open space within the Government planning guidance is:

“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 also act as a visual amenity.”

Source: Planning Policy Guidance 17 - Planning for open space, sport and recreation

- 1.10 PPG17 identifies 10 open space typologies. These categories include nine types of open space and one category of urban open space. This study includes the assessment of the following typologies:

- amenity greenspace
- parks and gardens
- natural and semi natural open space
- provision for children and teenagers
- outdoor sports facilities
- allotments and community
- gardens
- green corridors
- churchyards and cemeteries
- accessible countryside in urban fringe areas
- civic spaces.

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- 1.11 This study has separated out provision for children and provision for teenagers as two separate areas on which to consult. This acknowledges the fact that these two groups, although close together in age, can have very distinct requirements concerning open spaces.
- 1.12 In addition, a supply and demand assessment for indoor sports facilities has been completed.
- 1.13 The study takes into account open spaces provided, owned and managed by other organisations to illustrate a comprehensive and accurate picture of current provision in Crawley. Full details of the open space typologies, their definitions and primary purpose are outlined in Appendix A.
- 1.14 The analysis has included a present day position (in terms of provision per capita) and a projection to 2016. Projecting shortfall/surplus of supply to 2016 allows the Council to plan how to address its priorities strategically and effectively.

PPG17 – Five step process

- 1.15 The PPG17 Companion Guide sets out a five-step process for undertaking a local assessment of open space. This process has been followed throughout the development of this study to meet the requirements of the Council to plan, monitor and set targets for existing and future provision of open space within the Borough. Although presented as a linear process below, in reality, stages one and two were undertaken in parallel in order to deliver a more efficient and timely output.
- 1.16 The five-step process is as follows:
- Step One – Identifying local needs
 - Step Two – Auditing local provision
 - Step Three – Setting provision standards
 - Step Four – Applying provision standards
 - Step Five – Drafting policies – recommendations and strategic priorities.
- 1.17 The following pages expand upon how the study has been undertaken in accordance with PPG17.

Step One - Identifying local needs

- 1.18 In order to identify local needs, a significant consultation exercise was developed and implemented, including:
- 5,000 household questionnaires circulated across Crawley (picking up both users and non-users of open space) using four analysis areas split according to geographical and demographic boundaries as agreed with the Council at the outset of the study (detailed later in this Section)
 - sports club surveys sent to all identified clubs

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- young people’s internet survey – open to all primary and secondary schools in Crawley (a list of the schools is available at Appendix B.
- ‘drop in’ neighbourhood sessions at four locations in Crawley to canvas the views of residents and visitors (one in each of the analysis areas used in the study to ensure a cross-section of views)
- one-to-one telephone consultation with Council officers and other key organisations involved in the delivery of open space, sport and recreation in Crawley.

Step Two - Auditing local provision

- 1.19 The Council prepared and provided the audit of open space in the Borough for use in this study, on the basis of all information at its disposal. This identified over 1000 sites, classified according to a series of typologies broadly comparable to those referenced by PPG17 and its Companion Guide. This audit was revised based on PMP’s review of the audit and a site assessment exercise.
- 1.20 The site assessment exercise was completed by PMP, and provided a subjective analysis of the quality of those sites identified by the Council against a series of evaluation criteria. This exercise was also used to consolidate the Council’s identified sites into a more manageable number for analysis, as agreed with the Council, and remove sites that are of no public value from the review.
- 1.21 Over 800 sites were identified through the Council’s finalised audit within settlement boundaries. Where accessible, these sites were assessed on quantity, quality, accessibility and value using a standard matrix and definitions, which can be found in Appendix C.
- 1.22 Each open space site was then digitised using GIS software and its associated ratings and characteristics were recorded on a linked Access database. This report is supplemented by the Access database, which will enable further updates of open space provision and varying forms of analysis to be undertaken. This delivers a dynamic reporting and assessment mechanism, and enables individual sites or specific geographical locations to be examined in detail where necessary in the future.
- Indoor sports facilities audit**
- 1.23 To supplement the review of open space, and in keeping with the requirements of the PPG17 exercise, an audit of indoor sports facilities has been undertaken alongside the main audit of open space. This has included:
- sports halls
 - swimming pools
 - health & fitness gyms
 - indoor tennis
 - indoor bowls.

- 1.24 A full audit of current facilities within the Borough to establish the level of supply was prepared using Sport England's Active Places database, and the Council verified this list of identified facilities.

Steps Three and Four - Setting and applying provision standards

- 1.25 From the analysis of the significant amount of data collected and site ratings in terms of quality, quantity, accessibility and value it is possible to:
- determine a set of provision standards for each type of open space
 - apply these standards for each type of open space
 - identify gaps in provision across the different types of open space and therefore the areas of priority for Crawley.
- 1.26 The analysis has therefore been undertaken by open space type, looking at different areas across the local authority boundary (referred to as analysis areas in this report). These analysis areas were discussed and agreed by the Council at the outset of the project, and are consistent with previous Council study parameters.
- 1.27 The use of analysis areas allows examination of data at a more detailed local level, better contextual appreciation, and provides a geographical background to the analysis, especially where areas may be sparsely populated. Table 1.2 and Figure 1.1 below provide details on the analysis areas used in this study and the wards within each analysis area.
- 1.28 However, those standards reached have been designed to apply at the aggregate, Borough-wide level. Analysis at the aggregate level provides a more accurate reflection of the overall provision in Crawley.

Population projections

- 1.29 In order to generate applicable recommendations moving forward, it has been important to project Crawley's population from 2001 to the present day and to 2016. The 2001 census data identified Crawley's population as 99,744 (<http://neighbourhood.statistics.gov.uk>).
- 1.30 West Sussex County Council (WSSCC) provided the Council with information on its population projections for the Borough to 2026, which have been used to inform the projections to 2016 used in this study. Projections exhibit compounded annual population increases of just under 2% per annum. WSSCC's projections are based on assumptions about future change in the total dwelling stock of the area. Applying these increases to the 2001 census starting point of 99,744 gives projections of 101,100 in 2007 and 102,900 in 2016 (figures rounded in line with WSSCC policy).
- 1.31 The same percentage increase projections have been applied to each of the four analysis areas in turn to provide a view of each quadrant's population. The quadrant projections used in this study are therefore as shown overleaf at Table 1.1.

Table 1.1 Population projections for analysis areas

Analysis area	2001 population*	2007 projection#	2016 projection#
SW quadrant	36,054	36,700	37,300
NW quadrant	26,448	27,000	27,400
NE quadrant	16,801	17,200	17,500
SE quadrant	21,021	21,500	21,800

* Source: <http://neighbourhood.statistics.gov.uk>

Projections rounded to the nearest hundred, in line with WSCC policy

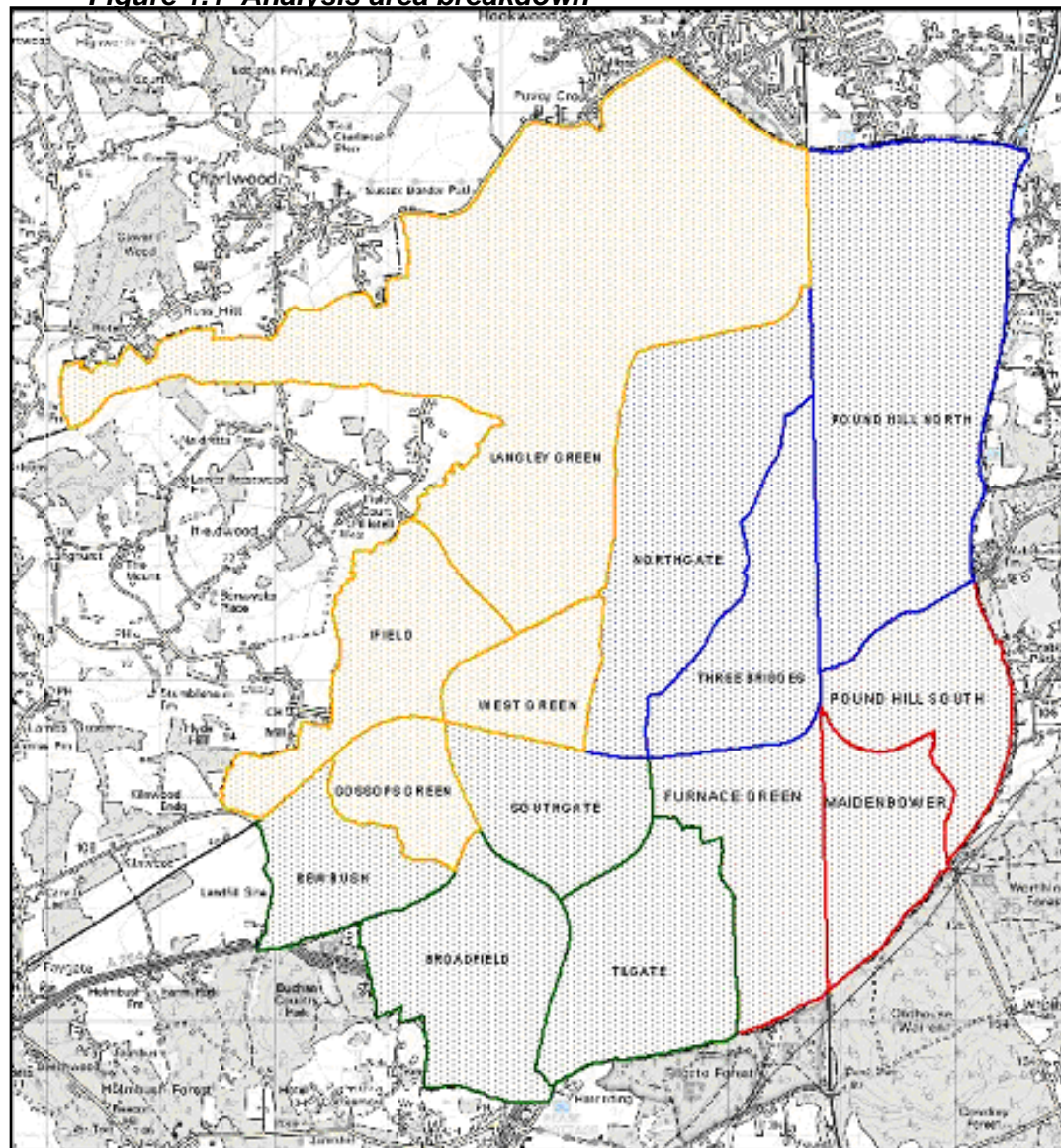
NB The totals of the four quadrants does not tally with the Borough-wide population as stated by the 2001 census. This discrepancy therefore continues through the projections

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Table 1.2 Analysis area breakdown

North West quadrant	North East quadrant	South East quadrant	South West quadrant
Gossops Green	Northgate	Pound Hill S	Tilgate
West Green	Pound Hill N	Maidenbower	Southgate
Ifield	Three Bridges	Furnace Green	Broadfield N
Langley Green			Broadfield S
			Bewbush

Figure 1.1 Analysis area breakdown



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- 1.32 Setting robust local standards based on assessments of need and audits of existing facilities will form the basis for addressing quantitative and qualitative needs through the planning process.
- 1.33 Standards were set through two workshop sessions facilitated by PMP and attended by Council Officers from a range of departments to provide a representative view. Workshops were held on:
- 5 October – Quality and Accessibility
 - 29 October – Quantity.
- 1.34 Further detail regarding the process for, and rationale behind the setting and application of each type of provision standard is outlined in Appendices D-F.

Step 5 – Drafting policies - recommendations and strategic priorities

- 1.35 Application of the standards provides strategic priorities and recommendations which are set out for each typology within the report. These are designed and intended to aid Council decision-making moving forward.
- 1.36 The report also provides guidance for the development and application of Section 106 agreements – using best practice formulae and costings based on the approach taken by other authorities elsewhere in the UK.

Structure of the report

- 1.37 The report is split into 16 sections. Section 2 sets out the methodology for undertaking the study, in line with the process stipulated in the Companion Guide to PPG17. Section 3 sets out the strategic context to provide the background and context to the study – locally in Crawley, regionally, and nationally. Section 4 provides a summary of the consultation undertaken through the study.
- 1.38 Sections 6-15 relate to each of the typologies identified within the scope of the report. Each typology chapter sets out the strategic context to that particular typology, the recommended quantity, quality and accessibility standards and the applications of these standards through the geographical areas and value assessments. These are not applicable to all typologies.
- 1.39 An overview of negotiating developer contributions in light of the locally derived provision standards is contained in Section 16. This section includes examples of good practice in other local authorities and makes recommendations for the future delivery of open space, sport and recreation facilities across Crawley.
- 1.40 There are also a number of appendices that support the report, providing further background detail and statistical calculations. These are referenced throughout the report.
- 1.41 As previously noted, this study has used the open spaces audit prepared by the Council's in-house team. To ensure that it is robust and comprehensive, the information provided has been reviewed during the site assessment exercise, and clarified in discussions with the Council.

SECTION 2
STRATEGIC CONTEXT

Strategic context

Introduction

- 2.1 It is important to consider the findings of the local needs assessment and audit of Crawley open space provision within the local, regional and national context. This section of our report provides a strategic review of key documents whose findings, recommendations and policies impact upon open space provision and planning in the Borough. All regional and local documents reviewed in this report have been provided by the Council and are considered important within the context of this study.
- 2.2 In addition to this section and Appendix G, Appendices D-F also summarise the key strategic implications of these documents relevant to quality, quantity and accessibility and illustrate how they have informed the overall standard-setting exercise for each typology.

Demographic analysis

- 2.3 The demographic profile of an area has a knock-on effect on the propensity to participate and subsequent demand for facilities and open spaces. An analysis of the population of Crawley is shown in Table 2.1 below:

Table 2.1 Demographic analysis

	Borough catchment
Population	Based on Census findings, the resident population in 2001 was 99,700 (rounded). The population was predicted to be 101,100 (rounded) in 2007. The proportion of males to females is 49% to 51%. Population is projected to increase to 102,900 (rounded) by 2016.
Age structure	According to the Census data, in 2001, 21% of the resident population was under 16 years of age (compared to 20% for England and Wales), 60% is between 16 and 59 (compared to 59% in England and Wales) and 18.5% is aged 60 and over (compared to 21% in England and Wales). This shows that Crawley has a population profile broadly in line with the national average.
Ethnic background	The ethnic structure of the population shows that 88% of the population is white compared to the national average of 90.9%. 8.4% of the population is Asian (compared to the national average of 4.6%) and 1.1% is black (compared to the national average of 2.3%). This illustrates a degree of ethnic diversity in the population broadly above the national average

	Borough catchment
Economic activity	<p>The proportion of residents in full or part-time employment is 65% (compared to 52% in England and Wales). 2% of the local population is unemployed (compared to 2.5% in England and Wales).</p> <p>11% of the population is retired, which is above the 9.9% average for England and Wales.</p> <p>The statistics illustrate a relatively positive economic profile for Crawley, compared to the national averages.</p>
Mobility	<p>20.6% of households in the Borough do not own a car, which is less than the average for England and Wales of 26.8%. This will have implications for the perceived accessibility of both open spaces and indoor sport and leisure.</p>
Health	<p>The percentage of people who stated they had a long-term illness, health problem or disability which limited daily activities or work was 14%, which is above the average for England and Wales (17%). This is likely to have implications for the perceived accessibility of, and demand for, both open spaces and indoor sport and leisure.</p>

Review of strategy documents

- 2.4 Additional strategic information providing national context was correlated from a range of sources. Those documents reviewed include:
- National Planning Policies (2002)
 - Spatial Planning for Sport and Active Recreation (2005)
 - Planning for a Sustainable Future: White Paper, published by Communities and Local Government (2007)
 - The Park Life report, published by Greenspace (2007).
- 2.5 The full review of strategic documents can be found in Appendix G. Table 2.2 overleaf provides a summary of the key contextual issues of pertinence, together with a consideration of the implications for Crawley and for this study in particular.

Table 2.2 Summary of strategic review and implications for Crawley PPG17 study

Document	Reference	Relevance to Crawley PPG17 Study
National Planning Policies (2002)	Local authorities should undertake robust assessments of the existing and future needs of their communities for open space, sport and recreational facilities, addressing the distinctive needs of the population for open space and sport/recreational facilities.	It is important that standards of quantity, quality and accessibility are set based on the unique requirements of the Borough to address local need.
	<p>When planning on developing new areas of open space, sports and recreational facilities, local authorities should:</p> <ul style="list-style-type: none"> • promote accessibility from walking, cycling and transport links • avoid loss of amenity to residents • improve the quality of the public realm through good design • improve the quality of existing facilities • consider the scope for using any surplus land for open space, sport or recreational use. 	<p>It will be important for these factors to be addressed in setting standards for Crawley moving forwards.</p> <p>These factors are to be considered through the open space audit process in particular.</p>
Spatial Planning for Sport and Active Recreation (2005)	<p>A planned approach towards facilities provision, helping to reach sustainable development goals, should:</p> <ul style="list-style-type: none"> • take a broader view of the role of spatial planning as an enabling function which goes beyond the setting and delivery of land-use policy • identify opportunities for delivering an enhanced quality of life for communities, in the short, medium and longer term • take advantage of the ability of sport/recreation to contribute to a range of policy and community aspirations • use sport and recreation as one of the building blocks of planning and delivery of sustainable communities. 	<p>It is important to acknowledge the wider benefits of open space provision and ensure that the delivery of open space in Crawley is such that these opportunities are maximised.</p> <p>Open space has the potential to contribute significantly to a range of social objectives, and it will be important to address in the future prioritisation of delivery.</p>
Planning for a Sustainable Future: White Paper, Communities and Local Government (2007)	The correct provision and promotion of high quality, accessible leisure facilities is a vital component of improving quality of life, creating vibrant, healthy communities and improving local and national Infrastructure.	Open spaces have the potential to improve the quality of life in Crawley, subject to quality, quantity and accessibility. It will be important that each of these three factors be fully addressed to ensure maximum community benefit.

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Document	Reference	Relevance to Crawley PPG17 Study
	<p>Particular protection is needed for parks and urban green spaces. New development which positively shapes open spaces, public parks, and sports or other recreational facilities is encouraged and development which has the potential to enhance the surrounding area, as well as improving community access to open green space or to providing additional recreational facilities is welcomed.</p> <p>The White Paper:</p> <ul style="list-style-type: none"> • recommends the removal of the requirement for leisure and sport facility applications to prove ‘need’ • recommends that developments will have to provide links to quality open space. 	<p>Within the particular parameters of Crawley, it is important that the quantity and quality of open spaces in the Borough be protected.</p> <p>The potential to deliver additional recreational facilities should also be considered, subject to its ability to enhance the surrounding area and improve community access</p> <p>Addressing these issues will enable future growth to balance with the quality of the environment in Crawley.</p> <p>The research exercise completed for this study will help to inform this position more fully.</p>
<p>The Park Life report, published by Greenspace (2007)</p>	<p>The key findings of the report are:</p> <ul style="list-style-type: none"> • 92% of respondents stated that they visit parks and green spaces – 70% are regular and 20% are irregular visitors • 68% of respondents said they were satisfied or very satisfied and 14% said they were dissatisfied or very dissatisfied with the standard of open space provision • over 90% of respondents agree that there is a park or green space within walking distance from their home • 69% of people visit parks and green spaces on foot, while 25% travel to parks in cars • few people use public transport to visit parks and green spaces with only 2% travelling by bus and less than 1% visiting by public transport • 62% of respondents reported that their local parks are generally clean and well maintained. 	<p>It will be valuable to compare the levels of satisfaction of Crawley residents with national levels, which will in turn feed into the setting of standards for quality, quantity and accessibility for the Borough.</p>

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Document	Reference	Relevance to Crawley PPG17 Study
Regional Planning Guidance for the South East: RPG9 (2001)	Key aims of the plan include: <ul style="list-style-type: none"> • deliver a high quality and rewarding experience for all visitors • underpin and promote environmental quality and local distinctiveness in town and country • generate community benefits to enhance quality of life for all social groups in the region. 	The Borough's open spaces have the potential to play a key role in the delivery of a positive overall environment for Crawley. It will be important that this guidance is acknowledged in the formulation of standards and priorities for the Borough.
	Policy TSR3 states that opportunities should be sought to protect, upgrade existing and develop new, regionally significant sports facilities. It is stated that: <ul style="list-style-type: none"> • local development documents should make adequate provision for new or expanded regionally significant sporting venues • local authorities should be proactive in maximising the benefits to local communities of any major or expanded sporting facilities. 	Given the Council's recent delivery of K2, there is a reduced need for the delivery of additional flagship facilities in Crawley. However, the findings of the supply and demand analysis, and the community consultation, should be considered in evaluating whether additional sports facilities are required elsewhere in the Borough.
West Sussex County Council Corporate Plan (2007/2008)	The County Council is keen to ensure that children and young people can be healthier, enjoying good physical and emotional health and providing them with access to recreation, leisure cultural and sporting facilities, all of which are given as focal aspects of the plan.	Play areas, a separate typology of open space under PPG17, play a key role in realising these objectives. In light of this, quality, quantity and accessibility will be key factors.
West Sussex Community Safety Strategy (2005-2008)	Future priorities to drive down crime include providing more visible policing, working with district and borough councils, businesses and government agencies to create town centres which are safe vibrant places to visit day and night, and providing locality/neighbourhood based services in communities.	Open spaces can have an impact on overall levels of crime and wellbeing, which should be respected and acknowledged in developing standards for the Borough moving forward.
Crawley Borough Council LDF Core Strategy (2007)	The Council will support the provision of new or improved community, sports, arts and leisure facilities where they add to the range and quality of facilities in the Town, in locations where they are accessible by different modes of transport and to different groups within the local community. Existing community and leisure facilities will be protected where they contribute to the neighbourhood or town overall, unless an equivalent replacement or improvement to services is provided.	The delivery of quality, accessible recreation facilities that match the quantitative demands of the population of Crawley is important to both residents and non-residents. This will need to be addressed in the standards adopted by the Council.

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Document	Reference	Relevance to Crawley PPG17 Study
	<p>The network of green spaces and corridors within the built-up area boundary of Crawley has helped to establish its distinctive character and identity, overall structure, wildlife habitats and opportunities for formal and informal recreation</p> <p>Existing open space should not be built on unless assessments clearly demonstrate that the land is surplus to requirements and its loss to development would not have a significant detrimental impact on wildlife or the character and appearance of the area.</p>	<p>It will be important that the Council's quality standards are such that they work to protect the Borough's open spaces and preserve the contribution that these amenities make to quality of life in the Borough.</p>
	<p>Landscape proposals should be an integral part of all new development schemes. Schemes must demonstrate how existing landscape assets, nature conservation assets, including historic landscape features, and rights of way have been integrated, protected and enhanced and opportunities taken to introduce new landscape, biodiversity and recreational assets.</p> <p>Key environmental objectives of the Core Strategy include:</p> <ul style="list-style-type: none"> • protecting and enhancing nature conservation sites • increasing biodiversity and the range of natural habitats • protecting valuable urban open space for recreation and amenity • enhancing the value of the Borough's natural assets through education, interpretation and improving public access. 	<p>Open spaces are key to the delivery of a number of the Council's objectives. It will be important that new developments include landscaping proposals as a key element, and that new open space assets (quality and quantity) are delivered.</p> <p>The Core Strategy sets out key policies and objectives to protect open space. These establish a baseline position to which developers are required to perform.</p> <p>The development of new strategies will be important to ensure that open spaces add value to Crawley's residents. The establishment of robust and considered quality, quantity and accessibility standards will deliver the important protection that will help facilitate the delivery of a range of the Council's objectives.</p>
<p>A Vision for Crawley 2003 to 2020 (Crawley Community Strategy)</p>	<p>The environment is one of the six key themes of the strategy. The need to protect and improve the quality of the local environment by providing attractive green spaces for the continued enjoyment of both today's and tomorrow's communities is highlighted as key to the achievement of a number of these themes.</p>	<p>The protection of levels of quality and quantity of open space is key to the achievement of a number of the Council's key strategic objectives. Delivering suitable facilities will therefore potentially contribute significantly towards these targets.</p>

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Document	Reference	Relevance to Crawley PPG17 Study
CBC Playing Pitch Strategy For Outdoor Sports (2005)	<p>To meet existing and projected demand for playing pitches, the current stock of grass pitches should be retained and any potential loss be replaced:</p> <ul style="list-style-type: none"> • on a direct like for like basis in a location that can easily support access by the users of the lost pitch • like for like or in combination with all weather facilities in a location that can easily support access by all users • be replaced wholly by an all weather facility but only after analysis of the suitability of that surface to support users. 	It will be important to use the findings of this study as a complement to the findings of the Playing Pitch Strategy. This study will provide an updated view on the perceptions of local users and help to inform how the PPS findings are applied to the standards set for outdoor sports facilities in the Borough.
	<p>The present stock of pitches maintained at their present level will be able to meet projected demand from football, cricket, rugby and hockey in the period 2006-2010.</p> <p>In general, sports pitches are in good condition and are well maintained under the current regime, although drainage issues pose issues in some areas.</p>	The Council may wish to adopt the recommendations of the PPS in the quality and quantity standards to be set in this study.
	Five wards (Pound Hill North, Gossops Green, West Green, Pound Hill South and Southgate) have been identified as having deficiencies in adequate facilities although new provision required in each area in order to redress the imbalance would amount to less than 1.0ha.	It will be important to deliver a view on the potential differences of provision across the four analysis areas used in this study, which will inform whether additional or improved facilities are required moving forward.
CBC Supplementary Planning Guidance (SPG) Note 13 – Landscaping and Greening	<p>The SPG encourages an enhancement of the natural and built environment by providing advice on achieving good quality landscaping schemes.</p>	It will be valuable to respect the Guidance Note and perhaps look to further enshrine its principles in the outcomes of this study.
	The Council has prioritised the retention, protection and enhancement of existing natural vegetation within the overall design of the development as high and supports planting schemes which aim to increase the number of native and semi-natural habitats in Crawley	This prioritisation should potentially feed through into the formulation of standards and policies moving forward.

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Document	Reference	Relevance to Crawley PPG17 Study
CBC Supplementary Planning Guidance (SPG) Note 6 – Trees	The Council recognises the value of trees and looks to protect them and see as many as possible retained. This guidance is designed to help residents and developers understand the importance of trees and the regulations that protect them.	This guidance particularly feeds through to the setting of standards relating to natural and semi-natural open spaces.
CBC Annual Performance Plan (2006/2007)	The Council was rated as a 'fair' authority in the 2003 CPA assessment. The Council was quick to respond to the improvement agenda and has put in place a comprehensive and effective programme of improvement, which has been reviewed and refreshed.	The delivery of an effective strategy relating to quality, quantity and accessibility based on local need is an important element of the Council's aspirations to continue its improvement against CPA requirements.
	<p>Key aims of particular pertinence to this study include:</p> <ul style="list-style-type: none"> • more effectively coordinate the range of children's services across Crawley • promote good health and wellbeing amongst the local population • prepare a Physical Activity Strategy • maintain OFSTED registration for all play sites and support voluntary sector partners to maintain their registration • finalise and implement recommendations arising from the Best Value Review of Services for Children and Young People. 	It will be important for the Council's standards to address the aims set out in the Annual Performance Plan. These relate to the quality, quantity and accessibility of several of the typologies covered by PPG17.
CBC Play Strategy and Development Plan (2007-2010)	<p>The strategy identifies that future provision of playgrounds will be unsuitable in their current form, with the principles of future provision being to:</p> <ul style="list-style-type: none"> • reduce the number of equipped play areas across Crawley • ensure the distribution of play areas is more equitable • improve the quality of play areas to achieve either a Neighbourhood Area Equipped Area for Play (NEAP) or Local Equipped Area for Play (LEAP) standard. • improve the design of play areas so they are safer and more welcoming. 	Play areas are a key area to be addressed for the Council's strategic aims. The Council's vision should be viewed in conjunction with the findings of the consultation. This ought to also be considered in the formulation of the quality and quantity standards for this type of open space.

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Document	Reference	Relevance to Crawley PPG17 Study
	<p>Specific aims to address the issues surrounding future provision include:</p> <ul style="list-style-type: none">• increase NEAPs from six to 20• decrease LEAPs from 27 to 23• landscape the Local Area for Play (LAP) areas so they are more akin to the NPFA standard.	<p>The recommendations of the study needs to review the suitability of the present stock of children's/teenage play areas to ensure that it is suitable for the needs of the local community moving forward – in both qualitative and quantitative terms.</p>

Summary and conclusions

- 2.6 The provision of open space supports wider government objectives from national to local authorities, and impacts / is impacted by a wide range of strategic documents and policies. These general objectives include social and community cohesion, urban renaissance and promoting a healthy and enjoyable life. Any development of open spaces (ie the development of new or developing existing spaces) should take into account biodiversity and nature conservation opportunities and develop an increasing environmental awareness.
- 2.7 The main issues for open space provision in Crawley which have arisen through the strategic review are:
- the correct provision and promotion of high quality, accessible leisure facilities is a vital component of improving quality of life and creating vibrant, healthy communities
 - particular protection is needed for parks and urban green spaces
 - new development which positively shapes open spaces, public parks, and sports or other recreational facilities is encouraged
 - development which has the potential to enhance the surrounding area, as well as improving community access to open green space or to providing additional recreational facilities is welcomed
 - sport and recreation should constitute one of the building blocks of planning and delivery of sustainable communities
 - to meet existing and projected demand for playing pitches, the current stock of grass pitches should be retained and any potential loss be replaced
 - play areas in the Borough should be distributed more equitably, and their quality improved.
- 2.8 This contextual review of documents highlights the perceived strategic importance of maintaining and improving open spaces to contribute towards the realisation of a series of wider objectives in Crawley. This local needs assessment and resulting strategy will contribute to achieving the wider aims of a number of local and national agencies.
- 2.9 The Borough's open spaces have the potential to play a key role in the delivery of a positive overall environment for Crawley. It is important that standards of quantity, quality and accessibility are set, based on an appreciation of national and regional priorities and objectives, but more importantly, on the unique requirements of Crawley in particular, to address local need.

SECTION 3
INVOLVING COMMUNITIES

Involving communities

Introduction

- 3.1 A series of consultations have been undertaken amongst both users and non-users of open space across the Borough to establish views on provision. This exercise has informed the overall perceptions of quality, quantity and accessibility of open space in Crawley.
- 3.2 The study engaged many organisations and individuals to gain the input of a broad cross-section of stakeholders, using various methods including:
- **a household survey** – distributed to 5,000 randomly selected households
 - **sports club surveys** – to all identified sports clubs in the Borough
 - **young people’s internet survey** – an online survey was developed for completion by pupils at all primary and secondary schools in the Borough
 - **drop-in sessions** – held at four different locations in the Borough
 - **internal consultations** – with Officers from a range of Council departments
 - **external consultations** – with local sports clubs, Council contractors and other organisations.
- 3.3 The breadth of consultation provides the Council with a robust evidence base on which to arrive at policy recommendations. The information gained from this extensive consultation exercise has been used to inform the study and shape the key priorities and outcomes through developing an understanding of:
- needs and wants of Crawley residents, as well as visitors to the Borough
 - the attitudes towards, and expectations for, open space provision
 - good and bad points of existing provision
 - existing open space, sport and recreation provision at a strategic level
 - the key issues/problems facing different Council departments and agencies.
- 3.4 The information collected through the consultation is central to this report and forms the basis of the recommended local standards. This section summarises how the consultation has been used to inform the study and where the information and statistics can be found relevant to quality, quantity and accessibility. A detailed application of these findings can be found in Appendices D-F, which explain how they have been used in the formulation of recommendations on quality, quantity and accessibility for each typology considered in this study.

Household survey

- 3.5 The household survey is one of the most important features of the consultation, allowing a number of randomly selected households to comment on quantity, quality and accessibility of open space, and sport and recreation facilities. It allows non-users to be targeted, as well as users, and provides the opportunity to reach a broad cross-section of Crawley residents.
- 3.6 5,000 surveys were sent to households spread evenly across the four analysis areas used in the study. 522 completed surveys were returned, providing a statistically sound sample that can be used to extrapolate the views of the broader population within the Borough. A copy of the household survey can be found in Appendix H.
- 3.7 A sample size of 400 from the 5,000 surveys circulated gives results that are accurate to + or - 5% at the 95% confidence interval. Exceeding this level ensures that the results of the household survey are statistically significant, and there is a high degree of probability that they are a true reflection of the overall sample's opinion.
- 3.8 The responses to specific questions in the household questionnaire feed directly into the standard-setting process. For example, respondents were asked whether they consider there to be enough of each type of open space. They were also asked to explain their answer. This provides a sound, opinion-based statistical basis for the setting of quantity standards specific to Crawley. It can be further analysed to assess, for example, whether a perceived lack of open space is really a need for better quality facilities or a need for additional facilities.

Respondent profile

- 3.9 Respondents were evenly split across the four analysis areas, with over 100 surveys returned from each quadrant. This ensures that the results from each individual area also exhibit statistical credibility.
- 3.10 The demographic profile of respondents reflects a cross section of Crawley. Of those responding:
- 61% were female, 39% were male
 - 3% were aged 16-24, 19% 25-39, 36% 40-59, 26% 60-75 and 15% 75+ (due to rounding these figures do not equal 100%)
 - 26% of households included a young person aged under 16
 - 16% reported that they had a disability.

Open space quantity

- 3.11 The overall perception of open space quantity in Crawley was positive, with respondents believing that the Borough was well provided for on the majority of typologies. Perceptions were particularly positive for parks (over 80% felt that there was enough or more than enough provision), amenity green space (57%), outdoor sports facilities (57%) and natural areas (62%).

SECTION 3 – INVOLVING COMMUNITIES

3.12 Despite this, respondents perceived that Crawley is under provided for on several of the PPG17 typologies. Areas where levels of satisfaction were lower (ie less than half of respondents) included:

- teenage facilities – only 15% felt that there are enough or more than enough provision, while 63% believe that there are insufficient amounts. A moderated percentage of respondents (excluding cases where no response was provided) of just 19% expressed satisfaction at provision levels
- allotments – only 27% were satisfied or happy with the quantity of allotments available in the Borough. 28% felt that there was not enough provision while over 40% did not have an opinion. A moderated percentage of respondents (excluding cases where no response was given from analysis) of 49% expressed satisfaction at provision levels.

3.13 These statistics illustrate that provision aimed at young people is viewed to particularly be lacking in Crawley, and that respondents consider this to be a key priority area to be addressed.

Open space usage

3.14 Table 3.1 below summarises how often respondents used each of the open space typologies covered by PPG17.

Table 3.1 Usage frequency

PPG 17 Typology	Usage frequency (%)*		
	More than once a month	Less than once a month	Don't use
Parks and gardens	67	27	6
Natural areas	57	34	9
Amenity areas	39	30	31
Play areas for children	29	17	54
Teenage facilities	8	6	86
Outdoor sports facilities	23	24	52
Allotments	4	4	92
Civic spaces	23	32	45
Cemeteries and churchyards	12	30	59
Green corridors	52	29	19

* Due to rounding totals may not equal 100%

SECTION 3 – INVOLVING COMMUNITIES

- 3.15 The most regularly visited and popular open spaces in the borough are parks and gardens (matching the perceptions of quantity of provision expressed above), and natural areas.

Perceived quality

- 3.16 Identifying the perceived quality of open space areas is central to establishing an understanding of specific typology deficits within the Borough. Residents were asked whether they found the quality of provision of each type of open space in Crawley to be good, average or poor. Table 3.2 overleaf summarises the findings of the survey with regard to the perceived quality of each open space type in the Borough.

Table 3.2 Perceived quality

Typology	Perceived quality (%)		
	Good	Average	Poor
Parks and gardens	76	22	3
Natural areas	61	33	6
Amenity areas	34	53	13
Play areas for children	33	46	21
Teenage facilities	11	29	60
Outdoor sports facilities	35	50	15
Allotments	20	57	23
Civic spaces	22	65	13
Cemeteries and churchyards	40	54	6
Green corridors	33	53	14

* Due to rounding totals may not equal 100%

- 3.17 The survey results suggest that Crawley's open spaces are generally perceived by residents as being of high quality. Parks and gardens and natural areas in particular are viewed as being of above average quality. This was supported by the information gathered at the drop-in sessions (analysed in further detail below).
- 3.18 The open space considered to be of the lowest quality was teenage facilities. Well over half (60%) of the sample felt that Crawley's teenage facilities were poor. Play areas for children and allotments were the two areas viewed most negatively after teenage facilities, with 21% and 23% of the sample respectively reporting them as poor.

Open space most frequently used

- 3.19 The typology most frequently used by those completing the survey was parks and gardens. 51% fell into this category, with the next most-commonly used types being natural and semi-natural areas (13%), children’s play areas and green corridors (both 9%).
- 3.20 Allotments and teenage facilities were the least frequently used open spaces, with less than 1% of the sample stating that either type was their most visited space.

Outdoor sports

- 3.21 The household survey asked residents how they perceived the quantity of various outdoor sport facilities in the Borough. The responses to this question are summarised in Table 3.3 overleaf.

Table 3.3 Perceived provision of outdoor sports facilities

Type of facility	Perceived provision (%)			
	More than enough	About right	Not enough	No opinion
Grass pitches	8	51	15	26
Synthetic turf pitches	3	24	22	52
Tennis courts	3	25	33	40
Bowling greens	3	26	18	54
Golf courses	10	47	8	36

* Due to rounding totals may not equal 100%

- 3.22 The supply of grass pitches and golf courses in Crawley was viewed most positively by those surveyed. 59% and 57% respectively felt that there was either enough or more than enough of each provided in the Borough. This supports the Council’s Playing Pitch Strategy, which concluded that “taken on a whole Crawley basis all quadrants and individual neighbourhoods have access to adequate facilities”. The perceived shortfall of synthetic turf pitches was supported by the sports club survey, but is somewhat contradicted by Sport England modelling projections, which suggests that levels of provision (based on Sport England’s one STP per 60,000 people) are presently adequate.
- 3.23 In a number of cases, those surveyed did not have an opinion on the provision levels of outdoor sports facilities. Where views were offered, the results suggest a perception that the Borough is particularly lacking in tennis facilities (33% felt that this was the case) and synthetic turf pitches (22%). Fewer than 10% of the sample thought that there were more than enough of any of these types of facilities.

Indoor sport facilities

3.24 Residents were asked how they perceived the quantity of various indoor sport facilities in the Borough. This information should particularly be considered in conjunction with the supply and demand modelling completed in Section 5 of this report. This will then provide a view on any discrepancy between residents' stated perceptions and requirements, and those projected using Sport England's established demand parameters. The responses are summarised overleaf in Table 3.4.

Table 3.4 Perceived provision of indoor sports facilities

Type of facility	Perceived provision (%)			
	More than enough	About right	Not enough	No opinion
Swimming pool	6	46	36	12
Sports halls	7	56	23	14
Health and fitness (gyms)	19	51	10	20
Indoor tennis	4	24	25	48
Indoor bowls	4	29	14	54
Church/parish/community halls	3	9	18	70

* Due to rounding totals may not equal 100%

3.25 Those surveyed offered differing views across the different types of indoor sports facilities in terms of provision levels. Views were most positive about the levels of health & fitness provision (70% consider there to be enough or more than enough). Similarly, over 50% felt that Crawley was sufficiently catered for for swimming pools and sports halls. The Borough's only swimming facilities are at K2.

3.26 The analysis of indoor sports provision is extended in Section 5 of this report, where projected levels of supply and demand are modelled.

Sports club survey

3.27 The sports club surveys form part of the information collected to inform standards and recommendations for indoor and outdoor sports facilities. Surveys were sent by PMP to 101 sports clubs (76 outdoor pitch clubs, 25 indoor sports clubs) across the Borough. At the time of circulation, the Council did not have an established database of club contacts as this was in development. Instead, a range of publicly-available sources was consulted to establish a circulation list. A copy of the survey can be found in Appendix I.

SECTION 3 – INVOLVING COMMUNITIES

3.28 23 surveys were successfully completed and returned, accounting for the following types of sports clubs:

- football (46%)
- tennis (5%)
- water sports / sailing (5%)
- cricket (5%)
- golf (5%)
- other (32%)
- bowls (5%)
- rugby (5%)

* Due to rounding totals do not equal 100%

3.29 Some of the issues more commonly raised by sports clubs are listed below. These relate to several pertinent areas for this study, including the type of facility currently used and general facility concerns. Key points were:

- the majority of sports clubs surveyed cater for adults (91%) followed by young people/teenagers (68%). This has implications for considering the type of open space facilities which need to be provided by the Council
- 46% of sports clubs use grass pitches including football, cricket and rugby pitches with 18% of clubs surveyed using indoor sports hall or 'dojo' type facilities
- almost two-thirds of sports clubs believe the available quantity of their primary facility type to be good and 59% believe the quality of these facilities to be good
- 91% of sports clubs stated that travel by car to their most used facility was the majority mode of transport for their members
- PPG17 specifies that the catchment area should be defined as the time/distance that 75% of the population are willing to travel to access a particular type of open space. The 75th percentile of respondents from the sports club survey falls within the 20-25 minute (drivetime) catchment area. This indicates a strong willingness to travel to access facilities for organised sport, and a largely mobile local sporting population
- 64% of sports clubs believe current facility provision meets their current needs, however, particular concerns were raised around the quality and availability of changing and toilet provision by some clubs
- 32% of clubs surveyed would like to see additional provision of synthetic turf/all weather pitches and an additional 23% would like to see increases in the number of grass pitches. These figures may be skewed slightly by the predominance of football clubs within the survey returns
- 18% of clubs surveyed would particularly like increased provision of youth facilities, supporting the findings of the household surveys and drop-in sessions
- the overall provision of leisure facilities in the Borough was rated as good by 50% of sports clubs surveyed with 32% rating facility provision as average.

Young people's internet survey

- 3.30 In July 2007 the Council and PMP worked together to send an information pack to the headteachers of all schools in the Borough, asking that they invite their pupils to complete an on-line questionnaire on open space and sports facilities in Crawley. It was suggested that this survey could be completed as part of a geography or PE class, or set as homework.
- 3.31 The survey was based upon a standard questionnaire that has been developed through working on over 50 PPG17 studies. Schools surveys have been shown to be an effective means of contacting young people to gauge their views and ensure that they are consulted through the PPG17 process. The survey can be viewed in Appendix J.
- 3.32 Due to the impending end of the summer term coinciding with the circulation of the letter/survey, the response rate was understandably very low. As such, this exercise was repeated at the start of the 2007 Winter term to allow an increased opportunity for schoolchildren to complete the survey.
- 3.33 In light of this, the school headteachers were contacted again in early September 2007 to ask for their assistance, and a large number of additional responses were received as a result.

Demographics

- 3.34 A total of 130 surveys were completed and submitted on-line. Pupils from five schools responded to the survey. These were:
- Maidenbower Junior School
 - Hilltop Primary School
 - Northgate Primary School
 - Seymour Primary School
 - St Francis of Assisi CP School.
- 3.35 The demographic profile of respondents to the young persons internet survey represents a cross section of young people from across Crawley. Of the responses received:
- 55% were male, 45% were female
 - 1% were in year 11, 8% were in year 9, 86% were in year 6, 3% in year 5 and 2% in year 3.

Perceived quantity

- 3.36 Pupils were asked about the quantity and quality of open space in their area. Table 3.5 shows that there is a broadly positive attitude towards open space provision amongst young people, with the majority of those highlighting that the quantity of open space within the Borough is about right or more than enough (59% in total).

Table 3.5 Quantity responses

Responses	More Than Enough	About Right	Not Enough	Don't know
Amount of open space available	22%	37%	33%	8%

- 3.37 It is important to note that despite a positive response towards the overall provision of open space, a third of those who responded still believed provision of open space to be lacking.
- 3.38 15% of respondents indicated that they frequent their most visited open space through necessity since it is the only place they can go. This suggests that 15% of respondents have limited access to a choice of open spaces which should be taken into account when setting quantity standards.

Perceived quality

- 3.39 79% of pupils responding to the young people’s internet survey indicated that they ‘liked’ the open spaces located near to them. However, of the improvements which could be made to increase this satisfaction, more interesting play equipment (18%) is ranked as the highest priority amongst young people. This is followed by the addition of BMX parks (13%) and indoor non-sports areas (12%).
- 3.40 24% of young people highlighted dog fouling of open spaces as a particular barrier to their enjoyment. 12% of respondents indicated that they found the play facilities boring at their preferred open space and 13% felt they were unable to use open spaces in the evening.
- 3.41 Almost half of respondents (42%) state that there are open spaces within the Borough where they feel unsafe. The predominant reason given for younger people feeling unsafe is through fear of gangs of older children (teenagers). Intimidation of younger people through anti-social behaviour (including drunkenness) of both older children and adults is responsible for feelings of uncertainty concerning open spaces.
- 3.42 These findings support those expressed in the household survey concerning teenagers and lack of available facilities suitable for them. The presence of gangs of teenagers in open spaces, in almost half of cases, has an adverse effect on feelings of safety amongst younger children. Providing specific areas which can attract teenagers and older children may enhance feelings of safety amongst younger children when visiting open spaces in the Borough and enhance perceived quality.
- 3.43 Cameras/CCTV and staff on site rank as the equal most popular responses when asked how safety could be improved (20%). 19% of respondents feel that travelling with friends enhances feelings of safety with a further 11% indicating that provision of appropriate lighting would increase security.

Accessibility

- 3.44 Respondents to the survey indicate that the typical mode of transport to their most frequently visited open space is through walking with 52% visiting on more than one occasion per week.

- 3.45 14% of young people would prefer to access open space by cycling over their current method. This has important implications for accessibility standards and associated provision of safe cycle routes for young people to access open space through the mode of transport they prefer.

Indoor sports facilities

- 3.46 Whilst the young people's survey did not ask for an indication of perceived quality and quantity of indoor sports facilities, respondents were asked to state whether they play any indoor sports outside of school. Of those who currently do so, swimming was the most popular sport, followed by table tennis, badminton and indoor football.
- 3.47 The most frequently visited facility in the past 12 months was swimming pools (47%), followed by sports halls (20%), which correlates with the above findings concerning the most popular indoor sports amongst those young people surveyed.
- 3.48 Typically, visits to these facilities occurred once a month (48%) with the majority choosing to travel by car (64%). The next most popular mode of transport for accessing indoor sports facilities was by cycling. A small percentage of respondents currently use public transport to access these facilities (3%).
- 3.49 However, when asked about their preferred mode of transport a 14% increase in cycling is stated by young people (47%). This suggests that young people are currently unable to access indoor sports facilities independently and are reliant on private transport. It is evident that a greater proportion of younger people would like to be able to cycle to access these facilities. This has implications when considering accessibility standards for indoor sports facilities across the Borough, the provision of appropriate transport links and safe cycle routes.

Internal Consultation

- 3.50 PMP carried out an extensive consultation exercise with Council Officers across various departments, via telephone interviews and the standard setting workshops. This section therefore provides a brief overview of the Council's plans, the roles and expectations of officers. Individuals from various Council departments were consulted.
- 3.51 Telephone interviews and the standard setting workshops were used to inform the overall understanding of open space provision, and setting of local standards for the various types of open space in Crawley. In the interests of anonymity, comments and feedback are not directly attributed to individuals or departments.
- 3.52 The most significant points to come out of the internal consultation were:
- open spaces have a significant role to play in the realisation of a number of Council objectives across departments
 - the Council is committed to the retention of existing levels of open space in Crawley
 - the Council is keen to ensure that developer contributions are diverted towards improving the quality of the Borough's open spaces

- views that the Borough has sufficient open space to meet the needs of residents across the majority of typologies
- teenagers are not satisfactorily catered for at this point – despite Council efforts to address this, more sites geared towards the needs of this are still required.

Drop in sessions

3.53 To complement the household survey and provide additional qualitative feedback alongside the quantitative data gathered by the questionnaire exercise, PMP held a series of public consultation ‘drop in’ sessions. These offered the chance for residents, and also any visitors where relevant, to comment informally on open space within their local area. Drop in sessions were held in the following locations:

- NE Sector - Crawley Town Centre
- SE Sector – Maidenbower Square
- SW Sector – Broadfield Parade
- NW Sector – Langley Green Parade.

3.54 The sessions were advertised in advance and the locations were selected based on how busy they are, to maximise footfall and comments. The intention was to provide an opportunity for everyone to comment, and to gauge a rounded appreciation of the Borough-wide position.

3.55 The overall perception communicated in the drop-in sessions was positive. Generally, those people who offered their opinion felt that Crawley was well provided in both quality and quantity terms. While there was some concern that the current levels of provision were not being sufficiently protected from development, most people were pragmatic in acknowledging the balance between retaining open spaces and the economic benefits of developing on them.

3.56 The key general themes identified through the drop-in sessions were:

- the quality of open spaces in the Borough is generally very good
- the Council’s Parks Team does an excellent job of maintaining sites
- Goffs Park, Tilgate Park, Cherry Lane and Memorial Gardens in particular are all very highly regarded
- there is enough open space in the Borough at the moment, with perceived higher levels of provision in Crawley than in other local authorities elsewhere
- it is hugely important that the Council works to protect the open spaces that remain, so that they are not lost to development
- the loss of school playing fields to development is a key concern for many
- vacant units should be used for new development, rather than building on open spaces
- the accessibility of existing open spaces could be improved by providing more parking and better public transport links.

3.57 A full list of comments is provided in Appendix K, separated by analysis area.

Summary

- 3.58 The consultation exercise employed a range of techniques to maximise the number and type of people engaged. This has ensured that the views of a broad cross-section of people were canvassed. The information gathered will be used to play a key role in the setting of standards specific to Crawley.
- 3.59 This is essential to ensure that the standards derived through the standard-setting exercise are informed specifically by local demand.
- 3.60 Broadly, residents have expressed satisfaction at the levels of open space provision in the Borough, despite some areas of shortfall – most notably teenage facilities. The key aspiration expressed throughout the consultation was that existing levels of provision are sufficient to meet quantitative needs, and the retention of current space ought to be prioritised over the development of new open space.
- 3.61 Appendices D-F illustrate how the findings of consultation have contributed to the formation of locally-derived standards for quality, quantity and accessibility.

SECTION 4
INDOOR SPORTS FACILITIES

Indoor sports facilities

Definition

- 4.1 In keeping with the requirements of the PPG17 exercise, an audit of indoor sports facilities has been undertaken alongside the main audit of open space. This has included:
- sports halls
 - swimming pools
 - health & fitness gyms
 - indoor tennis
 - indoor bowls.
- 4.2 An assessment of indoor facilities is slightly different to that completed for other PPG17 typologies, in so far as specific, parameter-based demand modelling can be undertaken in line with Sport England guidelines. This exercise has been completed and its findings are explored in this section of the report.

Supply and demand

Demand for facilities

- 4.3 Current demand for facilities has been assessed through desk research, a review of documents, demographic analysis and an analysis of consultation findings. In all cases this is completed at the aggregate level, rather than by each analysis area.
- 4.4 When analysing the need and demand for sports facilities it is important to assess the size and composition of the local leisure market and the impact it will have upon facility usage. The demographic profile of an area has a knock-on effect on the propensity to participate and subsequent demand for facilities. An analysis of the population in the Borough is shown in Table 2.1 of Section 2.
- 4.5 This information is further supplemented by substantial research into the nationwide propensity to participate in physical activity. The Active People Survey, conducted by Ipsos MORI on behalf of Sport England, is the largest ever survey of sport and active recreation to be undertaken in Europe. It is a telephone survey of 363,724 adults in England (aged 16+) and provides reliable statistics on participation in sport and active recreation for all 354 local authorities in England.
- 4.6 The questionnaire was designed to enable analysis of the findings by a broad range of demographic information, such as gender, social class, ethnicity, household structure, age and disability. It allows a comparison to be made between the levels of participation in all local authority areas in England.
- 4.7 However, the findings do not provide statistically reliable data on levels of participation for different sports for each local authority. Instead, the average participation rate has been applied across those sports reviewed within this study.

4.8 The Active People Survey shows that:

- the Crawley participation rate (residents participating in at least three 30-minute periods of moderate activity per week) is 19.3%
- the average South East participation rate is 22.61%
- Crawley participation is c.3% lower than the South East rate
- Crawley ranks 57th out of 66 authorities in the South East, placing it firmly in the bottom quartile (86th percentile)
- the national average participation rate is 21.35%
- Crawley participation is c.1% lower than the national rate
- Crawley ranks 273rd out of 354 authorities nationally, placing it in the bottom quartile (77th percentile).

Analysis of supply and demand

4.9 A comparative analysis has been carried out to establish the projected adequacy of current facility provision in meeting identified local demand. The process has involved the preparation of a full audit of current facilities within the Borough to establish the level of supply, using Sport England's Active Places database, and the use of approved demand modelling techniques to calculate whether the level of current supply adequately meets demand or whether there is under or over provision.

4.10 PMP's supply and demand model is based around the following premise:

- there are X people in the catchment area who would be willing to use a particular type of sports facility (based on total population and propensity to participate in that sport)
- at the same time, there are Y units of the relevant sports facilities (eg swimming pool water area, health and fitness stations, etc) in the catchment area
- the relationship between X and Y indicates the surplus or shortfall in terms of number of units.

4.11 Supply and demand analysis has been completed for swimming pools, sports halls, health and fitness, indoor bowls and indoor tennis. Outlined below are our findings and the implications for the Borough.

4.12 The different roles and accessibility (both perceived and actual) of public and private facilities have been reflected within the exercise, with private facilities being discounted for sports hall and swimming pool provision, in line with Sport England guidance, which notes that these facilities have no public 'pay and play' accessibility to increase use.

SECTION 4 – INDOOR SPORTS FACILITIES

- 4.13 In addition, school facilities formally available to the public have been reduced in amount by 25% in line with Sport England modelling parameters, so as to take into account their limited availability. Under this approach a four-court sports hall becomes a three-court hall in terms of modelling.
- 4.14 This reflects both the actual unavailability of the facility during daytime hours and the perception that the facilities are designated for school use and are therefore not available to the general population of Crawley.
- 4.15 This modelling is applicable to the Borough and does not attempt to evaluate or quantify the impact of any facilities that Crawley residents might use outside the Borough, even just slightly outside the Borough boundaries. It is assumed that the total number of people entering the Borough to participate in sport and exercise will broadly equate to the number of residents leaving the Borough to participate.

Crawley supply and demand projections

Swimming Pools

- 4.16 The key assumptions used in the swimming pools demand model are:
- proportion of visits during peak times is 63%
 - average duration of visits is 64 minutes
 - at one time capacity = 6m² per person
 - capacity of 212m² (one pool unit) = 35 people
 - one pool unit = average four lane 25 metre pool.
- 4.17 On this basis, using 2001 Census information, demand levels equate to a total of 949m² of pool space within the Borough.
- 4.18 There are eight facilities in the Borough. Only one swimming pool is included in the modelling, which is at the K2 Leisure Centre. The remaining seven facilities are private and are therefore not included. Crawley therefore has an existing supply of 850m², all at K2. The oversupply/shortfall is illustrated in Table 4.3 below. It can be concluded that supply of swimming pool water space is broadly equivalent to demand in the Borough.

Table 4.3 *Swimming pool oversupply/shortfall*

Scenarios	Demand (m ²)	Supply (m ²)	Oversupply/(shortfall)
2001	949	850	(99)
2007 estimated	962	850	(112)
2016 projection	979	850	(129)

SECTION 4 – INDOOR SPORTS FACILITIES

- 4.19 Although there might be a degree of concern that the Borough's publicly-available swimming facilities are located solely at one facility, the sports hub nature and profile of K2 has the potential to draw significant users from across the Borough, more than a traditional, small-scale leisure centre.
- 4.20 In conclusion, the **demand estimations suggest that Crawley currently has a deficit of c.112m²** of pool space. Sport England also produces a supply and demand model based on comparable parameters to PMP, known as the Sport Facilities Calculator. This model projects current demand of 1,050m², and leads to a projected shortfall of c.200m² at present. This does not take into account Crawley's lower than average propensity to participate.
- 4.21 These levels of shortfall are not sufficient to merit the delivery of an additional facility at this stage. The household survey also illustrated relative satisfaction with the level of swimming pool provision, with most respondents stating that provision levels are about right.
- 4.22 However, delivering a facility elsewhere in the Borough may well serve to increase accessibility and in so doing increase participation rates, and the Council should therefore monitor this situation over the coming years as it works to address the current low levels of resident activity.

Sports halls

- 4.23 The key assumptions are as follows:
- 60% visits during peak time
 - average visit duration = 1 hour
 - at one time capacity = 5 people per badminton court.
- 4.24 On this basis, using 2001 Census information projected forward, demand levels for 2007 are estimated to be 26 badminton courts (rounded). The demand model calculates, using projected population statistics, that in 2016 this demand will have risen slightly but, due to rounding, effectively remains at 26 courts.
- 4.25 There are eight facilities in the Borough that have sports halls. Facility size and accessibility for public use are key factors taken into consideration when assessing the current level of supply. Of the eight facilities:
- two have been excluded from the demand modelling analysis, in line with Sport England recommendations, due to the fact that they feature only two courts (Sport England modelling parameters only include sports halls of at least three badminton courts in size)
 - four facilities have had their capacity reduced by 25% to reflect their dual-use (school and public) operation. This is due to their reduced accessibility (both actual and perceived) for public use.
 - two facilities are public and their capacities have been included in full.

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- 4.26 Six sports halls are therefore included in the model. When applying the modelling assumptions regarding accessibility for dual use sites, the result is an existing supply of 30 badminton courts. Demand in 2016, whilst increased slightly, is projected to be 26 courts (statistically rounded). Table 4.4 summarises the supply and demand analysis.

Table 4.4 Sports hall oversupply/shortfall

Scenarios	Demand (courts)	Supply (courts)	Oversupply/ (shortfall)
2001	25	30	5
2007 estimated	26	30	4
2016 projection	26	30	4

- 4.27 **Projections suggest a current oversupply in the provision of sports hall space, broadly equivalent to one, four-court hall.** The Sport England Facilities Calculator, which calculates demand using parameters that are broadly comparable to PMP's model finds demand to be 29 courts. This demonstrates a balance between the supply and demand for sports hall space in the Borough. Sport England's modelling does not take into account Crawley's lower than average propensity to participate.
- 4.28 Household survey feedback suggested broad satisfaction with the level of sports hall provision. Given the Council's drive to increase participation rates, it is recommended that the Council works to protect existing sports halls in the Borough. Additional provision of new sports hall space is not recommended in the Borough at this time.

Health and fitness

- 4.29 The key assumptions for the health and fitness demand model are as follows:
- average health and fitness session is one hour
 - 65% of use is during peak times
 - average user participates 1.5 times per week or six times in a month
 - the 'at one time' capacity of a health and fitness facility is calculated by the ratio of one user per station.
- 4.30 On this basis, using 2001 Census information projected forward, demand levels equate to a total of 535 stations within the Borough. The demand model calculates, using projected population statistics, that by 2016 this demand will have risen to 545 stations.
- 4.31 There are 12 facilities in the Borough, all of which are included in the model. The model does not make adjustments for gym facilities on the basis of accessibility, with public, private and dual use facilities all assumed to be of equal accessibility.

SECTION 4 – INDOOR SPORTS FACILITIES

- 4.32 The audit has shown an existing supply of 699 fitness stations (including cardiovascular and fixed weight machines, but excluding free weights). The results of the model are illustrated overleaf in Table 4.5 and show a projected oversupply of stations in the Borough.

Table 4.5 Health and fitness oversupply/shortfall

Scenarios	Demand (stations)	Supply (stations)	Oversupply/(shortfall)
2001	528	699	171
2007 projection	535	699	164
2016 projection	545	699	154

- 4.33 **Projections suggest a current oversupply in the provision of health and fitness stations equivalent to c.160 stations.**
- 4.34 A significant proportion of the existing supply of health and fitness stations is accounted for by three facilities – K2 (public), Cannons (private) and Virgin Active (private). Between them, the three sites deliver over 394 of the 699 total stations in the Borough.
- 4.35 Of the 15 facilities within the identified catchment area and included in the model, four are in public facilities available on a “pay and play” usage basis, there are additional facilities provided by four dual-use sites. A 50/50 split provision split between public and private operators is normally sought.
- 4.36 However, given the overall scale of provision and satisfaction levels expressed in the household survey, there is limited rationale for additional provision.

Indoor bowls

- 4.37 For indoor bowls, PMP has applied Sport England’s demand model to the Crawley Borough area. Sport England’s research provides information on the levels and patterns of use of indoor bowls centres in order to define a set of parameters for its FPM. The results of this analysis are presented in Table 4.6 below at the end of this section. There are currently two indoor bowls facilities in the Borough, at K2 (six rinks) and Grattons, Crawley (two rinks).
- 4.38 It is important to note that the Sport England demand model does not take into consideration the accessibility of the facility – be it public or private. Sport England modelling suggests that there is currently an oversupply of rinks in the Borough.

Table 4.6 Indoor bowls oversupply/shortfall

Scenarios	Demand* (rinks)	Supply (rinks)	Oversupply/(shortfall)
2001	5.46	8	2.54
2007 projection	5.54	8	2.46
2016 projection	5.63	8	2.37

4.39 These figures suggest that Crawley is already sufficiently catered for in terms of indoor bowls. Even with the national trend of an ageing population and the associated likely increased propensity to participate, the Borough's existing supply should continue to offer sufficient provision, in line with Sport England's modelling. Providing new indoor bowls provision is therefore not recommended.

Indoor tennis

4.40 There is not currently a reliable national demand and supply model available for indoor tennis. Sport England will, however, be extending their demand model in the near future to incorporate tennis. In the interim, PMP has developed its own model based on assumptions from the Lawn Tennis Association (LTA), market research and prior experience. These projections should be viewed as indicative and subject to review upon publication of the Sport England parameters.

4.41 We would note the following contributing factors:

- LTA research shows that **2% of the population (national average) regularly participates** in tennis
- the LTA recommends the following demand parameters for different facility types:
 - one outdoor floodlit court per 45 regular tennis players
 - **one indoor court per 200 regular tennis players**

4.42 Using data from '*Sport and Leisure Potential Profile*' (one of the leading national lifestyle surveys), the number of people in the Borough with a propensity to participate in tennis can be estimated, relative to the national average. A tennis demand model developed from LTA research ('The Need for Covered Tennis Courts', LTA 1998) can then be used to quantify the level of demand in the area.

4.43 This model quantifies demand in terms of the number of indoor courts that should be provided to meet the LTA's stated targets.

4.44 The national average tennis participation rate (based on Sport & Leisure Potential report) is 5.1%. Participation rates Crawley (Sport & Leisure Potential report) are projected to be higher than the national average at 6.2%. Demand in Crawley is therefore projected as 21.5% higher than the national level, which is then applied to the LTA projection of the number of regular tennis participants.

Table 4.7 Demand for tennis courts – Crawley

	Population	Total players LTA standard 2%	Total players Moderated* 2.43%
2001	99,744	1,995	2,425
Required (indoor)	-	10	12
2007	101,100	2,022	2,458
Required (indoor)	-	10	12
2016	102,900	2,058	2,501
Required (indoor)	-	12	13

Figures rounded to the nearest full court

* National propensity to participate in tennis multiplied by 121.5% to illustrate Crawley's increased participation in tennis (Sport & Leisure Potential report)

Table 4.7 Supply of tennis courts – Crawley

Year	Demand (courts)	Supply (courts)	Oversupply/ (shortfall) of courts
2001	12	2	(10)
2007	12	2	(10)
2016	13	2	(11)

It should be noted that planned facilities have not been included within this modeling exercise

- 4.45 Crawley presently only has two indoor tennis courts in the Borough, housed in a “bubble” at Crawley Lawn Tennis Club. This level of provision is marginally below both the regional (South West) and national averages.
- 4.46 Present provision levels would therefore suggest that there is significant latent demand for indoor tennis facilities, with **a shortfall of 10 indoor tennis courts**. We would note, however, that with other projects on which we have been engaged, the LTA’s demand projections have produced figures that appear highly aspirational and optimistic rather than practically deliverable. On this basis, latent demand might not be as pronounced as the modelling otherwise suggests.

SECTION 4 – INDOOR SPORTS FACILITIES

- 4.47 In order to provide an alternative gauge of the level of indoor tennis provision in Crawley, we have prepared a comparison with neighbouring Local Authorities based on the number of courts per 1,000 population. This is provided below at Table 4.7.

Table 4.7 Indoor tennis facilities in those Local Authorities surrounding Crawley

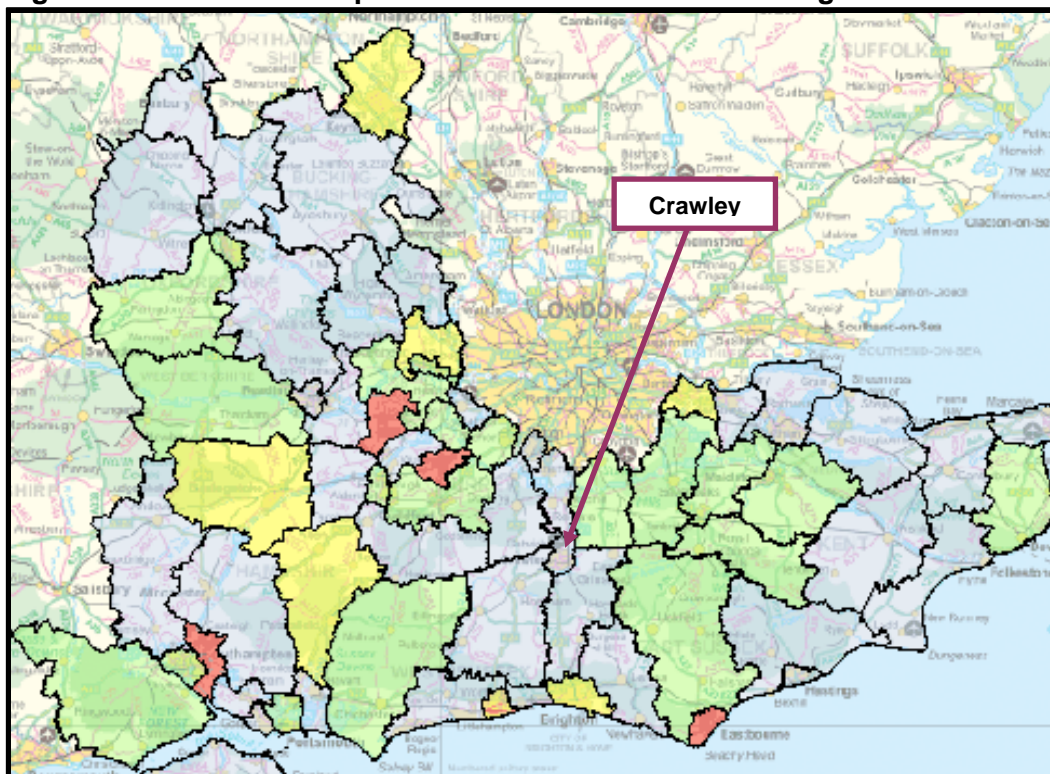
Authority	Population*	No. of Courts	Courts per 1,000 population
Mid Sussex	127,378	2	0.020
Horsham	122,088	0	0
Mole Valley	80,287	0	0
Tandridge	79,267	3	0.038
Reigate and Banstead	126,523	0	0
Crawley	99,744	2	0.020
South East England#	8,000,488	236	0.029
England#	49,138,856	1,200	0.024

* Source: National Statistics, 2001 census data

Source: Active Places (power user)

- 4.48 The table illustrates that Crawley is slightly below both the regional (South East England) average and the national average. The level of provision in the South East region is shown below at Figure 4.1. This shows that Crawley is not one of the better performing local authorities in terms of actual indoor tennis court provision (courts per 1,000 people).

Figure 4.1 Indoor tennis provision levels in South East England



Source: Active Places Power (Sport England)

	Courts per 1,000	Total LAs
	0 - 0.026	36
	0.027 - 0.052	20
	0.053 - 0.078	6
	0.079 - 0.104	1
	0.105 - 0.13	4

- 4.49 During the consultation process for this study, the Borough’s existing tennis club indicated that it is a thriving club with high membership levels and further demand for additional indoor courts. Providing one more indoor court would increase provision per 1,000 residents to 0.03, which is slightly above the South East average.
- 4.50 It is recommended that the Council investigates opportunities for relocation and expansion, to meet the projected latent demand. It will be important that the facility is suitably located to maximise its accessibility and appeal. Mintel research into standard tennis catchments (17 minutes for standard facilities, 21 minutes for pay & play) would cover the majority of Crawley, dependent on location. LTA standards (30 minutes) would cover the whole Borough.
- 4.51 The Council may also wish to consider its delivery near to other existing/planned facilities to create a hub site. Several potential sites would meet this description. However, given the Council’s aspirations for open space provision, the Council should consider those types of open space that it can effectively free up for development.

SECTION 4 – INDOOR SPORTS FACILITIES

- 4.52 Any facility should contain at least an element of public access, rather than being a purely private club, to boost participation and enjoyment across the Borough.

Borough-wide conclusions

- 4.53 The audit and supply/demand modelling exercise has provided a detailed assessment of the current and projected future demand for sports facilities in the Borough. This has been further supported and informed by the consultation process with local residents and sports clubs.
- 4.54 Unlike some open space typologies, new provision of indoor sporting facilities to complete quantity and accessibility gaps is problematic due to the high capital and maintenance costs associated with delivering these facilities. In order to make such facilities as viable as possible it is important that they are located in areas of high population density. The delivery of the K2 Leisure Centre illustrates how this principle has been followed, and K2 has been very successful as a result.
- 4.55 A summary of the supply and demand findings is set out in Table 4.8 below. These results show the current estimated picture and projected results for 2016.

Table 4.8 Crawley supply and demand modelling results

Facility type	2007 position	2016 projection
Swimming pools	Undersupply of 112m ²	Undersupply of 129m ²
Sports halls	Undersupply of 4 badminton courts	Undersupply of 4 badminton courts
Health & fitness	Oversupply of 164 stations	Oversupply of 154 stations
Indoor bowls	Oversupply of 2.5 rinks	Oversupply of 2.5 rinks
Indoor tennis	Undersupply of 10 indoor courts	Undersupply of 13 indoor courts

- 4.56 In summary, the audit findings illustrate that there is currently:
- **swimming:** a slight undersupply of public water, but insufficient to suggest that the delivery of an additional facility is imperative. Current provision is all at K2, which has the benefit of being a regional hub site but the drawback of being the only facility in the Borough, resulting in some accessibility issues
 - **sports halls:** a current undersupply of sports halls, broadly equal to a single 4-court facility. However there is potential for provision at the current sites (especially the dual use ones) to be expanded/improved to address this shortfall
 - **health and fitness:** an oversupply of health and fitness stations equivalent to c.160 stations. Although provision is heavily focused on just three sites, there is limited rationale from the modelling and consultation to recommend the addition of new sites

SECTION 4 – INDOOR SPORTS FACILITIES

- **indoor bowls:** sufficient provision currently exists in the Borough
- **indoor tennis:** a significant projected undersupply of courts due to low levels of supply. This suggests that the Council should investigate the delivery of additional facilities.

SECTION 5
PARKS AND GARDENS

Parks and gardens

Overview

Current level of provision (hectares)	
TOTAL	178.17
ha/1000 population	1.76

Quantity standards	
1.76ha/1000 population	
Quality standards	
Essential	Desirable
Green Flag standards	Cycle stands
Safe site access	
Accessibility standards	
15 minute walk time (720 metres)	

Quantity of existing provision

- 5.1 For the purposes of this study, 39 sites have been identified, in conjunction with the Council, and classified as parks and gardens.
- 5.2 In calculating the size of parks and gardens, other typologies that are located with the park, such as outdoor sports facilities and children and young people’s facilities, are excluded from the total size. They are separately accounted for in other typologies, thereby preventing the double-counting of open space provision. The provision of parks and gardens in Crawley is summarised in Table 5.1 overleaf.

Table 5.1 – Provision of parks and gardens across Crawley

Analysis area	Current provision (ha)	Number of sites	Smallest site (ha)	Largest site (ha)	Current provision/ 1000 population
SW quadrant	135.55	24	0.01	101.53	3.70
NW quadrant	10.56	2	0.52	10.04	0.39
NE quadrant	11.96	5	0.15	4.84	0.70
SE quadrant	20.10	8	0.05	9.59	0.94
TOTAL	178.17	39	-	-	1.76

Emerging issues

5.3 The key issues highlighted in Table 5.1 and through the consultation process relating to the quantity of parks and gardens provision in Crawley include:

- parks are perceived to be particularly important to local residents
- although some minor issues were raised with the perceived quality and accessibility of Crawley’s parks, those consulted during this exercise were very positive about the quantity of provision
- there is a greater level of satisfaction regarding the provision of parks than there is of any other type of open space in the Borough
- the majority of provision is delivered in the South West of the Borough – the majority of these are relatively small sites although Tilgate Park (100ha+ also falls into this area)
- despite this, there are only minimal variations in the levels of satisfaction across the four analysis areas, suggesting that there are few perceived deficiencies in terms of the distribution of parks and gardens across Crawley.

Setting provision standards – quantity

5.4 The recommended local quantity standard for parks and gardens has been derived from the local needs consultation and audit of provision and is summarised overleaf. Full commentary and justification for the local quantity standard is provided within Appendix E.

Existing level of provision	Recommended standard (2016)
1.76 ha per 1000 population	1.76 ha per 1000 population
Justification	
<p>Parks are perceived to be particularly important to Crawley residents. Although some minor issues were raised with the perceived quality and accessibility of these parks, those consulted during this exercise were very positive about the quantity of provision. There is a greater level of satisfaction regarding the quantity of parks provision than there is of any other type of open space in the Borough.</p> <p>The minimal variations in the levels of satisfaction across the four analysis areas suggest that there are few perceived deficiencies in terms of the distribution of parks and gardens across Crawley.</p> <p>A standard set at the existing level of provision safeguards existing provision and ensures that new developments provide additional park and garden space to meet the needs of the additional population arising from the development. Other investment in parks and gardens should be spent on retaining/improving their quality and increasing levels of accessibility.</p>	

Quality of provision

- 5.5 The quality of existing parks and gardens in the Borough was assessed through site visits and is set out in Table 5.2 overleaf. Detailed comments from each site assessment can be found in the Access database that accompanies this study. It is important to note that site assessments are conducted as a snapshot in time and are therefore reflective of the quality of the site on one specific day.
- 5.6 The site assessments rated each site within the audit against a series of quality criteria, including cleanliness, signage, and provision of ancillary facilities.

Table 5.2 – Quality of parks and gardens across Crawley

Analysis area	Number of sites	Range of quality scores	Average quality score	Lowest quality site(s)	Highest quality site(s)
SW quadrant	24	71-100%	81%	Colwyn Close 2 Park Tilgate Park	Malthouse Road Garden
NW quadrant	2	80-82%	81%	Country Park	West Green Park, Formal Gardens
NE quadrant	5	58-96%	77%	Randall Schofield Court	Memorial Gardens
SE quadrant	8	44-91%	79%	Worth Way	Ashburnum Road Gardens
TOTAL	39	44-100%	80%		

5.7 The key issues emerging from Table 5.2 and the consultation relating to the quality of parks and gardens include:

- the sites were, generally, considered to be of good quality overall with few significant areas in need of improvement, and very few instances of elements being rated as average or poor. This perception was broadly supported through the consultation process, with few people indicating a major quality deficiency
- the Council’s parks team does an excellent job of maintaining the Borough’s parks and gardens and ensuring their attractive appearance
- the ideal quality features that ought to be present in Crawley’s parks and gardens, according to the opinion of those responding to the household survey, were clean and litter-free (69%), nature features (62%), and providing footpaths (58%). These priorities match the present perceptions of respondents as those areas causing greatest problems
- those most prominent issues raised in the household survey were litter problems (74%) and dog fouling (71%)
- misuse of sites (60%) and vandalism and graffiti (51%) were also considered either significant or minor problems by over half of respondents.

Setting provision standards – quality

5.8 The recommended local quality standards for parks and gardens are summarised below. Full justifications and consultation relating to the quality of provision for the local standard is provided within Appendix D. In order to produce applicable, more objective quality standards, we have worked with the Council to produce lists of “essential” and “desirable” characteristics that parks and gardens in Crawley should exhibit. This provides a tool for future quality assessment.

Recommended standard – PARKS AND GARDENS	
Local consultation, national guidance and best practice suggest that the following features are essential and desirable to local residents, and should be reflected in the quality of provision in Crawley:	
Essential	Desirable
Green Flag standards	Cycle stands
Safe site access	

5.9 It was agreed that the Green Flag standards should remain the over-arching aspiration for the quality of Crawley’s parks and gardens. This provides a strong and applicable analysis tool that incorporates several areas, where the Council’s Parks team can continue its valued work. Additional standards have also been set as important aspirations for Crawley, based on local perception of need.

Setting provision standards – accessibility

- 5.10 The accessibility of sites is important for maximising usage as well as providing an opportunity for all people to use them. The local standard is set in the form of a distance threshold and is derived directly from the findings of local consultation.
- 5.11 Site-specific accessibility issues were also analysed as part of the site assessment process where information and signage, transport and general accessibility issues were reviewed. Consultation and analysis highlights that the key issues with regards to accessibility include:
- parks and gardens were the most frequently used open space typology for the household survey sample, with 51% of respondents indicating they used parks and gardens more than any other typology
 - of all household survey respondents, 67% indicated they use parks and gardens over once a month, with only 6% indicating they never use them
 - few specific issues were raised with regard to the perceived accessibility of Crawley's parks
 - residents invariably walk to access the Borough's parks and gardens
 - there can be issues with parking and public transport access to key parks in the Borough which inhibits their accessibility to the whole population
 - the 75th percentile of the household survey fell in the 11-15 minute range. This was broadly mirrored in each individual analysis area.
- 5.12 The recommended local accessibility standard for parks and gardens in Crawley is summarised below. Full justification for the local standard is provided in Appendix F.

Recommended standard
15 minute walk time (720 metres)
Justification
<p>Consultation has shown a strong appreciation of the Borough's parks and gardens, and illustrates that Crawley's residents place significant value on these spaces and their accessibility. The household survey has illustrated that the sample invariably travel on foot to access parks and gardens, rather than by car. As such, the accessibility catchment for parks and gardens is established on a walk time basis.</p> <p>The 75th percentile of the household survey fell in the 11-15 minute range, and provides a basis for setting this standard. Reviewing each of the analysis areas reveals a comparable picture across the Borough, with the 75th percentile falling in this range for three of the four analysis areas. Residents of the North West quadrant had slightly lower accessibility requirements. In this analysis area, the 75th percentile fell in the 16-20 minute range. An 11-15 minute walk equates to a 1200m distance along roads and footpaths, or an equivalent 720m straight line catchment area.</p>

NB A straight-line distance of 720m has been used rather than the pedestrian distance of 1200m. This is based on average walking distances reduced by a factor of 40% to account for the fact that walking routes along roads and footpaths can be represented by a shorter straight line catchment. The 40% factoring is based on the approach set out in the NPFA Six Acre Standard.

Applying provision standards

- 5.13 The application of the recommended quality, quantity and accessibility standards is essential in understanding the distribution of open space, sport and recreation facilities and identifying areas where provision is insufficient to meet local need.
- 5.14 The quantity standards enable the identification of areas that do not meet the minimum provision standards, while the accessibility standards will help determine where those deficiencies are of high importance, if applicable. Applying the standards together is a much more meaningful method of analysis than applying the standards separately.
- 5.15 These standards have then been applied to the Borough in order to determine surpluses, deficiencies and priorities for action. This section deals with parks and gardens in isolation, although analysis in conjunction with other open space typologies (notably NSN and AGS sites) is necessary to give a more comprehensive picture of open space provision.
- 5.16 The application of the local standard for quantity results in the picture identified overleaf in Table 5.3. The aggregate position is considered to carry greater weight than that applied to each of the individual quadrants, as it offers a broader reflection of the provision of parks and gardens across the entire Borough. Table 5.3 summarises the requirement for additional open space, where necessary, to meet the Council's quantity standard given population increase projections to 2016 (discussed in Section 1).

Table 5.3 Applying quantity standards

Analysis areas	Current balance	Future balance against local standard (1.76 hectares per 1000 population)
SW quadrant	70.93	69.79
NW quadrant	-36.93	-37.77
NE quadrant	-18.34	-18.87
SE quadrant	-17.72	-18.38
TOTAL	0.00	-3.14

NB Green = above the minimum standard, Red = below the minimum standard, more provision required

- 5.17 The key headlines in relation to the quantity of provision include:
- there is a strong perception amongst those engaged through the consultation exercise that the Borough is presently well-provided for in terms of parks and gardens
 - the key priority expressed throughout the consultation was that existing parks and gardens be protected from development, since present levels of provision currently meet residents' requirements

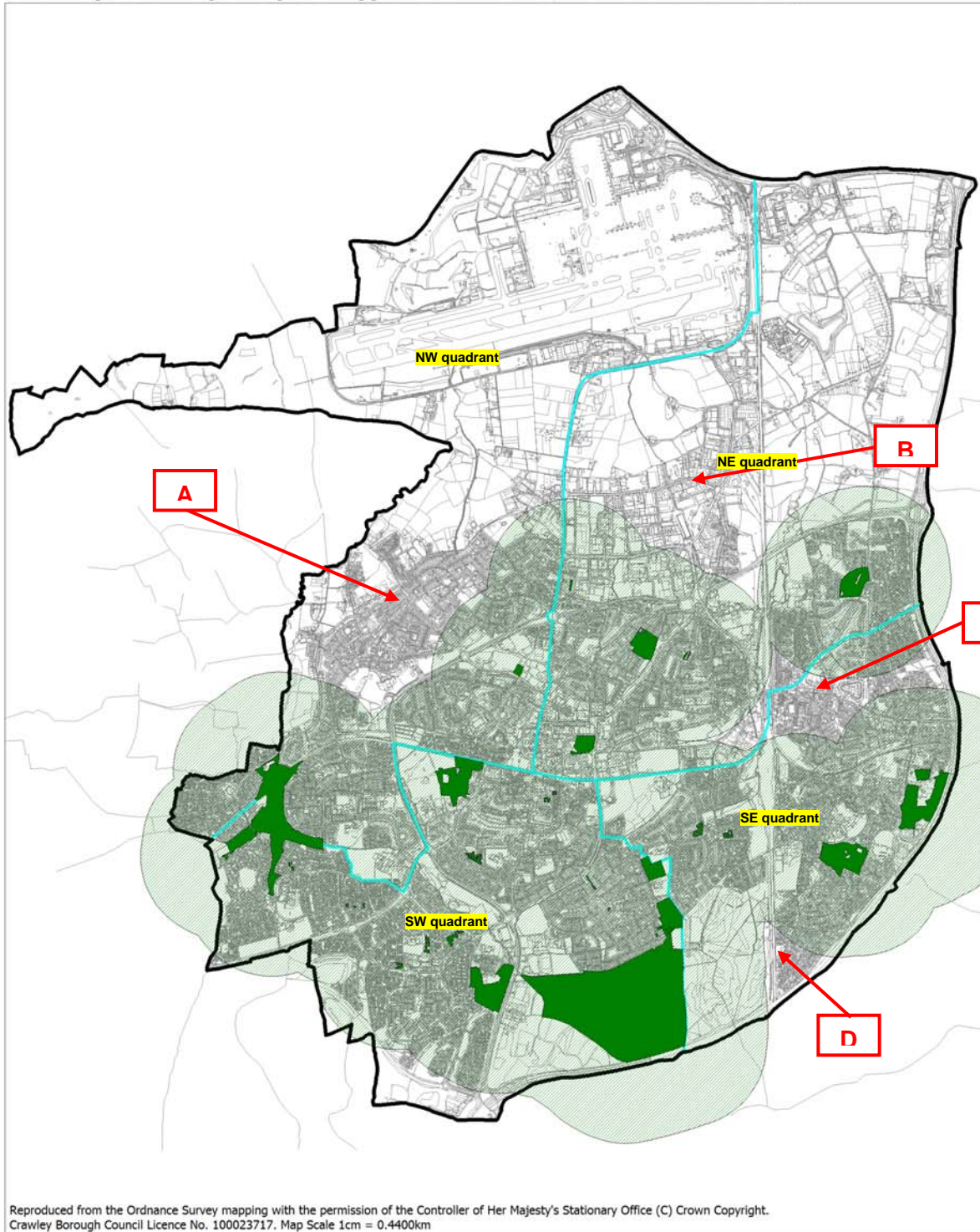
SECTION 5 – PARKS AND GARDENS

- current levels of provision equate to circa 1.76 hectares/1000 population
- applying the recommended standard (retained at existing per capita levels) against the projected population in 2016 reveals that there are likely to be deficiencies in the North West, North East and South East of the Borough, although given the concentration of provision in the South West (largely due to Tilgate Park) this is almost completely balanced
- given projected increases in population, a potential shortfall of 3.14 hectares has been identified for 2016 when the current provision levels per capita are extrapolated forward.

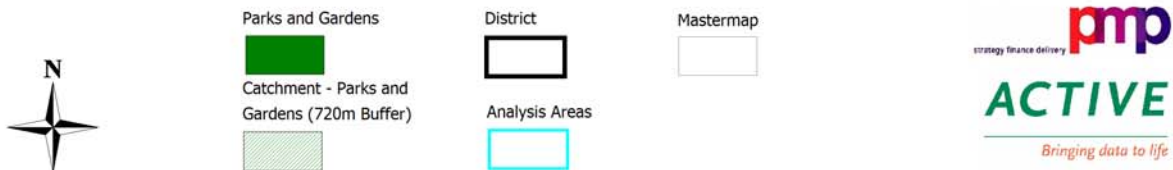
5.18 The implications of quantity and accessibility standards application are intrinsically linked and should be viewed together to gain the maximum appreciation of the overall picture. The application of the local accessibility standards for parks and gardens in Crawley is set out in Map 5.1 overleaf.

Map 5.1 Provision of parks and gardens in Crawley

Crawley OSS - Open Space Type Catchments, Parks and Gardens



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office (C) Crown Copyright. Crawley Borough Council Licence No. 100023717. Map Scale 1cm = 0.4400km



- 5.19 As illustrated in Map 5.1, parks and gardens provision is largely focused in the South of Crawley, and there is a particularly high level of supply in the South West of the Borough.

P&G1	Given the benefits of parks and gardens, both recreational and aesthetic, and the particular importance of these sites to local residents communicated through the study, the Council should protect all existing sites in the Borough from development.
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- 5.20 The local quantity standard equates to the current per capita, borough-wide level of provision, indicating that on the whole there is perceived to be sufficient supply of parks and gardens, and that this standard should be preserved moving forward.
- 5.21 In light of the accessibility mapping results, this report has sought to identify potential priority sites for any new provision. These are labelled A-D on the accessibility map at Map 5.1, and analysed in turn below to determine their potential suitability for new parks provision.

Area A – Langley Green

- 5.22 The North West quadrant is the analysis area with lowest per capita provision of parks and gardens at present, and with the highest projected shortfall in applying Crawley's quantity standards moving forward to 2016. In light of this, the Council should seek opportunities to deliver new parks and gardens in this area.
- 5.23 Given that the area marked 'A' on the map is relatively densely populated with residential development, the delivery of new parks and gardens is likely to be more achievable through the conversion of larger AGS sites – ensuring that they exhibit the characteristics and amenities of parks and gardens to satisfy this need. The conversion of existing, larger AGS sites should be considered, including site IDs 368 (Rushetts Road AGS), 369 (Fox Close AGS) and 884 (Cedar Close AGS).
- 5.24 With the stated 15-minute buffer accessibility zone, providing a new park centrally in this area would satisfy the majority of projected latent demand in the North West quadrant. The identified area is well-provided for in terms of accessibility to AGS and NSN.

P&G2	Seek opportunities for new parks and gardens development in the North West quadrant. The conversion of existing, larger AGS sites should be considered.
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Area B – Northgate

- 5.25 The North East quadrant corner appears to be lacking in parks and gardens provision. However, since the population is primarily centred towards the south of the area, this is not particularly pronounced. There are relatively large sites at Northgate Playing Field and Milton Mount Gardens, which satisfy the significant residential areas in this quadrant. The northern part of the quadrant is primarily industrial development and farmland.

SECTION 5 – PARKS AND GARDENS

- 5.26 Although the North East of the Borough appears under-provided in terms of parks and gardens, when analysing the accessibility maps, and projected future balance required to meet Borough-wide quantity standards to 2016, there appear to be very limited opportunities to deliver new provision in this area. The identified area is however well-provided for in terms of accessibility to AGS and NSN sites.
- 5.27 The Council could consider converting Site 122 (Kenmara Court AGS), as one of the larger AGS sites in the quadrant, to satisfy potential latent demand for accessible parks and gardens to the west of the railway line.

P&G3

Seek opportunities for new parks and gardens development in the North East quadrant, as a lower priority. The conversion of larger AGS sites in the quadrant should be considered as an opportunity to address this.

Area C – Pound Hill South

- 5.28 The South East quadrant has the second-highest per capita levels of parks and gardens provision in the Borough. However, Figure 5.1 shows an area in Pound Hill South that presently does not have access to this typology.
- 5.29 This situation is likely to be exacerbated by the access barriers at ward boundaries – in this instance those at the north and south of the Pound Hill South ward. The identified area is well-provided for in terms of accessibility to AGS, with a number of sites in the ward, but limited access to NSN. However, significant provision is available in the south of the ward, and over the ward boundary (in both cases the presence of a road presents a barrier to access) in Maidenbower in particular.
- 5.30 In light of this, the Council may consider opportunities for new provision to cater for this ward. Site 361 (Turners Hill Road AGS), as a larger AGS site in the centre of the ward, could well be re-designated to exhibit the characteristics of a park/garden and thereby satisfy this accessibility shortfall.

P&G4

Seek opportunities for new parks and gardens development in Pound Hill South, to satisfy the specific requirements of the ward and quadrant

Area D – Maidenbower

- 5.31 The south east corner of Maidenbower ward also has fewer opportunities to access parks and gardens, with an area lacking access to this typology. However, delivering new provision in this area would arguably have little overall impact, since it would cater only for a small area to the east of the railway line. This small pocket of residential development could realistically be expected to travel the small further distance to access site 126 (Maidenbower Park). The density of residential development makes the provision of new space highly challenging.
- 5.32 In light of this, it is considered that there are few practical opportunities to deliver new parks and gardens in this area.

Overall position

- 5.33 There was a clear theme throughout the consultation that levels of provision met demand and that the retention of existing parks and gardens should be prioritised, rather than the provision of new sites.
- 5.34 This approach and standard encourages a focus on the enhancement of the quality of these sites as opposed to encouraging the provision of significant additional parks and gardens in the Borough.
- 5.35 Consultation consistently showed a high level of satisfaction at perceived quality levels of Crawley’s parks and gardens, and this has been shown to be central to enjoyment of the sites. The importance of qualitative enhancements is reinforced by the findings of the site assessments, which showed that sites are generally very well-maintained.
- 5.36 In light of the importance of the quality of parks and gardens to residents, the quality of existing sites has been divided into quartiles based on the findings of the site visits. This analysis is set out in Table 5.4 below and a selection of sites falling into each category is listed. To fall within the top quartile, a score of 84% would be required.

Table 5.4 – Detailed analysis of the quality of existing parks and gardens

Top quartile	84%	Maidenbower Park
Third quartile	82%	West Green Park Formal Gardens
Second quartile	80%	Gunning Close Gardens
Bottom quartile	44%	Worth Way

P&G5	Strive to improve the quality of parks and gardens, aiming to improve the quality of all sites so that they all achieve 84% (the score required to fall within the top quartile against current quality standards) and mirror the essential and desirable quality characteristics set out above.
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- 5.37 The key issues emerging from the site assessments and quality analysis are:
 - the majority of sites performed well or very well on the assessment exercise
 - very few sites received ‘average’ or ‘poor’ scores for any of the factors contributing to overall site quality
 - perceptions of parks and gardens quality were very positive throughout the consultation.

Summary

- 5.38 In addition to smaller parks and gardens interspersed across the Borough, there are also a number of larger sites of strategic importance. These sites (for example Tilgate Park) provide a particularly valuable amenity to residents and are essential to ensure that the scale and breadth of provision are maintained. These sites also have extended catchments given their perceived value.
- 5.39 While the greater emphasis is on improving the quality of existing sites rather than identifying and delivering additional parks and gardens, the application of both the quantity and accessibility standards highlights some areas of deficiency.
- 5.40 A summary of the recommendations for parks and gardens is provided below.

P&G1	Given the benefits of parks and gardens, both recreational and aesthetic, and the particular importance of these sites to local residents communicated through the study, the Council should protect all of these sites in the Borough from development.
P&G2	Seek opportunities for new parks and gardens development in the North West quadrant. The conversion of existing, larger AGS sites should be considered.
P&G3	Seek opportunities for new parks and gardens development in the North East quadrant, as a lower priority. The conversion of larger AGS sites in the quadrant should be considered as an opportunity to address this.
P&G4	Seek opportunities for new parks and gardens development in Pound Hill South, to satisfy the specific requirements of the ward and quadrant.
P&G5	Strive to improve the quality of parks and gardens, aiming to improve the quality of all sites so that they all achieve 84% (the score required to fall within the top quartile against current quality standards) and mirror the essential and desirable quality characteristics set out above.

SECTION 6
NATURAL AND SEMI-NATURAL

Natural and semi-natural open space

Overview

Current level of provision	
TOTAL	184.81
ha/1000 population	1.83

Quantity standards	
1.83ha/1000 population	
Quality standards	
Essential Safe site access Clean/litter free	Desirable Dog walking opportunities (as appropriate) Education links/opportunities Enhanced biodiversity Fit-for-purpose security (Rangers) Managed but retaining natural appearance
Accessibility standards	
15 minute walk time (720 metres)	

Quantity of existing provision

- 6.1 The provision of natural and semi-natural open space in Crawley is summarised in Table 6.1 below, summarised by analysis area and also at the aggregate level.

Table 6.1 – Provision of natural and semi-natural open space across Crawley

Analysis area	Current provision (ha)	Number of sites	Smallest site (ha)	Largest site (ha)	Current provision/ 1000 population
SW quadrant	80.62	41	0.01	52.51	2.20
NW quadrant	15.26	13		6.20	0.57
NE quadrant	44.82	22	0.14	11.34	2.61
SE quadrant	44.11	19	0.01	14.18	2.06
TOTAL	184.81	95	-	-	1.83

Emerging issues

6.2 The key issues emerging from Table 6.1 and consultation relating to the quantity of provision of natural and semi-natural open space across the Borough include:

- few negative opinions were expressed with regard to the quantity, quality and accessibility of this type of open space
- overall, perceptions of quantity levels were relatively high, as 61% of those responding to the household survey felt that quantity was either ‘more than enough’ or ‘about right’. Satisfaction levels were therefore the second highest for any typology
- perceptions of quantity ranged quite considerably across the Borough, with highest levels of satisfaction in the South West analysis area (70% of respondents viewed provision levels as ‘more than enough’ or ‘about right’) and lowest levels of satisfaction in the North West analysis area (56% of respondents rating quantity as ‘more than enough’ or ‘about right’).

Setting provision standards – quantity

6.3 The recommended local quantity standard for natural and semi-natural open space has been derived from the local needs consultation and audit of provision and is summarised overleaf. Full justification for the local standard is provided in Appendix E.

Existing level of provision	Recommended standard (2016)
1.83 ha per 1000 population	1.83 ha per 1000 population
Justification	
<p>Although those consulted during the course of this study expressed a degree of concern over the quantity of natural and semi-natural provision, satisfaction levels amongst household survey respondents were still over 60% overall, constituting the second highest perceived satisfaction at quantity levels of any typology in Crawley.</p> <p>The variations in the levels of satisfaction across the four analysis areas suggest that there is a degree of concern over the quantity of provision in the North West analysis area. The Council may wish to consider this in the delivery of any future natural and semi-natural areas in the future. However, even in this area satisfaction levels still exceed 50%.</p> <p>A standard set at the existing level of provision enables requirements to be met and does not place unrealistic requirements for new provision. The retention of the current quantity levels is therefore a priority over and above the delivery of new areas.</p>	

Quality of provision

- 6.4 The quality of existing natural and semi-natural open space in Crawley was assessed through site visits and is set out in Table 6.2 below. It is important to note that site assessments are conducted as a snapshot in time and are therefore reflective of the quality of the site on one specific day.
- 6.5 The site assessments rated each site within the audit against a series of quality criteria, including cleanliness, signage, and provision of ancillary facilities.

Table 6.2 Quality of natural and semi-natural open space across Crawley

Analysis area	Number of sites	Range of quality scores	Average quality score	Lowest quality site(s)	Highest quality site(s)
SW quadrant	41	60-91%	78%	Buckswood Drive	Rathlin Road
NW quadrant	13	60-74%	66%	Rydale Close Ifield Road	Kittiwake Close Gossops Drive
NE quadrant	22	40-76%	61%	Radford Road	Kenmara Court
SE quadrant	19	54-87%	75%	Hawth Avenue	Highdown Court Maidenbower Square
TOTAL	95	40-91%	72%		

6.6 The key issues emerging from Table 6.2 and the consultation relating to the quality of natural and semi-natural open space include:

- the sites were, generally, considered to be of good quality overall with few significant areas in stark need of improvement. This perception was broadly supported through the consultation process, with few people indicating a major quality deficiency
- present perceptions of respondents on those areas of greatest experienced problems showed that the most prominent issues were litter problems (74%) and dog fouling (71%). Misuse of sites (60%) and vandalism and graffiti (51%) were also considered either significant or minor problems by over half of respondents
- several suggestions were raised as to ways in which the quality of Crawley’s natural and semi-natural areas could be improved, including: “areas of open space left uncut and more natural would be a good idea”.
- the ideal quality features that ought to be present in Crawley’s natural and semi-natural spaces, according to the opinion of those responding to the household survey, were clean and litter-free (69%), nature features (62%), and providing footpaths (58%). These priorities match the present perceptions of respondents on those areas of greatest experienced problems
- those most prominent issues raised in the household survey were litter problems (74%) and dog fouling (71%)
- misuse of sites (60%) and vandalism and graffiti (51%) were also considered either significant or minor problems by over half of respondents.

Setting provision standards – quality

6.7 The recommended local quality standards for natural and semi-natural open space are summarised overleaf. Full justifications and consultation relating to the quality of provision for the local standard is provided within Appendix D. In order to produce applicable, more objective quality standards, we have worked with the Council to produce lists of “essential” and “desirable” characteristics that natural and semi-natural open spaces in Crawley should exhibit. This provides a tool for future quality assessment.

Quality standard

Recommended standard NATURAL AND SEMI-NATURAL OPEN SPACE	
Local consultation, national guidance and best practice suggest that the following features are essential and desirable to local residents, and should be reflected in the quality of provision in Crawley:	
Essential	Desirable
Safe site access Clean/litter free	Dog walking opportunities (as appropriate) Education links/opportunities Enhanced biodiversity Fit-for-purpose security (Rangers) Managed but retaining natural appearance

Setting provision standards – accessibility

- 6.8 The accessibility of sites is important for maximising usage as well as providing an opportunity for all people to use them. The local standard is set in the form of a distance threshold and is derived directly from the findings of local consultation.
- 6.9 Site-specific accessibility issues were also analysed as part of the site assessment process where information and signage, transport and general accessibility issues were reviewed.
- 6.10 Consultation and analysis highlights that the key issues with regards to accessibility include:
- the modal response in terms of the distance that household survey respondents expected to travel to these sites was 10 minutes walk
 - this typology was the second most frequently visited, with 13% of the household survey stating that natural and semi-natural spaces were their most visited open space
 - the 75th percentile of the household survey sample fell in the 16-20 minute walktime catchment
 - several comments received at the drop-in sessions suggested that residents would like more options to access natural-looking open spaces.
- 6.11 The recommended local accessibility standard for natural and semi-natural open space in Crawley is summarised below. Full justification for the local standard is provided within Appendix F.

Recommended standard
15 minute walk time (720 metres)
Justification
<p>Natural and semi-natural open space is the second most popular of all types of open space in Crawley, with 57% of household survey respondents using them once a month and 13% identifying them as their most frequently-visited typology. This reinforces how highly valued these spaces are to residents of the Borough.</p> <p>Although the 75th percentile of the household survey fell in the 16-20 minute catchment, the high modal response to a shorter expected accessibility time (6-10 minutes) and the identification of natural and semi-natural space as the second most frequently-visited typology provides evidence to support a more exacting accessibility standard.</p> <p>Setting a 15 minute accessibility catchment slightly exceeds the requirements of the 75th percentile, but is reflective of the value placed on these sites by Crawley residents and the fact that the modal response was for a significantly shorter access time than was the 75th percentile.</p>

NB A straight-line distance of 720m has been used rather than the pedestrian distance of 1200m. This is based on average walking distances reduced by a factor of 40% to account for the fact that walking routes along roads and footpaths can be represented by a shorter straight line catchment. The 40% factoring is based on the approach set out in the NPFA Six Acre Standard.

Applying provision standards

- 6.12 The application of the recommended quality, quantity and accessibility standards is essential in understanding the distribution of open space, sport and recreation facilities and identifying areas where provision is insufficient to meet local need.
- 6.13 The quantity standards enable the identification of areas that do not meet the minimum provision standards, while the accessibility standards will help determine where those deficiencies are of high importance. Applying the standards together is a much more meaningful method of analysis than applying the standards separately.
- 6.14 The application of the local standard for quantity results in the picture identified below in Table 6.3. The table summarises the requirement for additional open space, where necessary, to meet the Council's quantity standard given population increase projections to 2016 (discussed in Section 1).

Table 6.3 Applying quantity standards

Analysis areas	Current balance	Future balance against local standard (1.83 hectares per 1000 population)
SW quadrant	13.59	12.41
NW quadrant	-34.00	-34.87
NE quadrant	13.40	12.84
SE quadrant	4.88	4.19
TOTAL	0.00	-3.25

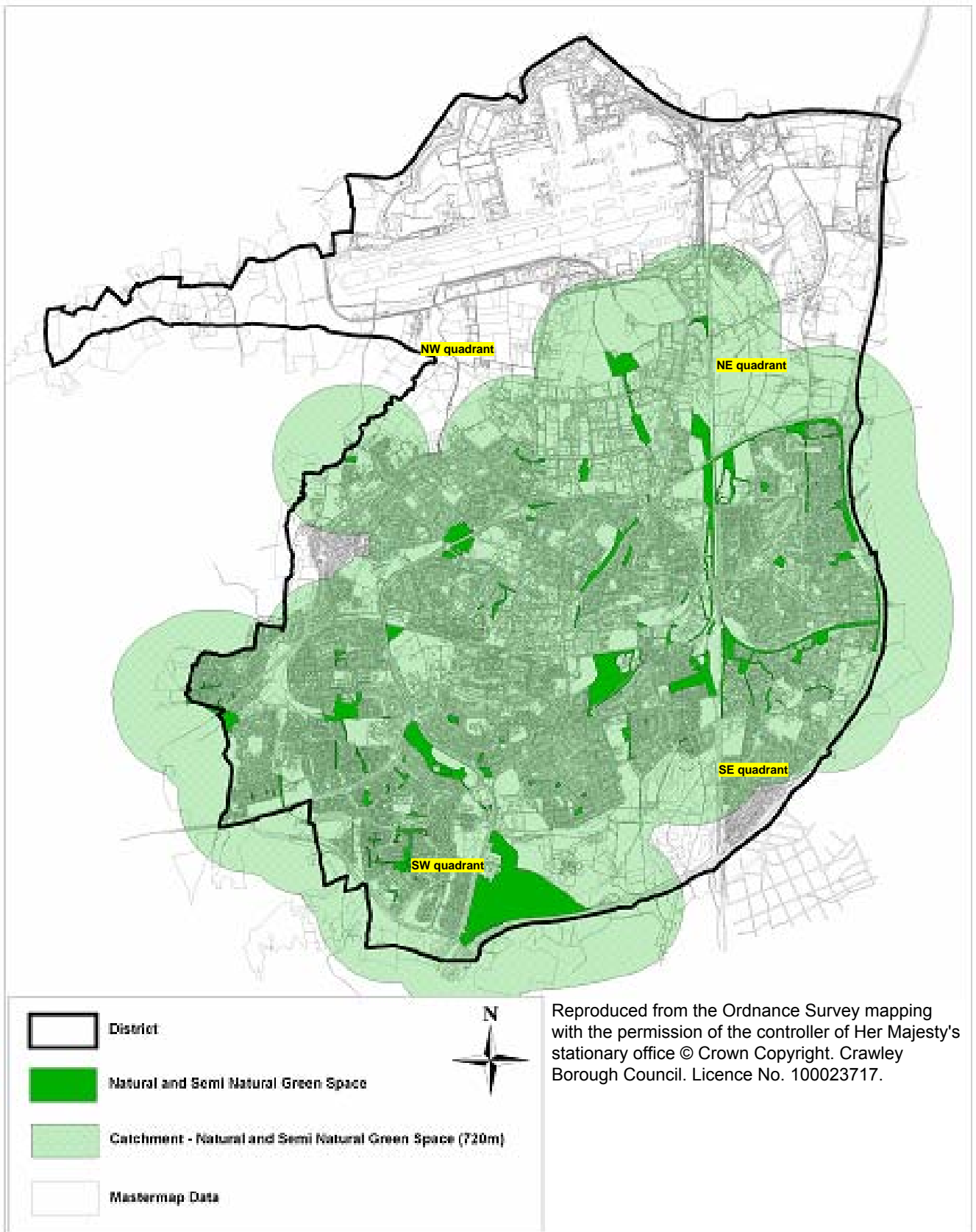
NB Green = above the minimum standard, Red = below the minimum standard, more provision required

6.15 The key headlines in relation to the quantity of provision include:

- there is a strong perception amongst those engaged through the consultation exercise that Crawley is well provided for in terms of natural and semi-natural space
- there is a strong wish that existing areas be protected from development, and that present levels of provision currently meet residents' requirements
- current levels of provision equate to circa 1.83 hectares/1000 population
- applying the recommended standard (retained at existing per capita levels) against the projected population in 2016 reveals that there are likely to be deficiencies in the North West quadrant analysis area, although this is almost completely balanced by additional provision in each of the other three quadrants
- given projected increases in population, a potential shortfall of 3.25 hectares has been identified for 2016.

6.16 The implications of quantity and accessibility standards application are intrinsically linked and should be viewed together to appreciate the overall picture. The application of the local accessibility standards for natural and semi-natural open space in Crawley is set out in Map 6.1 overleaf.

Map 6.1 Provision of natural and semi-natural open space in Crawley



6.17 As illustrated in Map 6.1, natural and semi-natural open space sites are well distributed across Crawley, and the vast majority of the Borough has access to at least one site of this type within the established accessibility catchment standard.

NSN1	In light of the wider benefits of natural and semi-natural open spaces and the expressed importance of these sites by local residents, the Council should protect all natural and semi-natural sites from development.
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6.18 The local quantity standard equates to the current per capita, borough-wide level of provision, indicating that on the whole there is perceived to be sufficient natural open space, and that this standard should be preserved moving forward. This encourages a focus on the enhancement of the quality of these sites as opposed to encouraging the provision of significantly more natural open space.

6.19 In light of the importance of the quality of natural and semi-natural open spaces, the quality of existing sites has been divided into quartiles. This analysis is set out in Table 6.4 below and a selection of sites falling into each category is listed. A full list of all scores achieved during site assessments can be found in the Access database accompanying this report. To fall within the top quartile, a score of 80% would be required.

Table 6.4 – Detailed analysis of the quality of existing sites

Top quartile	80% 84%	Wensleydale NSN Sherwood Walk NSN
Third quartile	76%	Manor Royal
Second quartile	64% 66%	West Green Drive NSN Hoslett Avenue East NSN
Bottom quadrant	40% 44%	Radford Road NSN Harewood Close NSN

NSN2	Strive to improve the quality of natural and semi-natural sites to achieve 80% on the site assessment exercise (the score required to fall within the top quartile against current quality standards).
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6.20 The quality of provision of natural and semi-natural open spaces should not only consider recreational opportunities, but should also take into account the biodiversity and wildlife value of the site. Several of those people consulted during the course of this study considered this to be imperative.

SECTION 6 – NATURAL AND SEMI-NATURAL OPEN SPACE

- 6.21 In addition to natural and semi-natural open spaces located within settlement boundaries, there is also an array of larger strategic sites within the Borough. These complement the provision within and around settlements and provide Crawley's residents with choice and opportunity.
- 6.22 As new provision of natural and semi-natural areas is largely opportunity-led, consideration should be given to the inclusion of naturalised open space within other open space types in Crawley.
- 6.23 In terms of the current breakdown in provision, quantitative deficiencies can notably be seen in the North West quadrant, as each of the other analysis areas presently contains sufficient provision to match the Council's quantitative standards to 2016.
- 6.24 However, the majority of the residents of this quadrant are within the 15-minute walktime catchment of a natural or semi-natural space, suggesting that there are no clear areas where additional provision is needed.
- 6.25 The Council may therefore wish to pursue general opportunities to deliver natural and semi-natural spaces in this quadrant either through extending existing sites where possible or through re-designating existing open spaces to provide more natural characteristics. Delivering several additional smaller sites may help to address both the quantitative and accessibility shortfalls projected to 2016.

NSN3	Pursue opportunities to address the quantitative and access deficiencies to natural and semi-natural open space within the North West quadrant of the Borough, through exploring opportunities in the West of Ifield.
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NSN4	Monitor the impact of recreational use on natural and semi-natural open space sites and ensure that recreational opportunity is balanced with biodiversity.
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Summary

- 6.26 Natural and semi-natural open space is the second most popular of all types of open space in Crawley in regularity of use, with 57% of household survey respondents using them once a month and 13% identifying them as their most frequently-visited typology. This reinforces how highly valued these spaces are to residents of the Borough.
- 6.27 In addition to the recreational value of natural resources, residents also frequently recognise the wider benefits of natural open spaces, particularly in terms of providing opportunities for biodiversity and habitat creation. The need to protect these sites from development was a key theme throughout all consultation.
- 6.28 Application of the recommended quality, quantity and accessibility standards highlights that the key priority for natural and semi-natural open space is improvement to the quality of existing sites. Maximising access to natural and semi-natural sites in the North West quadrant in particular should also be a key future priority, which may require the identification of new sites.

SECTION 6 – NATURAL AND SEMI-NATURAL OPEN SPACE

6.29 A summary of the recommendations relating to natural and semi-natural space is provided overleaf.

NSN1	In light of the wider benefits of natural and semi-natural open spaces and the expressed importance of these sites by local residents, the Council should protect all natural and semi-natural sites from development.
NSN2	Strive to improve the quality of natural and semi-natural sites, to achieve 80% (the score required to fall within the top quadrant against current quality standards).
NSN3	Pursue opportunities to address the quantitative and access deficiencies to natural and semi-natural open space within the North West quadrant of the Borough.
NSN4	Monitor the impact of recreational use on natural and semi-natural open space sites and ensure that recreational opportunity is balanced with biodiversity.

SECTION 7
AMENITY GREENSPACE

Amenity green space

Overview

Current level of provision (hectares)	
TOTAL	88.55
Ha/1000 population	0.88

Quantity standards	
0.88ha/1000 population	
Quality standards	
Essential Safe site access Clean/litter-free Well-kept grass Litter bins Graffiti-free	Desirable Permeability Linking routes for walking/cycling Well-lit Seating
Accessibility standards	
10 minute walk time (480 metres)	

Quantity of existing provision

- 7.1 The provision of amenity green space in Crawley is summarised in Table 7.1 overleaf, summarised by analysis area and also at the aggregate level.

Table 7.1 – Provision of amenity green space across Crawley

Analysis area	Current provision (ha)	Number of sites	Smallest site (ha)	Largest site (ha)	Current provision/ 1000 population
SW quadrant	33.68	205	0.01	7.32	0.92
NW quadrant	23.75	178	0.01	1.66	0.88
NE quadrant	20.50	96	0.01	6.62	1.19
SE quadrant	10.62	69	0.01	1.62	0.49
TOTAL	88.55	548	-	-	0.88

Emerging issues

7.2 The key issues highlighted in Table 7.1 and through the consultation process relating to the quantity of amenity green space in Crawley are:

- over half of all household survey respondents felt that levels of amenity green space in Crawley were ‘more than enough’ or ‘about right’. Satisfaction levels for quantity were the fourth highest for any typology
- perceptions of quantity were fairly consistent across Crawley, with highest levels of satisfaction in the North West analysis area (59% of respondents viewed provision levels as ‘more than enough’ or ‘about right’, and lowest levels of satisfaction in the North East analysis area (51% answering ‘more than enough’ or ‘about right’)
- around one third of household survey respondents felt that there was insufficient provision
- opinions voiced at the drop-in sessions revealed a high degree of pragmatism around the levels of open space that could be expected. Several comments reflected an opinion that, while provision levels at present are sufficient, losing any more space would be viewed very negatively and that existing amenity open spaces should be protected
- drop-in session analysis in each analysis area illustrated a relatively consistent perception of quantity
- retaining existing amenity green space at present levels was a commonly stated priority throughout the consultation, with some perceptions that areas had been lost to development and Crawley needed to safeguard remaining amenity green space.

Setting provision standards – quantity

- 7.3 The recommended local quantity standard for amenity green space has been derived from the local needs consultation and audit of provision in Crawley and is summarised overleaf. Full commentary and justification for the local quantity standard is provided within Appendix E.

Existing level of provision	Recommended standard (2016)
<i>0.88 ha per 1000 population</i>	<i>0.88 ha per 1000 population</i>
Justification	
<p>From the household survey, satisfaction levels (those rating quantity as ‘more than enough’ or ‘about right’) at the level of provision were above 55%, constituting the fourth highest perceived quantity levels of any typology in Crawley. This suggests that existing provision broadly meets local demand in the Borough.</p> <p>The variations in the levels of satisfaction across the four analysis areas suggest that there is a degree of concern over the quantity of provision in the North East analysis area, although the fact that satisfaction levels do not drop below 50% in any of the four quadrants suggests that this is not particularly pronounced.</p> <p>A standard set at the existing per capita level of provision, given the projected increases in population in Crawley, protects existing spaces and only requires new provision as the population increases. The retention of the current quantity levels is therefore a priority over and above the delivery of additional provision above existing per capita levels. Protection of larger sites can be used to ensure that no amenity is lost, with existing sites being retained to meet the needs of the projected future population.</p>	

Quality of provision

- 7.4 The quality of amenity green spaces in Crawley was assessed through site visits and is set out in Table 7.2 below. It is important to note that site assessments are conducted as a snapshot in time and are therefore reflective of the quality of the site on one specific day.
- 7.5 The site assessments rated each site within the audit against a series of quality criteria, including cleanliness, signage, and provision of ancillary facilities.

Table 7.2 – Quality of amenity green spaces across Crawley

Analysis area	Number of sites	Range of quality scores	Average quality score	Lowest quality site(s)	Highest quality site(s)
SW quadrant	205	56-91%	78%	Apsley Court AGS	Kithurst Close AGS
NW quadrant	178	40-80%	70%	Overdere Drive AGS	West Green Primary School AGS
NE quadrant	96	40-84%	69%	North Road AGS	Tinsley Lane AGS
SE quadrant	69	53-87%	73%	Hawth Avenue AGS	Maidenbower Drive AGS
TOTAL	548	40-91%	73%		

7.6 The key issues emerging from Table 7.2 and the consultation relating to the quality of amenity green space in Crawley are:

- the sites were, generally, considered to be of good quality overall
- 70% of sites scored 70% or higher on the site assessment
- the consultation did not highlight any sites as being of particularly poor perceived quality
- 34% of household survey respondents rated Crawley’s amenity green spaces as good; 53% rated them as average
- several comments praised how effectively Crawley amenity green spaces were maintained.

Setting provision standards – quality

7.7 The recommended local quality standards for amenity green space sites are summarised overleaf. Full justifications and a review of consultation relating to the quality of provision for derivation of the local standard is provided within Appendix D. In order to produce applicable, more objective quality standards, we have worked with the Council to produce lists of “essential” and “desirable” characteristics that amenity green spaces in Crawley should exhibit. This provides a tool for future quality assessment.

Recommended standard – AMENITY GREEN SPACE	
Local consultation, national guidance and best practice suggest that the following features are essential and desirable to local residents, and should be reflected in the quality of provision in Crawley:	
Essential	Desirable
Safe site access	Permeability
Clean/litter-free	Linking routes for walking/cycling
Well-kept grass	Well-lit
Litter bins	Seating
Graffiti-free	

Setting provision standards – accessibility

- 7.8 The accessibility of sites is paramount in maximising usage as well as providing an opportunity for all people to use them. This is particularly pertinent with areas of amenity green space given that they ought to provide opportunities for informal activities close to home or work, or enhance the appearance of residential or other areas.
- 7.9 The local standard is set in the form of a distance threshold and is derived directly from the findings of local consultation.
- 7.10 Site-specific accessibility issues were also analysed as part of the site assessments where information and signage, transport and general accessibility issues were reviewed.
- 7.11 Consultation and analysis highlights that the key issues with regards to accessibility include:
- the 75th percentile of the household survey fell in the 5-10 minute range in each of the four analysis areas
 - accessibility requirements were consistent across analysis areas, with respondents in each quadrant reporting a modal response (above 60% in each case) of 5-10 minutes
 - those consulted consistently stated that accessibility of amenity space in Crawley contributed significantly to their standard of living
 - drop-in session comments revealed a clear perceived local need to retain existing amenity green space provision, and the availability of open spaces was a positive feature of living in the Borough

SECTION 7 – AMENITY GREEN SPACE

- only 3% of the household survey responses stated that amenity green space was their most used typology. However, it must be recognised that the value of amenity green space includes an aesthetic value which is not reflected in questions about levels of use..

7.12 The recommended local accessibility standard for amenity green space in Crawley is summarised below. Full justification for the local standard is provided within Appendix F.

Recommended standard
10 minute walk time (480 metres)
Justification
<p>The household survey consistently showed that a 10 minute catchment matched residents' expectations. In each quadrant, 10 minutes was both the modal response and the figure corresponding the 75th percentile in each analysis area.</p> <p>The visual amenity provided by amenity green space is such that a balanced distribution of sites is important for the overall built environment and ensures that residents can regularly feel the softer benefits associated with seeing sites if not necessarily then using them for extended periods.</p>

NB A straight-line distance of 480m has been used rather than the pedestrian distance of 800m. This is based on average walking distances reduced by a factor of 40% to walking routes along roads and footpaths can be represented by a shorter straight line catchment. The 40% factoring is based on the approach set out in the NPFA Six Acre Standard.

Applying provision standards

- 7.13 The application of the recommended quality, quantity and accessibility standards is essential in understanding the existing distribution of open space, sport and recreation facilities and identifying areas where provision is insufficient to meet local need. The quantity standards enable the identification of areas that do not meet the minimum provision standards, while the accessibility standards will help determine where those deficiencies are of high importance, if applicable. Applying the standards together is a more meaningful method of analysis than applying them separately.
- 7.14 The application of the local standard for quantity results in the picture identified below in Table 7.3. The aggregate position is considered to carry greater weight than that applied to each of the individual quadrants, as it offers a broader appreciation of the provision of parks and gardens.

Table 7.3 Applying quantity standards

Analysis areas	Current balance	Future balance against local standard (0.88 hectares per 1000 population)
SW quadrant	1.56	1.00
NW quadrant	-0.15	-0.27
NE quadrant	5.44	5.18
SE quadrant	-8.17	-8.51
TOTAL	0.00	-1.56

NB Green = above the minimum standard, Red = below the minimum standard, more provision required

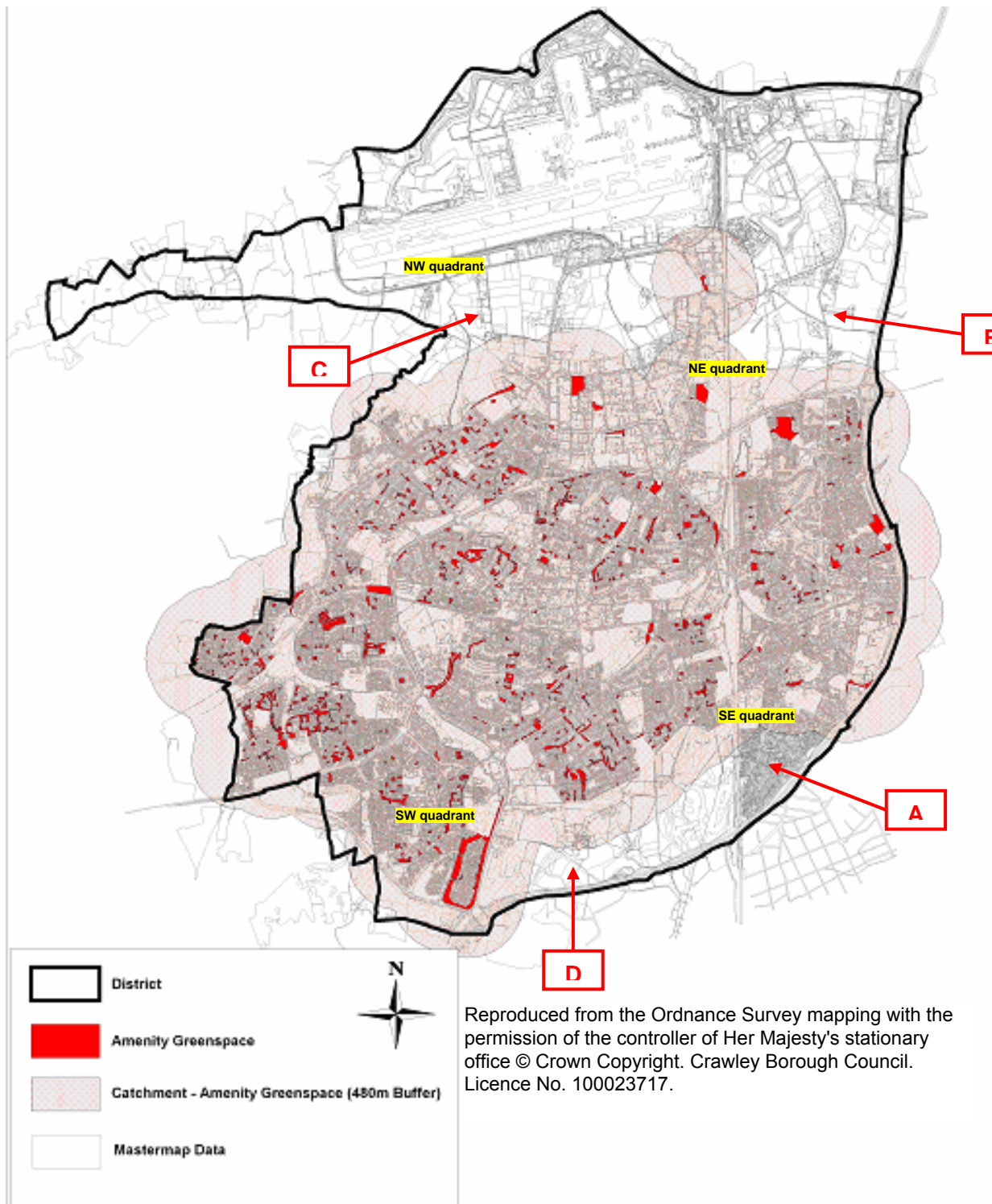
7.15 The key headlines in relation to the quantity of amenity green space provision include:

- there is a general perception amongst consultees that the Borough is well provided for in terms of amenity green space, with supply broadly matching demand
- a priority expressed throughout the consultation was that existing amenity green space be protected from development, since present levels of provision currently meet residents' requirements and there were perceptions that this land was being lost
- current levels of provision equate to circa 0.88 hectares/1000 population. A retention of this standard is recommended
- applying the recommended standard (retained at existing per capita levels) against the 2016 population projects deficiencies in the North West and South East quadrants, although the projected future undersupply in the North West is minimal
- given projected increases in population to 2016, minimal additional provision is required.

SECTION 7 – AMENITY GREEN SPACE

7.16 The implications of quantity and accessibility standards application are intrinsically linked and should be viewed together to gain the maximum appreciation of the overall picture. The application of the local accessibility standards for amenity green space in Crawley is set out in Map 7.1 overleaf.

Map 7.1 Provision of amenity green space in Crawley



- 7.17 As illustrated in Map 7.1, the provision of amenity green space is relatively well distributed across Crawley (as would be expected given the nature of this typology), but there is a higher level of supply in the North East analysis area, which is largely attributable to some larger sites in this quadrant.

AGS1	Given the benefits of amenity green space, particularly as areas for informal activity and their aesthetic benefits, the Council should seek to protect sites of over 0.2ha in size (PPG17 standard), plus sites that serve a specific geographical catchment or have substantial amenity value.
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- 7.18 The local quantity standard equates to a retention of the current per capita, borough-wide level of provision, indicating that on the whole there is perceived to be sufficient amenity green space to meet local demand. Consultation has given a strong mandate for the retention of larger existing amenity green space and the adoption of this standard. There was a clear theme throughout the consultation that levels of provision met demand and that the retention of existing amenity green space was key, rather than the provision of new sites.
- 7.19 This approach and standard encourages a focus on the enhancement of the quality of sites rather than encouraging the provision of significant additional amenity green space quantities in the Borough.
- 7.20 In light of the accessibility mapping results, this report has sought to identify potential priority sites for any new amenity green space provision. These are labelled A-D on the accessibility map at Map 7.1, and analysed in turn below to determine their potential suitability for new AGS provision.

Area A – Maidenbower

- 7.21 Substantial parts of Maidenbower lie outside the 10 minute walktime catchments of existing amenity green space. This position is further evidenced by the projected quantitative shortfall in the South East quadrant, which projects that c.9ha additional space is required in this analysis area for this typology to 2016, assuming projected population increases.
- 7.22 Much of this is attributable to the absence of larger amenity green space sites in this quadrant. Although there are fewer sites in the South East analysis area than in any other, there are still a large number of sites that fit this typology. This analysis area does, also, have access to parks and gardens provision which can serve a similar purpose to amenity green space.
- 7.23 The density of residential development in Maidenbower is such that delivering new sites in this area would be very challenging. Delivering additional sites elsewhere in the South East quadrant would therefore offer potentially greater opportunity to address the shortfall in provision to 2016.

AGS2

Identify and pursue opportunities to address the quantitative shortfall in the provision of amenity green space in the South East quadrant.

Area B - Pound Hill North

- 7.24 Despite the apparent areas of the North East quadrant that do not have access to amenity green space, the absence of significant residential populations towards the north of Pound Hill North in particular means that delivering additional provision would be of limited value. The abundance of farmland in this area is also such that there are likely to be no opportunities for further sites of this nature.
- 7.25 However, this recommendation is subject to the provision of a potential new neighbourhood in the north east of the Borough (land has been allocated for a neighbourhood of up to 2,700 dwellings) and opportunities for new provision should be investigated at the masterplanning stage of the development should it progress.

Area C - Langley Green

- 7.26 The same analysis as provided for Pound Hill North again applies. This area of Crawley appears to be deficient in provision of amenity green space, but the absence of a residential community in this area and the close proximity to Gatwick airport render it impractical and unnecessary to seek further opportunities for sites.

Area D - Tilgate

- 7.27 As previously, this area of Crawley appears to be deficient in provision of amenity green space, but the absence of a residential community in this area, combined with the presence of farmland to the north of the M23 and the Borough boundary, renders it impractical and unnecessary to seek further opportunities for sites.

Current position – quality

- 7.28 In light of the importance of the quality of amenity green space to residents, both as a visual amenity and as an informal recreational asset, the quality of existing sites has been divided into quadrants based on the findings of the site visits. Detailed comments from each site assessment can be found in the Access database that accompanies this study.
- 7.29 This analysis is set out in Table 7.4 overleaf and a selection of sites falling into each category is listed. To fall within the top quadrant, a score of 80% would be required.
- 7.30 The key issues emerging from the site assessments and quality analysis are:
- overall, sites were viewed very positively by those consulted at the drop-in sessions and during the household survey
 - 70% of sites received a quality score of 70% or above from the assessment exercise
 - over a third of all sites scored 80% or higher, indicating high overall quality
 - only 1% of sites received less than 50%.

AGS3	Invest in improving the quality of existing amenity green space provision, to meet the quality standard set out in this report.
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Summary

- 7.31 Although only 3% of the household survey sample stated that amenity green space was their most frequently-used typology, the additional benefits of these sites including their visual amenity is such that their value goes beyond pure usage.
- 7.32 The provision of quality amenity green space has the potential to contribute to residents' sense of wellbeing, as well as offering space for informal activity and recreation. The consultation exercise has illustrated the value placed on amenity green space by the Borough's residents, and a clear mandate has been established for the retention of existing provision.
- 7.33 The Council should seek opportunities to deliver additional amenity green space in line with population increases in the Borough to preserve the current per capita provision levels. Where this is not possible, it will be important for the Council to invest in the quality of those sites that are in existence to increase their visual and usage amenity.
- 7.34 The recommendations for amenity green space are summarised below.

AGS1	Given the benefits of amenity green space, particularly as areas for informal activity and their aesthetic benefits, the Council should seek to protect sites of over 0.2ha in size (PPG17 standard), plus sites that serve a specific geographical catchment or have substantial amenity value.
AGS2	Identify and pursue opportunities to address the quantitative shortfall in the provision of amenity green space in the South East of the Borough.
AGS3	Invest in improving the quality of existing amenity green space provision to meet the quality standard set out in this report.

SECTION 8
PROVISION FOR CHILDREN

Provision for children

Overview – provision for children

Current level of provision	
TOTAL	11.83
Ha/1000 population	0.12

Quantity standards	
0.11 ha/1000 population	
Quality standards	
Essential	Desirable
Safe site access	Good range and quality of equipment
Stimulating environment which encourages children's imaginations	Litter bins
Clean/ litter-free	Seating
Accessibility standards	
10 minute walk time (480 minutes)	

Quantity of existing provision

- 8.1 The provision of open space for children in Crawley is summarised in Table 8.1 overleaf, provided by analysis area and also at the aggregate level.

Table 8.1 Provision for children across Crawley

Analysis area	Current provision (ha)	Number of sites	Smallest site (ha)	Largest site (ha)	Current provision/ 1000 population
SW quadrant	8.28	38	0.01	2.83	0.23
NW quadrant	2.19	22	0.01	0.73	0.08
NE quadrant	0.70	7	0.03	0.21	0.04
SE quadrant	0.66	7	0.03	0.1	0.03
TOTAL	11.83	74	-	-	0.12

Emerging issues

8.2 The key issues emerging from Table 8.1 and consultations relating to the quantity of provision for children across the Borough include:

- over half of all those responding to the household survey rated provision quantities to be “more than enough” or “about right”, once non-responses were excluded
- satisfaction levels from the household survey (and supported by drop-in session comments) showed satisfaction levels to be lowest in the South West quadrant analysis area, despite this quadrant in fact having the highest level of per capita provision
- satisfaction levels do not drop below 50% in any of the four analysis areas, suggesting that provision levels broadly meet demand across the Borough

Setting provision standards – quantity

- 8.3 The recommended local quantity standard for children’s play space has been derived from the local needs consultation and audit of provision and is summarised below. Full justification for the local standard is provided within Appendix E.

Existing level of provision	Recommended standard (2016)
<i>0.12 ha per 1000 population</i>	<i>0.11 ha per 1000 population</i>
Justification	
<p>Overall satisfaction levels (those rating quantity as ‘more than enough’ or ‘about right’) at the level of provision were above 55% overall (once those responses offering no opinion were discounted from analysis). This suggests that existing provision broadly meets local demand in the Borough.</p> <p>The variations in the levels of satisfaction across the four analysis areas suggest that there is a degree of concern over the quantity of provision in the South West analysis area, although this quadrant is, in fact, better provided for in quantitative terms than the other analysis areas.</p> <p>The fact that satisfaction levels do not drop below 50% in any of the four quadrants suggests that this concern is relatively limited, and that supply broadly equals demand.</p> <p>A standard set slightly below the existing level of provision is in line with Council strategy as set out in the Play Strategy. This level of provision enables requirements to be met and does not place requirements for additional new provision. The Council can then, instead, focus on delivering improved quality at these sites to better serve public need.</p> <p>The Council should investigate the possibility to deliver additional sites that better meet the demands of teenagers (discussed separately in Section 9) as a priority over provision for children.</p>	

Quality of provision

- 8.4 The quality of existing children’s open space provision in the Borough was assessed through site visits to complement the perceptions of consultees, and is set out in Table 8.2 below. It is important to note that site assessments are conducted as a snapshot in time and are therefore reflective of the quality of the site on one specific day.
- 8.5 The site assessments rated each site within the audit against a series of quality criteria, including cleanliness, signage, and provision of ancillary facilities.

Table 8.2 – Quality of children’s play space across Crawley

Analysis area	Number of sites	Range of quality scores	Average quality score	Lowest quality site(s)	Highest quality site(s)
SW quadrant	38	40-91%	78%	Monarch Close Playground	Creasy Drive YPC
NW quadrant	22	46-100	74%	Laws Close Play Area	Cherry Lane Adventure Playground
NE quadrant	7	71-82%	78%	Three Bridges Road Play Area	Hazelwick Avenue YPC
SE quadrant	7	69-84%	75%	Krepp Close Play Area	Maidenbower Playground
TOTAL	74	46-100%	76%		

8.6 The key issues emerging from Table 8.2 and the consultation relating to the quality of provision for children in Crawley include:

- the quality of sites in the Borough varies from very high to rather low
- overall, Crawley’s children’s provision was considered to be of a good standard, with an average score of 76% generated by the site assessments
- through the schools survey, respondents highlighted particular concerns regarding litter, dog fouling and graffiti as impacting on the perceived quality of open space in the Borough
- 11% of school survey respondents highlighted the perception that facilities are ‘not very good’ as a reason for not using open space, with a further 9% pointing out that there are ‘no things there I want to use or do’. This supports the aspirations of the Council’s play strategy, with an emphasis on improving the quality of opportunities available.

Setting provision standards – quality

8.7 The recommended local quality standards for children’s play space are summarised overleaf. Full justifications and consultation relating to the quality of provision for the local standard is provided within Appendix D. In order to produce applicable, more objective quality standards, we have worked with the Council to produce lists of “essential” and “desirable” characteristics that children’s play spaces in Crawley should exhibit. This provides a tool for future quality assessment.

Recommended standard – PROVISION FOR CHILDREN	
Local consultation, national guidance and best practice suggest that the following features are essential and desirable to local residents, and should be reflected in the quality of provision in Crawley:	
Essential	Desirable
Safe site access	Good range and quality of equipment
Stimulating environment which encourages children's imaginations	Litter bins
Clean/ litter free	Seating

Setting provision standards – accessibility

- 8.8 The accessibility of sites is paramount in maximising usage as well as providing an opportunity for all children to use them. The local standard is set in the form of a distance threshold and is derived directly from the findings of local consultation. The nature of children’s play usage is such that it is largely dictated by distance/travel time. Providing sufficient accessible sites is a key to maximising usage, as the propensity to travel to access these facilities is significantly lower than for a number of other typologies.
- 8.9 Site-specific accessibility issues were also analysed as part of the site assessment process where information and signage, transport and general accessibility issues were reviewed and scored.
- 8.10 Consultation and analysis highlights that key issues with regards to accessibility are:
- there is an expectation that facilities must be available within short travelling distances in order for them to be used
 - the 75th percentile of the household survey fell in the 5-10 minute walktime catchment range. The modal response was also 5-10 minutes
 - accessibility requirements were consistent across analysis areas, with respondents in each quadrant reporting a modal response of 5-10 minutes
 - site safety is a key issue in maximising accessibility of sites and interest in using them.
- 8.11 The recommended local accessibility standard for provision for children in Crawley is summarised overleaf. Full justification for the local standard is provided within Appendix F.

Recommended standard
10 minute walk time (480 metres)
Justification
<p>The household survey showed with considerable consistency that a 10 minute catchment matched residents’ expectations. In each quadrant, 10 minutes was both the modal response and the catchment in which the 75th percentile fell.</p> <p>The nature of children’s play and its users is such that high accessibility levels are very important, with close proximity to the home a key determinant in the selection and use of sites.</p>

NB A straight-line distance of 480m has been used rather than the pedestrian distance of 800m. This is based on average walking distances reduced by a factor of 40% to account for the fact that walking routes along roads and footpaths can be represented by a shorter straight line catchment. The 40% factoring is based on the approach set out in the NPFA Six Acre Standard.

Applying provision standards

- 8.12 The application of the recommended quality, quantity and accessibility standards is essential in understanding the existing distribution of children’s areas and identifying areas where provision is insufficient to meet local need. With national drives to reduce childhood obesity and instil a culture of activity, this issue is even more pronounced for facilities for children. Developing this culture in Crawley has the potential to contribute to increasing the low Borough-wide activity levels over the coming years.
- 8.13 The quantity standards enable the identification of areas that do not meet the minimum provision standards, while the accessibility standards will help determine where those deficiencies are of high importance. Applying the standards together is a much more meaningful method of analysis than applying the standards separately.
- 8.14 The application of the local standard for quantity results in the picture identified below in Table 8.3.

Table 8.3 Applying quantity standards

Analysis areas	Current balance	Future balance against local standard (0.11 hectares per 1000 population)
SW quadrant	4.25	4.18
NW quadrant	-0.77	-0.83
NE quadrant	-1.19	-1.22
SE quadrant	-1.70	-1.74
TOTAL	0.71	0.51

NB Green = above the minimum standard, Red = below the minimum standard, more provision required

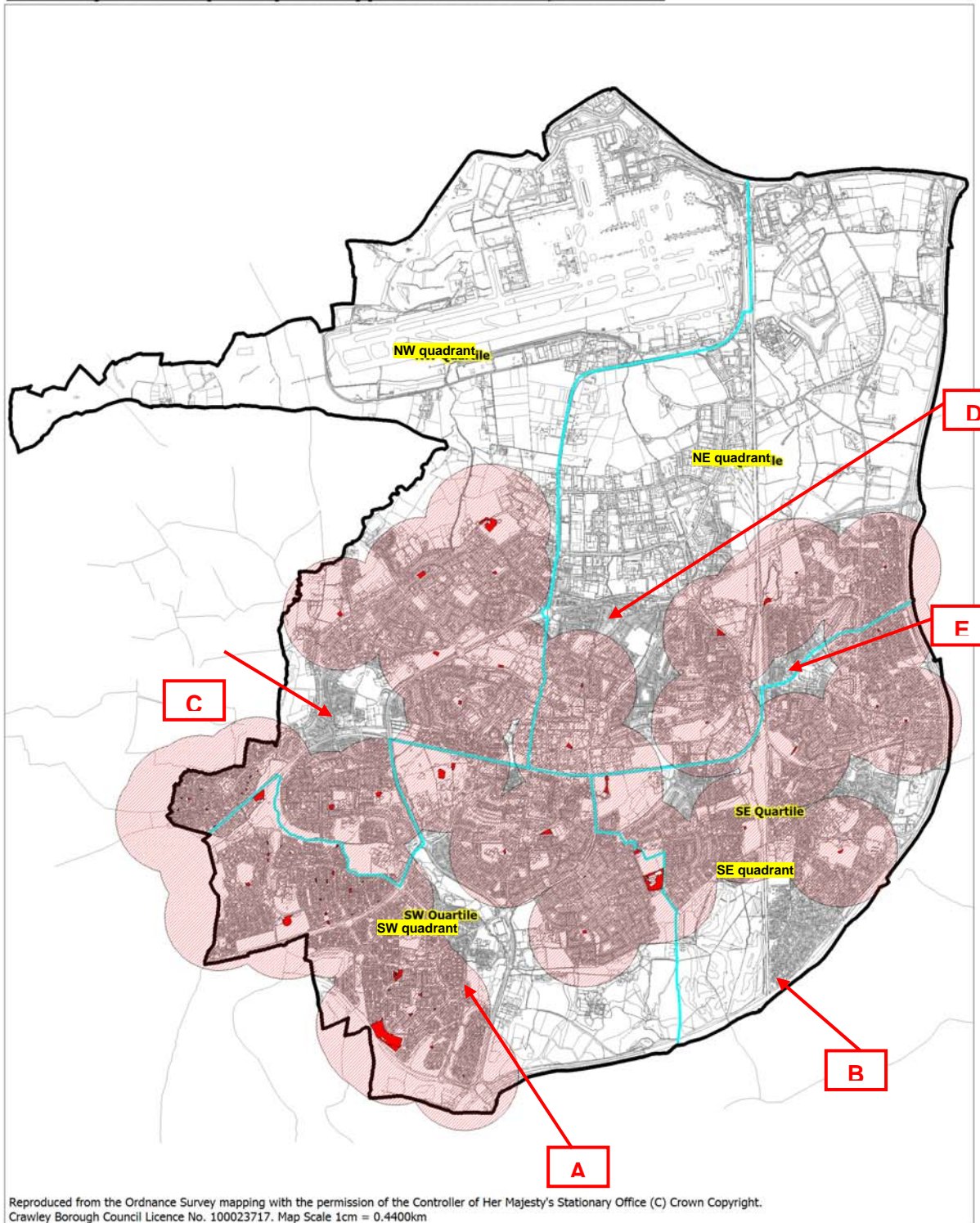
8.15 The key headlines in relation to the quantity of provision include:

- there is the potential for the Council to pursue a more equitable distribution of children's play facilities across the Borough
- applying the standard against the projected population in 2026 reveals that there are likely to be deficiencies in the North East, South West and South East quadrants
- at the aggregate level, the Borough has an over-provision of facilities, which will continue to be the case to 2016
- there would be scope to reclassify/re-scope these sites in such a way as to address perceived deficiencies in the provision of teenage-specific facilities (see Section 9)
- slightly reducing the level of provision, while delivering increased teenage facilities is consistent with survey and other consultation findings, and also the Council's Play Strategy.

8.16 The implications of quantity and accessibility standards are particularly pronounced. The two issues are intrinsically linked and should be viewed together to gain the maximum appreciation of the overall picture. The application of the local accessibility standards for children's play space in Crawley is set out in Map 8.1 overleaf.

Map 8.1 Provision for children in Crawley

Crawley OSS - Open Space Type Catchments, Children



	Children 	District 	Mastermap
	Catchment - Children (480m Buffer) 	Analysis Areas 	

strategy finance delivery
ACTIVE
Bringing data to life

SECTION 8 – PROVISION FOR CHILDREN

- 8.17 As illustrated in the overview provided in Map 8.1, provision for children is largely (in both number of sites and total site size) centralised in the South West quadrant of the Borough.
- 8.18 The local quantity standard equates to an amount slightly lower than the current per capita, Borough-wide level of provision. This is in line with public consultation that has shown satisfaction ratings to be above 50%, and with the Council's Play Strategy which calls for a reduction in children's play facilities, and more suitable sites for teenagers.
- 8.19 This approach encourages a focus on the enhancement of the quality of these sites as opposed to encouraging the provision of more designated children's play space.
- 8.20 The importance of qualitative enhancements is reinforced by the findings of the site assessments, which suggest that the quality of children's play space was good, but with room for improvement. Certain sites scored relatively poorly (see Table 8.4 below), and the Council's Play Strategy which concluded that it is imperative that the Council works to improve the quality of play areas and improve their design so they are safer and more welcoming.
- 8.21 In light of the importance of the quality of children's play facilities on their use and enjoyment, the quality of existing sites has been divided into quartiles. This analysis is set out in Table 8.4 below and a selection of sites falling into each category is listed. A full list of all scores is available in the Access database accompanying this report. To fall within the top quartile, a score of 82% or higher would be required.

Table 8.4 Detailed analysis of the quality of existing sites

Top quartile	82% 89%	Hazelwick Avenue YPC Millpond Adventure Playground
Third quartile	80%	Gossops Green Children's Play Area
Second quartile	73%	Bewbush West Playground
Bottom quartile	40% 46%	Monarch Close Playground Laws Close Children's Play Area

CHI1	<p>Strive to improve the quality of children's play sites, aiming to improve the quality of all sites so that they achieve 82% when rated as part of the site assessment exercise (the score required to fall within the top quartile against current quality standards).</p> <p>Invest in improving the quality of sites to be retained to ensure that they exhibit the 'essential' characteristics identified by the Council for children's play provision.</p>
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SECTION 8 – PROVISION FOR CHILDREN

- 8.22 The site scores relate to the day of assessment, and therefore do not take into account the aspirations/necessity for an improved quality and design of play areas over the years to 2016 to meet changing demands.
- 8.23 The key issues emerging from the site assessments and quality analysis are:
- the Borough’s existing sites, on average, score well, although there is room for improvement
 - 86% of sites scored 70% or better on the site assessment exercise
 - consultation suggested that there was significant scope to improve existing children’s provision, providing a more inspiring range of facilities
 - 79% of the household survey sample rated the children’s facilities in the Borough as either ‘good’ or average’; this was the third lowest satisfaction rating of any of the 10 typologies
 - the aspirations highlighted through this exercise are reflected in the formulated list of “essential” and “desirable” characteristics that children’s play spaces should exhibit. Applying and achieving these standards will help to address perceptions of quality shortfall.
- 8.24 While seeking to review and improve the distribution of sites to deliver a more equitable spread across the Borough, it is essential to ensure access to these sites is maximised so that they do effectively meet the local need. This is particularly pertinent as an increase in per capita provision is not stipulated, and since it is recommended that the Council consider restructuring the Borough’s sites distribution – developing facilities more suited to teenagers in the place of current provision for children.

CHI2	Maximise access, and perceptions of access, to children’s play areas by ensuring that entrances to sites are visible and that appropriate signage is delivered.
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- 8.25 While the overall emphasis is on improving the quality of existing sites, the application of both the quantity and accessibility standards highlights some areas of deficiency. The Council has already identified a need to ensure a more equitable distribution of children’s play facilities across the Borough. Map 8.1 illustrates that a number of areas are not within 10 minutes walktime (the established accessibility standard for this typology) of a children’s play space.
- 8.26 Given the accessibility mapping results, this report has sought to identify potential priority sites for any new provision. These are labelled A-E on the accessibility map at Map 8.1, and are analysed in turn below to determine their potential suitability for new children’s provision. Where relevant, these recommendations also acknowledge, and identify links with, aspirations to deliver increased teenage facility provision.

Area A – Broadfield North Ward

- 8.27 Broadfield Ward is already very well-provided for in terms of children’s play space. However, this is largely focused in the Southern (Broadfield Children's Centre in particular) and central parts of the ward.
- 8.28 Despite the likely demand for provision for children from the residential development to the south of the boundary with Southgate ward, there is a fairly substantial area falling outside the 10 minute catchment of children’s sites.
- 8.29 However, while delivering an additional site in this area would cater for an increased proportion of the ward, it should be noted that:
- there are few opportunities to deliver additional space in this area, with few sites potentially able to be re-designated
 - residents in this area can access parks and gardens to serve a comparable purpose, or travel a short additional distance to access Neville Close playground, Wisborough Court playground and Patrington Close playground (sites 43, 44 and 45) toward the centre of the ward
 - Crawley Avenue provides a significant access barrier, restricting potential usage to those South of this road rather than being readily available to residents of Southgate Ward.
- 8.30 As such, it can be seen that there would be limited value in delivering an additional children’s play site in this area. Ensuring any barriers to access (perceived or otherwise) are removed on those existing sites (consolidation may also be possible amongst those sites within close physical proximity) and investing in the quality of facilities ought therefore to be a greater priority than delivering new provision.

CHI3	Prioritise ensuring any barriers to access (perceived or otherwise) are removed on those existing sites in Broadfield. Investing in the quality of facilities is a greater priority than delivering new provision.
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Area B – Maidenbower Ward

- 8.31 As is the case with a number of other typologies, the accessibility mapping exercise illustrates a lack of children’s facilities in the South East corner of Maidenbower ward. In each case, and again for children’s provision, delivering new sites in this area would be very challenging given the density of residential development.
- 8.32 The South East quadrant more widely has few children’s play sites, resulting in accessibility shortfalls in several parts of this analysis area and a greater reliance on those sites which are available. There are, however, no AGS sites with the apparent potential to be developed into children’s play areas. This therefore increases the importance of retaining that provision which does exist in the south of this quadrant in particular.

CHI4	Provision of children’s play areas in the South East quadrant should be protected from development or conversion to an alternate typology. Opportunities should be sought, where the situation allows, to deliver new provision in this quadrant, particularly in Maidenbower and the southern tip of Pound Hill South.
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Area C - Ifield Ward

- 8.33 The majority of residential areas in the North West quadrant are within the specified 10 minute walktime catchment of children’s play provision. However, a significant part of Ifield Ward does not have access to a site. The presence of significant barriers in the form of roads (most notable Crawley Avenue) suggest that this catchment can only be serviced by provision in Ifield itself.
- 8.34 To address this, the Council may wish to consider delivering a children’s play facility and/or increasing access outside of school hours to Manor Green College/Manor Green Primary School (site 132) given the large amount of sports space provision at this site.

CHI5	Investigate opportunities to deliver new children’s play facility and/or increasing access outside of school hours to Manor Green College/Manor Green Primary School (site 132) to address the accessibility deficiency in parts of Ifield.
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Area D – Northgate Ward

- 8.35 As the majority of residential development in the North East quadrant is focused towards the south of this analysis area, it is important that facility provision is likewise focused in these areas. Large parts of Northgate ward do not currently have access to children’s play facilities within a 10 minute walk time.
- 8.36 The primary potential opportunity to address this would be to investigate the addition of a play space at Northgate Playing Field (site 108). Delivering a new children’s play opportunity in this area could cater for the (projected) latent demand/accessibility shortfall in the areas surrounding this site on all sides, up to Crawley Avenue in the North.
- 8.37 Delivering new provision above Crawley Avenue would cater for a limited catchment due to the relative sparseness of residential development in this area, and is therefore not likely to be an effective investment.

CHI6	Investigate the provision of a new play space at Northgate Playing Field, to cater for the (projected) latent demand/accessibility shortfall in the areas surrounding this site on all sides.
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Area E – Pound Hill South & Pound Hill North

- 8.38 Map 8.1 illustrates a pocket of the Borough falling over the boundary between Pound Hill North and Pound Hill South that is outside the catchment of any children’s play site. Delivering a new site in this area might be expected to satisfy the projected accessibility shortcoming.
- 8.39 However, Crawley Avenue bisects this area, and as such constitutes a significant barrier to access such that delivering a site on either side of the ward boundary would cater only for those residents living on the same side of the Avenue.
- 8.40 Delivering a new site in this area would, therefore, be likely to provide for only around half of demand. The Council would need to deliver new sites to both the north and south of Crawley Avenue to ensure that all residents living close to the ward/quadrant boundary were able to access children’s play within 10 minutes.
- 8.41 Given the close proximity of existing sites on both sides of the boundary, albeit not within 10 minute walktime catchments, and the expenditure required to deliver two new sites to cater for two relatively distinct catchments, providing new facilities is unlikely to be an effective investment.

Overall position

- 8.42 Overall, Crawley has a level of children’s play provision in excess of the target per capita rate, even once population increases to 2016 are included. This therefore suggests that new provision, other than to cater for areas that have particularly limited access to sites, is not necessary.
- 8.43 The Council may therefore wish to investigate whether site consolidation/ re-designation may be possible in areas where existing children’s play sites are closely clustered.

CHI7	Investigate whether site consolidation may be possible amongst sites in Broadfield (eg Neville Close playground, Wisborough Court playground, Monarch Close playground, Slaughton Court playground and Patrington Close playground) within close physical proximity of one another may be possible.
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- 8.44 If new sites are developed, the Council should seek to ensure that this contributes to a more equitable spread of facilities. All quadrants except the South West analysis areas are, however, projected to have a quantitative shortfall of provision once the per capita quantity standards are applied to 2016.
- 8.45 The Council may wish to investigate disposing of/redesignating some sites where several are in close proximity to one another. This is particularly apparent in the North West quadrant (38 sites – a number of which are closely congregated in lfield) and the South West quadrant (22 sites – many of which are focused around the wards of Bewbush and Broadfield).

CHI8	Investigate whether site disposal/redesignation as teenage facilities may be possible amongst sites in Bewbush which are located within close physical proximity of one another.
CHI9	Investigate whether site consolidation/redesignation may be possible amongst sites within close physical proximity of one another in the southern tip of Ifield ward.

Summary

- 8.46 Additional provision of children's play provision should not be a priority at this time. The current provision at the aggregate level is satisfactory, and could be reduced in several areas of the Borough, provided that this is balanced by the delivery of increased teenage facilities in their place.
- 8.47 By 2016, assuming that existing sites are retained, the level of provision will be in excess of the Council's per capita aspirations at the aggregate level.
- 8.48 Quantitative deficiencies, albeit relatively minor in each case, were identified in three of the four quadrants. The provision of sites in the South West quadrant, admittedly serving the largest total population, balances this position at the aggregate, Borough-wide level. This again illustrates the demand for a more balanced spread of provision that could be addressed in the period to 2016.
- 8.49 A summary of the recommendations relating to provision for children is provided below.

SECTION 8 – PROVISION FOR CHILDREN

CHI1	<p>Strive to improve the quality of children’s play sites, aiming to improve the quality of all sites so that they achieve 82% when rated as part of the site assessment exercise (the score required to fall within the top quartile against current quality standards).</p> <p>Invest in improving the quality of sites to be retained to ensure that they exhibit the ‘essential’ characteristics identified by the Council for children’s play provision.</p>
CHI2	<p>Maximise access, and perceptions of access, to children’s play areas by ensuring that entrances to sites are visible and that appropriate signage is delivered.</p>
CHI3	<p>Prioritise ensuring any barriers to access (perceived or otherwise) are removed on those existing sites in Broadfield. Investing in the quality of facilities is a greater priority than delivering new provision.</p>
CHI4	<p>Provision of children’s play areas in the South East quadrant should be protected from development or conversion to an alternate typology. Opportunities should be sought, where the situation allows, to deliver new provision in this quadrant, particularly in Maidenbower and the southern tip of Pound Hill South.</p>
CHI5	<p>Investigate opportunities to deliver new children’s play facility and/or increasing access outside of school hours to Manor Green College/Manor Green Primary School (site 132) to address the accessibility deficiency in parts of Ifield.</p>
CHI6	<p>Investigate the provision of a new play space at Northgate Playing Field, to cater for the (projected) latent demand/accessibility shortfall in the areas surrounding this site on all sides.</p>
CHI7	<p>Investigate whether site consolidation may be possible amongst sites in Broadfield within close physical proximity of one another may be possible.</p>
CHI8	<p>Investigate whether site disposal/redesignation as teenage facilities may be possible amongst sites in Bewbush which are located within close physical proximity of one another.</p>
CHI9	<p>Investigate whether site consolidation/redesignation may be possible amongst sites within close physical proximity of one another in the southern tip of Ifield ward.</p>

SECTION 9
PROVISION FOR TEENAGERS

Provision for teenagers

Overview – provision for teenagers

Current level of provision	
TOTAL	4.98
Ha/1000 population	0.05

Quantity standards	
0.06 ha/1000 population	
Quality standards	
Essential Links to other facilities Combating vandalism Safe site access Facilities must be designed in consultation with local young people Clean/litter-free.	Desirable N/A
Accessibility standards	
15 minute walk time (720 metres)	

Quantity of existing provision

- 9.1 The provision of open space for teenagers in Crawley is summarised in Table 9.1 overleaf, broken down by analysis area and also provided at the aggregate level.

Table 9.1 – Provision for teenagers across Crawley

Analysis area	Current provision (ha)	Number of sites	Smallest site (ha)	Largest site (ha)	Current provision/ 1000 population
SW quadrant	3.11	3	0.35	2.06	0.08
NW quadrant	0.50	3	0.08	0.24	0.02
NE quadrant	0.31	2	0.1	0.21	0.02
SE quadrant	1.06	3	0.11	0.67	0.05
TOTAL	4.98	11	-	-	0.05

Emerging issues

9.2 The key issues emerging from Table 9.1 and consultation relating to the quantity of provision of teenage facilities across the Borough include:

- provision levels are highest (both in total and per capita terms) in the South West quadrant. Levels in the North West and North East are significantly lower than the Borough average
- the per capita quantity analysis for the North West analysis area shown in Table 9.1 is supported by the consultation, with satisfaction levels were particularly low in this quadrant
- in planning the delivery of any additional play facilities, it will be important for the Council to review the geographic dispersal of sites in conjunction with the findings of this analysis to best meet localised requirements.

Setting provision standards – quantity

9.3 The recommended local quantity standard for teenage facilities has been derived from the local needs consultation and audit of provision and is summarised overleaf. Full justification for the local standard is provided within Appendix E.

Existing level of provision	Recommended standard (2016)
<i>0.05 ha per 1000 population</i>	<i>0.06 ha per 1000 population</i>
Justification	
<p>Overall satisfaction levels (those rating quantity as ‘more than enough’ or ‘about right’) at the level of provision were just 19% overall (once those responses offering no opinion were removed from the analysis). This was significantly lower than the levels of satisfaction for any of the other nine typologies.</p> <p>Strategic documents and the consultation also both illustrated a perceived shortfall of, and strategic need for, additional teenage facilities in the Borough. This could be addressed in part by the reclassification/redesign of existing children’s play spaces.</p> <p>The consultation exercise has shown that existing provision fails to meet local requirements, and that there is a perceived local need for an increase in provision.</p> <p>The variations in the levels of satisfaction across the four analysis areas suggest that there is particular concern over the quantity of provision in the North West analysis area, matching analysis of the levels of provision – which are joint lowest in this quadrant of the Borough.</p> <p>A standard set slightly above the existing level of provision is in line with the Council’s Play Strategy. This level of provision enables local need to be better met moving forward and better cater for community requirements. There is scope for this increase to be addressed, in part, in line with the proposed reduction in children’s play provision (see Section 8).</p>	

Quality of provision

- 9.4 The quality of existing provision for teenagers in the Borough was assessed through site visits to complement the stated perceptions of consultees during the process. This is summarised in Table 9.2 below. It is important to note that site assessments are conducted as a snapshot in time and are therefore reflective of the quality of the site on one specific day. The site assessments rated each site within the audit against a series of quality criteria, including cleanliness, signage, and provision of ancillary facilities.

Table 9.2 – Quality of teenage facilities across Crawley

Analysis area	Number of sites	Range of quality scores	Average quality score	Lowest quality site(s)	Highest quality site(s)
SW quadrant	3	76%	76%	All sites equally scored	Shackleton Road Christian Education Centre Skate Park
NW quadrant	3	62-86%	75%	Langley Green Community Centre	Dobbins Den
NE quadrant	2	80%	80%	All sites equally scored	Three Bridges Community Centre Wakehams Community Centre
SE quadrant	3	74-80%	78%	Pound Hill Community Centre	Ashburnum Road Waterlea Adventure Playground
TOTAL	11	62-86%	77%		

9.5 The key issues emerging from Table 9.2 and the consultation relating to the quality of provision for teenagers in Crawley include:

- site assessments showed existing sites to be of a good standard, although this does not necessarily reflect the Council's aspirations as laid out in its Play Strategy, nor the general perception of quality from the public consultation
- 60% of household survey respondents rated this form of provision as "poor". This is broadly in line with, if slightly lower than, PMP's findings from other authorities across the country in recent studies
- satisfaction levels with the quality of teenage facilities was relatively uniform across the four analysis areas, with little variation
- in the children's and young people's surveys, comments were made regarding the lack of exciting facilities available for older children and teenagers. Open spaces were also thought to have little equipment suitable for older children and were perceived as 'boring'
- through the schools survey, respondents highlighted particular concerns regarding litter, dog fouling and graffiti which impact perceived quality
- 11% of school survey respondents highlighted the perception that facilities are 'not very good' as the main reason for not using open space, with a further 9% pointing out that there are 'no things there I want to use or do'. This supports the aspirations of the Council's Play Strategy, with an emphasis on improving the quality of opportunities available.

Setting provision standards – quality

9.6 The recommended local quality standards for teenagers are summarised below. Full justifications and consultation relating to the quality of provision for the local standard is provided within Appendix D. In order to produce applicable, more objective quality standards, we have worked with the Council to produce lists of “essential” and “desirable” characteristics that provision for teenagers in Crawley should exhibit. This provides a tool for future quality assessment.

Recommended standard – PROVISION FOR TEENAGERS	
Local consultation, national guidance and best practice suggest that the following features are essential and desirable to local residents, and should be reflected in the quality of provision in Crawley:	
Essential	Desirable
Links to other facilities Apply measures to combat vandalism Safe site access Facilities must be designed in consultation with local young people Clean/litter-free	N/A

Setting provision standards – accessibility

9.7 The accessibility of sites is important to maximise their usage and benefit. The local standard is set in the form of a distance threshold and is derived directly from the findings of local consultation.

9.8 Site-specific accessibility issues were also analysed as part of the site assessment process where information and signage, transport and general accessibility issues were reviewed and scored.

9.9 Consultation and analysis highlights that the key issues with regards to accessibility include:

- the 75th percentile of the household survey fell in the 11-15 minute range. The modal response was 5-10 minutes (55% of respondents)
- accessibility requirements were consistent across analysis areas
- the schools internet survey also indicated a willingness of older children to walk slightly longer distances to access facilities, with around half of those surveyed from Year 9 or above indicating that they would be willing to travel circa 15 minutes.

9.10 The recommended local accessibility standard for teenage facilities in Crawley is summarised overleaf. Full justification for the local standard is provided within Appendix F.

Recommended standard
15 minute walk time (720 metres)
Justification
<p>The household survey consistently showed that a 15 minute catchment matched expectations. In each analysis area, 15 minutes was the catchment corresponding to the 75th percentile.</p> <p>The schools internet survey also indicated a willingness of teenagers to walk slightly longer distances to access facilities than would younger children, with around half of those surveyed from Year 9 or above indicating that they would be willing to travel circa 15 minutes.</p>

NB A straight-line distance of 720m has been used rather than the pedestrian distance of 1200m. This is based on average walking distances reduced by a factor of 40% to account for the fact that walking routes along roads and footpaths can be represented by a shorter straight line catchment. The 40% factoring is based on the approach set out in the NPFA Six Acre Standard.

Applying provision standards

- 9.11 The application of the recommended quality, quantity and accessibility standards is essential in understanding the existing distribution of teenage facilities and identifying areas where provision is insufficient to meet local need. With drives to reduce obesity among children and young people and instil a culture of activity, this issue is even more pronounced for facilities for young people. Given Crawley’s low levels of participation in sport and active recreation, this situation becomes still more important.
- 9.12 The quantity standards enable the identification of areas that do not meet the minimum provision standards, while the accessibility standards will help determine where those deficiencies are of highest importance. The application of the local standard for quantity results in the future balance requirements set out at Table 9.3.

Table 9.3 Applying quantity standards

Analysis areas	Current balance	Future balance against local standard (0.06 hectares per 1000 population)
SW quadrant	0.91	0.87
NW quadrant	-1.12	-1.15
NE quadrant	-0.72	-0.74
SE quadrant	-0.23	-0.25
TOTAL	-1.09	-1.19

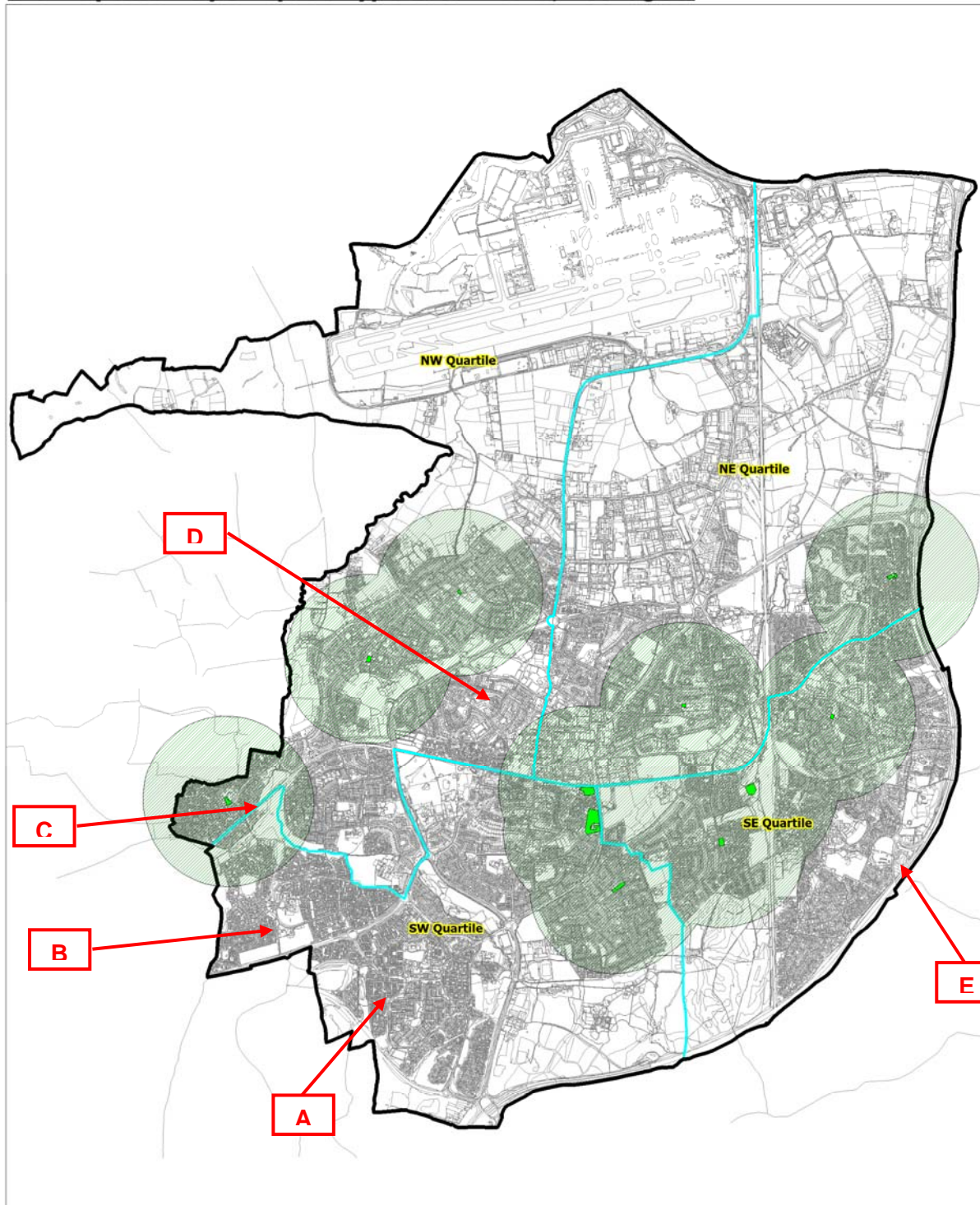
NB Green = above the minimum standard, Red = below the minimum standard, more provision required

SECTION 9 – PROVISION FOR TEENAGERS

- 9.13 The key headlines in relation to the quantity of teenage provision include:
- applying the standard against the projected population in 2016 reveals that there are likely to be deficiencies in the North East, North West and South East quadrants
 - there is the potential for the Council to pursue a more equitable distribution of teenage facilities across the Borough
 - at the aggregate level, the Borough will have an under-provision of facilities in 2016
 - in seeking to provide additional teenage space to match the aspirations, there is the potential for the Council to reclassify/re-scope sites presently aimed at younger children to address this shortfall. This is in line with the objectives of the Council's Play Strategy.
- 9.14 The issues of quantity and accessibility are closely related and should be viewed together. This provides the maximum appreciation of the overall picture with regard to site provision and the ability to meet local need. The application of the local accessibility standards for teenage facilities in the Borough is set out in Map 9.1 overleaf.

Map 9.1 Provision for teenagers in Crawley

Crawley OSS - Open Space Type Catchments, Teenagers



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	Teenagers 	District 	Mastermap
	Catchment - Teenagers (720m Buffer) 	Analysis Areas 	



SECTION 9 – PROVISION FOR TEENAGERS

- 9.15 As illustrated in the overview provided in Map 9.1, provision for teenagers is largely focused in the south west of the Borough. This is also the case with the distribution of children’s play facilities. However, the teenage facilities are located very centrally in the Borough. Although nominally in the South West quadrant, several sites are actually adjacent to other quadrants.
- 9.16 The local quantity standard calls for an increase in the current per capita, borough-wide level of provision. Public consultation has clearly established a mandate for this increase, with satisfaction levels consistently lower for this typology than for any other.
- 9.17 This, together with the Council’s Play Strategy aspirations, suggests that an increase in provision is required in order to satisfy local demand. An increase in provision to a per capita level slightly above the current level will help to ensure that the aspirations are realistic and deliverable.
- 9.18 Altering sites presently more suited to children would be a potential means of addressing the projected shortfall moving forward. This possibility has also been discussed during the analysis of children’s provision (Section 9).
- 9.19 Although an oversimplification, factoring in the proposed reduction in provision of children’s play areas (equating to a ‘saving’ of 0.51ha by 2016), an additional 0.68ha would be needed to satisfy demand for teenage provision, based on population increase projections.

Applying quality standards

- 9.20 In light of the importance of the quality of teenage provision on its use and enjoyment (as highlighted in the schools survey and household survey in particular), the quality of existing sites has been divided into quadrants to aid a review of where there are shortcomings at this time.
- 9.21 This analysis is set out in Table 9.4 below and a selection of sites falling into each category is listed. This illustrates sites that are in greater need of improvement, based on the site assessment findings. A full list of all scores achieved during site assessments can be found in the Access database that accompanies this report. To fall within the top quartile, a score of 86% would be required.

Table 9.4 – Detailed analysis of the quality of existing sites

Top quartile	86%	Dobbins Den
Third quartile	80%	Ashburnum Road Teenage Facilities
Second quartile	76%	Shackleton Road Teenage Facilities
Bottom quartile	62% 74%	Langley Green Community Centre Pound Hill Community Centre

TEE1	Improve the quality of provision for teenagers such that all sites achieve 86% when rated as part of the site assessment exercise (the score required to fall within the top quartile against current quality standards).
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TEE2	In delivering new sites, provide a range of facilities to appeal to teenagers, designed in consultation with them. Where new sites cannot be identified, the Council should seek to engage in this exercise to improve existing provision and thus maximise its appeal.
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9.22 The key issues emerging from the site assessments and quality analysis are:

- there is a perceived lack of quality facilities that successfully meet the expectations and demands of the Borough's teenagers
- a greater range of opportunities in the Borough for teenagers
- improve the design of teenage areas so they are safer and more welcoming.

9.23 These aspirations are reflected in the formulated list of “essential” characteristics (no “desirable” characteristics were identified under this typology) that teenage provision should exhibit moving forward. Applying and achieving these standards will help to address perceptions of quality shortfall. Together with addressing quantitative shortfalls, this measure will serve to address present low satisfaction levels in the Borough.

TEE3	Maximise access, and perceptions of access, to teenage facilities by ensuring that entrances to sites are visible and that appropriate signage is delivered.
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9.24 While seeking to reshape provision of teenage facilities in the Borough to improve the distribution of sites, it is essential to ensure adequate access to ensure that they effectively meet local need.

9.25 Within the strategy to increase the quantity of available sites and spaces, it is important to note that the application of both the quantity and accessibility standards highlights some areas of deficiency that should be prioritised. The Council has already identified that there should be a more equitable distribution of children's play facilities across the Borough. Map 9.1 illustrates that a number of areas are not within 15 minutes walktime (the accessibility standard for this typology) of provision for teenagers.

9.26 Given the accessibility mapping results, this report has sought to identify potential sites for any new provision. These are labelled A-E on the accessibility map at Map 9.1, and analysed in turn below to determine their potential suitability for new provision. Where relevant, these recommendations also acknowledge, and identify links with, the provision of facilities for younger children.

Area A – Broadfield Ward

- 9.27 Although in hectares per capita the South West quadrant appears well-provided for in relation to other analysis areas, existing provision is largely focused in Southgate (with two large sites located close to one another), leaving large parts of the quadrant without access to teenage facilities. The majority of all other wards in the analysis area are therefore lacking access to this form of provision.
- 9.28 Broadfield Children's Centre (site 110) covers a large area at present and, in accessibility terms, covers a very similar catchment to a number of the other children's facilities in Broadfield. Conversely, there is no teenage provision in this area. The Council should, therefore, investigate the potential to re-provide/redesignate these sites to provide teenage facilities.
- 9.29 Despite the quadrant having higher levels of provision, their situation on a few sites is such that satisfaction with quantity of provision is slightly lower in this analysis area than in any of the other quadrants. As the Council has intimated in its Play Strategy and as illustrated in Map 9.1, this is likely to be due to an inequitable spread of sites across the Borough, and an absence of facilities in a number of wards.
- 9.30 Delivering additional teenage provision in Broadfield would start to address this need and deliver a more balanced spread of facilities.

TEE4	Investigate the potential to re-provide/redesignate children's sites in Broadfield Ward as a facility for teenagers.
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Area B – Bewbush Ward

- 9.31 As noted above, the South West quadrant is well-provided for in total quantity terms yet large parts do not have access to teenage provision. The Council should investigate the opportunity to redesignate children's facilities in Bewbush to address accessibility shortfalls as illustrated by Map 9.1. Re-providing larger sites as teenage facilities, with their larger catchments, may be more suitable. This also allows for the retention of a network of smaller children's sites with more immediate access to nearby residential development within a 10 minute catchment.
- 9.32 Bewbush South Playground (site 75) is a larger site in this ward, and therefore may serve to increase accessibility in this area while delivering a valuable facility away from the town centre that addresses stated local need.

TEE5	Investigate the potential to re-provide/redesignate Bewbush South Playground as a facility for teenagers.
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Area C – Bewbush Ward

- 9.33 Also within Bewbush, the Council should investigate re-designating Millpond Adventure Playground (site 89). This site potentially has a greater distinctive catchment than alternative sites in the ward. Given its scale, this site may be capable of accommodating teenage provision, and a 15 minute catchment from this site would cater for much of the ward, and not be limited by roads or other barriers.

TEE6

Investigate the potential to re-provide/redesignate Millpond Adventure Playground as a facility for teenagers.

Area D – West Green Ward

- 9.34 The North East and North West quadrants presently have the lowest per capita provision levels, at just 0.2ha/1000. The accessibility mapping exercise has also highlighted several substantial areas falling outside the 15 minute catchment for any teenage sites.
- 9.35 Redesignating West Green Park Children's Park Area (site 83) as a teenage facility would have the potential to cater for a significant catchment to the south of Ifield Avenue. As a larger site, there is potentially more scope to provide facilities that would appeal to Crawley's teenagers.
- 9.36 This approach would also not have a significant impact on access to children's provision in this quadrant, since alternative sites covering comparable catchments would still remain.

TEE7

Investigate the potential to deliver new provision for teenagers in West Green Ward, including redesignation of West Green Children's Park.

Area E – Pound Hill South Ward

- 9.37 Provision in the South East quadrant falls short of the Council's aspiration to deliver 0.06ha of teenage sites per 1000 population, and this situation will only be exacerbated with projected population increases to 2016. Although satisfaction levels communicated through the household survey were marginally higher in the South East quadrant than for the Borough-wide sample, they were still low and indicative of significant local need.
- 9.38 The eastern half of Pound Hill South and the southern half of Maidenbower are presently without access to teenage facilities. There are, however, few children's sites within this area, which suggests that the Council should look at alternative redesignation opportunities if it is to address the quantitative and accessibility shortfall in this area.
- 9.39 Providing facilities for teenagers within sites 809 or 810 along Worth Way (both presently categorised within the parks and gardens typology) would have the potential to satisfy substantial catchments, and may be an effective way to increase quantity and accessibility of facilities.

TEE8

Investigate the potential to deliver new provision for teenagers in the eastern half of Pound Hill South ward.

Overall position

- 9.40 There is a significant demand for additional teenage facilities across the Borough, as consistently illustrated throughout the consultation process. The total size of the Borough's current provision is predominantly accounted for by three sites of over 0.6ha each. Two of these, including the new skate park adjacent to the railway line at Southgate Playing Fields, are very close together and, in terms of the accessibility map, cater for similar catchment areas, albeit clearly different uses.
- 9.41 A more equitable distribution of sites could be achieved by the re-design of several sites for younger children. These sites include those referenced above, a number of which are in areas away from the town centre, to cater for more of Crawley's neighbourhoods. The Council should also consider exploring further alternative opportunities to retain flexibility in the way it addresses this form of provision.

Summary

- 9.42 The application of both the quantity and accessibility standards highlights some areas of deficiency in the Borough. The Council has already identified the need for a more equitable distribution of sites across Crawley.
- 9.43 Additional provision of teenage facilities is a priority. Public satisfaction with quantity (as measured through the household survey and other consultations) were significantly lower for this typology than for any other.
- 9.44 The current provision at the aggregate level is insufficient to meet demand based on 2016 projections, particularly as increased provision per capita is recommended. However, as part of efforts to ensure a more equitable distribution of facilities there is scope for the portfolio of teenage facilities to be altered and reallocated across the four analysis areas.
- 9.45 New provision should be targeted in localities that are lacking, most notably in three of the four analysis areas, and particularly in the North West quadrant and large parts of the South West quadrant.
- 9.46 A summary of the recommendations relating to provision for teenagers is provided overleaf.

SECTION 9 – PROVISION FOR TEENAGERS

TEE1	Improve the quality of provision for teenagers such that all sites achieve 86% when rated as part of the site assessment exercise (the score required to fall within the top quartile against current quality standards).quadrant
TEE2	In delivering new sites, provide a range of facilities to appeal to teenagers, designed in consultation with them. Where new sites cannot be identified, the Council should seek to engage in this exercise to improve existing provision and thus maximise its appeal.
TEE3	Maximise access, and perceptions of access, to teenage facilities by ensuring that entrances to sites are visible and that appropriate signage is delivered.
TEE4	Investigate the potential to re-provide/redesignate children's sites in Broadfield Ward as a facility for teenagers.
TEE5	Investigate the potential to re-provide/redesignate Bewbush South Playground as a facility for teenagers.
TEE6	Investigate the potential to re-provide/redesignate Millpond Adventure Playground as a facility for teenagers.
TEE7	Investigate the potential to deliver new provision for teenagers in West Green Ward, including redesignation of West Green Children's Park.
TEE8	Investigate the potential to deliver new provision for teenagers in the eastern half of Pound Hill South ward.

SECTION 10
OUTDOOR SPORTS FACILITIES

Outdoor sports facilities

Overview – outdoor sports facilities

Current level of provision		
TOTAL	Incl. golf	Excl. golf
	334.54	232.21
Ha/1000 population	3.31	2.30

Quantity standards
3.31ha/1000 population (including golf courses)
2.30ha/1000 population (excluding golf courses)

Quality standards	
<p>Essential</p> <p>Meet relevant NGB specifications and carrying capacities</p> <p>Well-kept playing areas</p> <p>Toilets/changing facilities</p> <p>Clean/litter-free</p> <p>Safe site access</p>	<p>Desirable</p> <p>Self-managed</p> <p>On larger sites, seek to cater for a range of sports</p> <p>Flexibility of use of changing pavilions</p> <p>Parking provision</p>

Accessibility standards
20 minute walk time (960 metres)
15 minute drive time

Quantity of existing provision

- 10.1 Crawley’s provision of outdoor sports facilities is summarised in Table 10.1 overleaf, broken down by analysis area and also provided at the aggregate level.

Table 10.1 – Outdoor sports facilities across Crawley

Analysis area	Current provision incl. golf (ha)	Current provision excl. golf (ha)	Number of sites (excl. golf)	Current provision/ 1000 population incl. golf	Current provision/ 1000 population excl. golf
SW quadrant	79.21	72.18	18	2.16	1.97
NW quadrant	77.53	77.53	20	2.88	2.88
NE quadrant	45.97	45.97	15	2.67	2.67
SE quadrant	131.83	36.53	12	6.14	1.70
TOTAL	334.54	232.21	65	3.31	2.30

Emerging issues

10.2 The key issues emerging from Table 10.1 and consultation relating to the quantity of outdoor sports facilities provision across the Borough are:

- levels of provision (excluding golf) are highest in the North West and North East quadrants. Conversely, perceptions of quantity expressed in the household survey were lowest in these two areas
- the two golf courses in the Borough fall largely into the South East quadrant, and to a lesser extent the South West quadrant
- outdoor sports facilities was the fourth highest-ranked (moderated) typology in terms of perceived quantity by the household survey sample
- 32% of clubs surveyed would like to see additional provision of synthetic turf/all weather pitches
- 64% of sports clubs believe current facility provision meets their current needs. An additional 23% would like to see increases in the number of grass pitches.

Setting provision standards – quantity

10.3 The recommended local quantity standard for outdoor sport facilities has been derived from the local needs consultation and audit of provision and is summarised overleaf. Full justification for the local standards are provided within Appendix E.

Existing level of provision	Recommended standard (2016)
3.31 ha per 1000 population (incl. golf)	3.31 ha per 1000 population incl. golf)
2.30 ha per 1000 population (excl. golf)	2.30 ha per 1000 population (excl. golf)
Justification	
<p>The provision of outdoor sports facilities is very much demand-led and the outdoor sports facility typology encompasses a wide variety of different facilities including athletics tracks, pitches, golf courses and bowling greens. In light of this, quantity levels have been set both including and excluding golf courses, due to their scale and the potential to distort the overall picture.</p> <p>The recommended standard in each case falls slightly below the current levels of per capita provision. This level, however, does ensure the retention of existing provision in the Borough to meet 2016 demands. This is in keeping with levels of demand communicated during the course of the study and the findings of the Council’s playing pitch strategy, where retention of existing sites was prioritised.</p> <p>Overall, outdoor sports facilities was the fourth-ranked (moderated) typology in terms of perceived quantity by the household survey sample, with an overall moderated satisfaction level of 66%. While 22% of those sports clubs surveyed would like to see increased levels of provision, this does not constitute a sufficient mandate to increase provision levels. The Council’s Playing Pitch Strategy also concludes that existing levels of provision are sufficient to cater for demand to 2010. Beyond this, minor increases in total provision will protect the per capita levels reached at this point.</p> <p>In light of the opportunities to improve the quality of existing facilities, particularly in terms of carrying capacity, but also through the provision of additional ancillary facilities, it is recommended that a quantity standard broadly reflecting the existing level of provision is set. While this may identify locational deficiencies across the quadrants (SW and SE quadrants fall below the Borough-wide quantity standard where golf courses are excluded), the accessibility catchments recommended are such that these sites will remain accessible. Protection of the aggregate standard is a greater priority.</p> <p>Setting per capita provision standards at this level will allow the Council to maintain a focus on quality. Facilities that satisfy national governing body of sport requirements (particularly around carrying capacity) will result in facilities that are better able to meet existing and future demand for sport.</p> <p>Given the land take required for golf course provision and the fact that there are presently two golf courses in the Borough, there is not a necessity to deliver new provision in this sport.</p>	

Quality of provision

- 10.4 The quality of existing outdoor sports facilities in Crawley was assessed through site visits to provide a complement to the stated perceptions of consultees during the process, and is set out in Table 10.2 overleaf. It is important to note that site assessments are conducted as a snapshot in time and are therefore reflective of the quality of the site on one specific day.
- 10.5 Additionally, the Council's existing strategy documents (notably the Playing Pitch Strategy) have been used to further inform the overall understanding of quality standards in the Borough.
- 10.6 The site assessments rated each site within the audit against a series of quality criteria, including cleanliness, signage, and provision of ancillary facilities.

Table 10.2 – Quality of outdoor sports facilities across Crawley

Analysis area	Number of sites	Range of quality scores	Average quality score	Lowest quality site(s)	Highest quality site(s)
SW quadrant	18	71-96%	84%	Vulcan Close School Playing Fields	Thomas Bennett Community College
NW quadrant	20	46-100%	81%	Cherry Lane	Southwater Close
NE quadrant	15	69-87%	79%	Milton Mount Tennis Courts	Tennis Club
SE quadrant	12	71-87%	80%	Charleston Court	Maidenbower Park Tennis Courts
TOTAL	65	46-100%	81%		

- 10.7 The key issues emerging from Table 10.2 and the consultation relating to the quality of outdoor sports facilities in Crawley include:
- there was a significant range in the quality scores awarded through the site assessment exercise – from 46-100%
 - overall, the quality of sports sites was adjudged to be very high, with an average quality score in excess of 80%
 - A Vision for Crawley 2003 to 2020 (Crawley Community Strategy) concluded that, in general, the Borough's sports pitches are in good condition and are well maintained under the current regime, although drainage issues pose issues in some areas.
 - the household survey reveals that the highest rated aspirations for outdoor sports facilities in Crawley are: Clean/Litter-free (77%), Well Kept Grass (57%), Car Parking (53%), Toilets (40%), and Changing Facilities (30%)

SECTION 10 – OUTDOOR SPORTS FACILITIES

- vandalism and graffiti (68%), misuse of site (61%), and litter problems (60%) were considered to be the areas of greatest weakness of Crawley’s outdoor sports facilities, perceived to either be significant or minor problems by respondents
- 59% of surveyed sports clubs believe the quality of facilities to be good in Crawley, although some particular concerns were raised around the quality and availability of changing and toilet provision by some clubs
- 32% of clubs surveyed would like to see additional provision of synthetic turf/all weather pitches, to increase the quality of the available stock.

Setting provision standards – quality

- 10.8 The recommended local quality standards for outdoor sports facilities are summarised overleaf. Full justifications and consultation relating to the formulation of the local quality standards are provided within Appendix D.
- 10.9 In order to produce applicable, objective quality standards, we have worked with the Council to distil the collected information into lists of “essential” and “desirable” characteristics that outdoor sports facilities in Crawley should exhibit. This provides a tool for future quality assessment and can be used to feed in to the desired quality scores across the Borough.

Recommended standard – OUTDOOR SPORTS FACILITIES	
Local consultation, national guidance and best practice suggest that the following features are essential and desirable to local residents, and should be reflected in the quality of provision in Crawley:	
Essential	Desirable
Meet relevant NGB specifications and carrying capacities	Be self-managed
Well-kept playing areas	On larger sites, seek to cater for a range of sports
Toilets/changing facilities	Flexibility of use of changing pavilions
Clean/litter-free	Parking provision
Safe site access	

- 10.10 The essential features include meeting NGB specifications and carrying capacities (sport-specific standards). As noted earlier in the quantity analysis, this will have a similar impact to increasing the overall stock of facilities. The sites should also seek to provide toilets/changing facilities to match the quality aspirations communicated in the household survey, sports club survey, and the Council’s Playing Pitch Strategy.

OSF1

Focus investment on the improvement of existing facilities, and increased carrying capacities for grass pitches in particular, rather than the provision of new sites.

10.11 The desirable features represent more aspirational aims on the part of the Council, with reference to sites ideally catering for a range of sports to create an outdoor “hub”-type feel, and providing flexible use changing pavilions – as noted in the drop-in sessions and sports club survey in particular. This has the potential to complement/provide teenage facilities provision moving forward.

Setting provision standards – accessibility

10.12 The accessibility of sites is key in maximising participation rates. This is particularly important given Crawley’s low participation rates and efforts to increase these levels. The local standard is set in the form of a distance threshold and is derived directly from the findings of local consultation.

10.13 Given the nature of these sites, and the trends exhibited by users, dual standards have been set. These account for both drive time and walk time catchments. This has been used to reflect the different needs and habits of users (clubs and more casual usage), and reflect the range of distances that residents are willing to travel to access facilities of differing natures and scale. Both the household survey and sports clubs survey indicated a willingness to travel relatively substantial distances by car (therefore extending the catchment) to participate in organised sport.

10.14 Site-specific accessibility issues were also analysed as part of the site assessment process where information and signage, transport and general accessibility issues were reviewed and scored.

10.15 Consultation and analysis highlights that the key issues with regards to accessibility include:

- the 75th percentile (walk times) of the household survey fell in the 16-20 minute range. The modal response was 5-10 minutes, with 45% of respondents answering in this way
- the 75th percentile (drive times) of the household survey fell in the 11-15 minute range. The modal response was 5-10 minutes, with 60% of respondents answering in this way
- the proportions of respondents indicating that they would access facilities via car (177 total) and on foot (184 total) were closer for this typology than for any other, suggesting that dual catchment accessibility standards ought to be set to reflect this
- accessibility requirements were consistent across analysis areas, with the 75th percentile falling in the same ranges in each
- the 75th percentile of respondents from the sports club survey falls within the 20-25 minute (drivetime) catchment area. This indicates a strong willingness to travel to access facilities for organised sport, and a largely mobile local sports club population.

SECTION 10 – OUTDOOR SPORTS FACILITIES

- 10.16 The recommended local accessibility standard for outdoor sports facilities in Crawley is summarised overleaf. Full justification for the local standard is provided in Appendix F.

Recommended standard
20 minute walk time (960 metres)
15 minute drivetime
Justification
<p>The household survey consistently showed that 20 minute walktime and 15 minute drivetime catchments matched residents' expectations. Sports club survey respondents also indicated a strong willingness to travel to access facilities for organised sport, with many willing to travel 20-25 minutes by car. Setting standards at this level ensure that access levels are protected and are firmly based on local demand. This has the potential to benefit overall participation levels in Crawley.</p> <p>Acknowledging that several different sports fall under this category, a single standard for this typology is set as an average, rather than seeking to ensure that every Crawley resident has access to facilities for all sports within this time. At the Borough-wide level, this accessibility standard ought to result in an equitable spread of, and access to, sites.</p>

NB A straight-line distance of 960m has been used rather than the pedestrian distance of 1600m. This is based on average walking distances reduced by a factor of 40% to account for the fact that walking routes along roads and footpaths can be represented by a shorter straight line catchment. The 40% factoring is based on the approach set out in the NPFA Six Acre Standard.

OSF2	<p>The Council should investigate the potential to deliver an outdoor sports hub site capable of catering for a range of sports in one location. This approach is likely to have an extended catchment and provide opportunities for residents to try, experience and participate in more than one sport.</p>
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Applying provision standards

- 10.17 The application of the recommended quality, quantity and accessibility standards is essential in understanding the distribution of open space, sport and recreation facilities and identifying areas where provision is insufficient to meet local need. Given the present low levels of participation identified through the Active People survey, this issue is especially pronounced for Crawley and for sports amenities in particular.
- 10.18 The quantity standards enable the identification of areas that do not meet the minimum provision standards, while the accessibility standards will help determine where those deficiencies are of high importance. The application of the local standard for quantity results in the future balance requirements set out at Table 10.3 overleaf.

Table 10.3 Applying quantity standards

Analysis areas	Current balance (excl. golf)	Future balance against local standard (2.30 hectares per 1000 population) (excl. golf)	Future balance against local standard (3.31 hectares per 1000 population) (incl. golf)
SW quadrant	12.04	-13.52	44.26
NW quadrant	-15.63	14.54	13.21
NE quadrant	-6.49	5.80	11.91
SE quadrant	12.76	-13.63	-59.57
TOTAL	0.00	-4.09	-5.89

NB Green = above the minimum standard, Red = below the minimum standard, more provision required

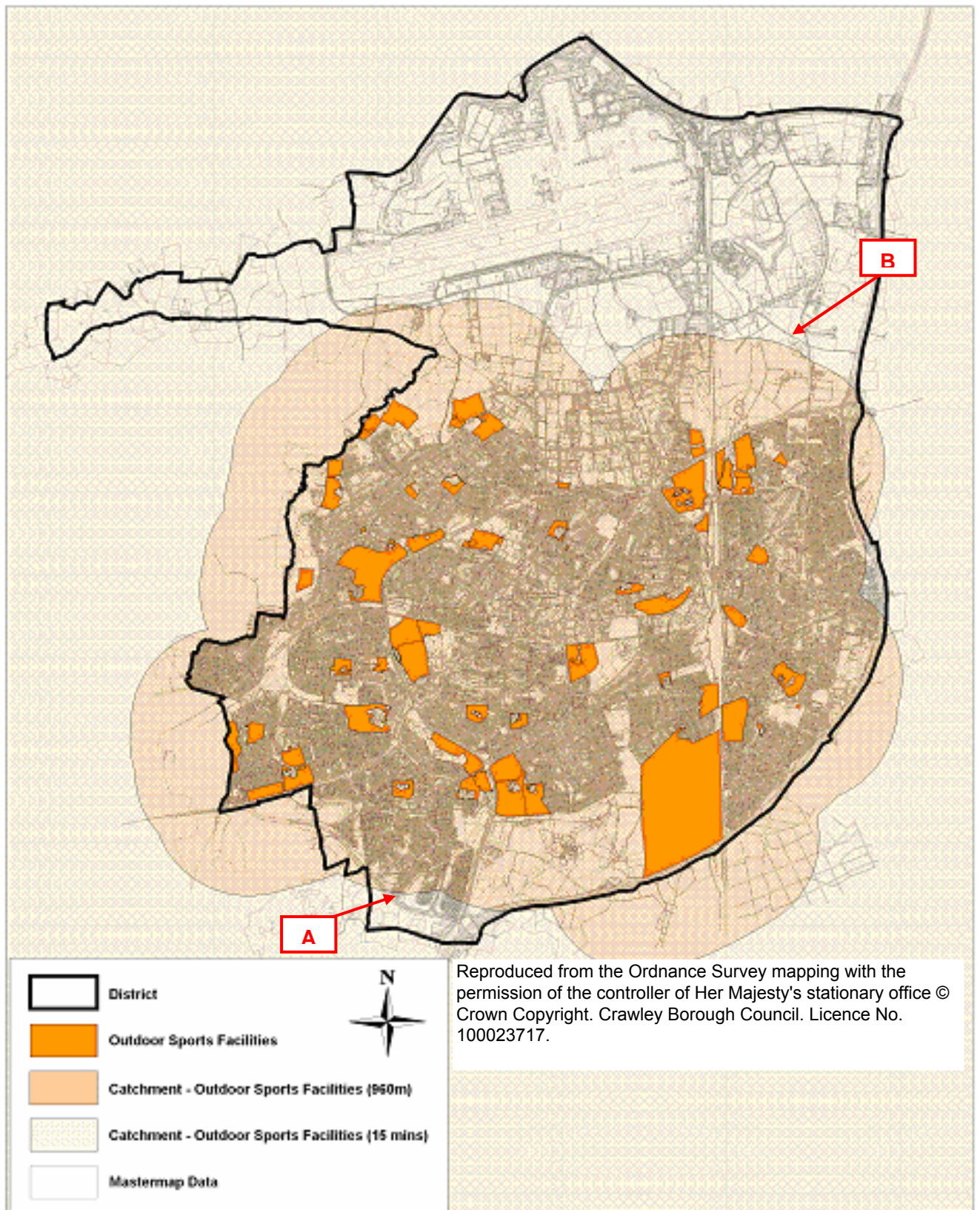
10.19 Application of the standards demonstrates the importance of setting a standard which excludes golf courses. Including these facilities significantly skews the figures, is potentially unachievable (and not necessarily desirable) to ensure that all quadrants reach the aggregate provision standard, and offers a misleading perception of future requirements for Crawley. The Borough-wide balance should be the Council's priority.

10.20 The key headlines in relation to the quantity of outdoor sports facilities are:

- the Council's Playing Pitch Strategy concluded that present levels of pitch provision (total number and size of sites) are sufficient to satisfy demand to 2010
- applying the standard against the projected population in 2016 reveals that there are likely to be deficiencies in the South West, North West and North East quadrants, although at the aggregate level this is broadly balanced by levels of provision in the South East of Crawley
- at the aggregate level, the Borough will have an under-provision of facilities in 2016 equating to c.4 hectares (this figure is for sites excluding golf)
- the willingness of residents and sports participants to travel to access facilities is such that the aggregate level of provision should be the key focus, rather than a quadrant by quadrant analysis

10.21 The issues of quantity and accessibility are closely related and should be viewed together. This provides the maximum appreciation of the overall picture with regard to site provision and the ability to meet local need. The application of the local accessibility standards for teenage facilities in the Borough is set out in Map 10.1 overleaf.

Map 10.1 Provision of outdoor sports facilities in Crawley



SECTION 10 – OUTDOOR SPORTS FACILITIES

- 10.22 As illustrated in Map 10.1, outdoor sports facilities (in total size terms, excluding golf) are focused most notably in the South West quadrant. This is also, however, the quadrant with the highest population. At the aggregate level, there is a relatively equitable per capita level of facility provision, albeit slightly higher in the North West and North East quadrants of the Borough.
- 10.23 Map 10.1 shows that almost the entire Borough has access to one form of outdoor sport facility within the recommended 20 minute walktime catchment. The 15 minute drivetime catchment, covering an extended area, naturally caters for the whole of Crawley and beyond into adjacent local authorities.

OSF3	Protect existing levels of outdoor sports provision, guarding against losing any sites to alternative, non-sporting uses.
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- 10.24 The local quantity standard calls for the protection and retention of existing sites. This effectively is a slight decrease in the current per capita, borough-wide level of provision to 2016. Consultation and existing studies have indicated that preserving the existing levels of total provision is a greater priority than delivering an increased number or scale of facilities.
- 10.25 The protection of the current level of total provision is a key element in the Council's aims to increase participation rates and overall health. This objective also ensures that the aspirations are realistic and deliverable. The focus ought instead to be on improving the quality, and particularly the carrying capacity, of existing facilities (raised via consultation and also raised as an issue in existing Council audit/strategy work) to cater for increased demand.
- 10.26 Based on population projections and the proposed per capita levels, an additional 3.4 hectares of total outdoor sports facilities will be required by 2016. This analysis is not broken down to a sport-by-sport evaluation.

Applying quality standards

- 10.27 The importance of qualitative enhancements is reinforced by the findings of the site assessments, which suggest that the quality of outdoor facilities were good, but with room for improvement and an increase in carrying capacity and improvement of ancillary facilities in particular.
- 10.28 In light of the importance of the quality of outdoor sports facilities on their use, the level of sporting quality catered for, and the enjoyment of participants, the quality of existing sites has been divided into quartiles to aid a review of where there are shortcomings. This should be viewed in conjunction with the Council's Playing Pitch Strategy.
- 10.29 This analysis is set out in Table 10.4 overleaf and a selection of sites falling into each category is listed. This illustrates sites that are in particular need of improvement, based on the site assessment findings. A full list of all scores achieved during site assessments can be found in the Access database accompanying this report. To fall within the top quartile, a score of 87% would be required.

Table 10.4 – Detailed analysis of the quality of existing sites

Top quartile	87%	Southgate Playing Field
Third quartile	82%	Grattons Park OSF
Second quartile	80%	Northgate Primary School
Bottom quartile	46% 64%	Cherry Lane OSF Somerville Drive OSF

OSF4	Improve the quality of the Borough’s outdoor sports facilities, aiming to improve the quality of all sites so that they achieve 87% when rated as part of the site assessment exercise (the score required to fall within the top quartile against current quality standards).
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10.30 The Council’s aspirations for the future of outdoor sports facilities are reflected in the list of “essential” and “desirable” characteristics that the Borough’s sites should exhibit moving forward. Applying and achieving these standards will help to address perceptions of quality shortfall. This is particularly key since a quantitative increase, at least in per capita terms, is not recommended for this typology. Increasing the quality of facilities can help to boost levels of usage, without needing to provide significant additional provision.

10.31 In light of the accessibility mapping results, this report has sought to identify potential priority sites for any new provision. Given the overall coverage of existing sites, this has resulted in the identification of only two potentially viable areas. These are labelled A and B on the accessibility map at Map 10.1, and analysed in turn below to determine their potential suitability for new outdoor sports facilities.

Area A – Broadfield Ward

10.32 The South West of the Borough is one of the few areas in which accessibility deficiencies are visible. However, this applies only to a small area of Broadfield Ward, and there appear to be limited opportunities to deliver new provision. The A264 effectively constitutes a barrier to access (for more informal sport at least), and therefore any new provision would ideally be to the north of this road to negate this.

10.33 The Council’s Playing Pitch Strategy identified Gossops Green and Southgate as being deficient in playing fields. However, opportunities to provide any new pitches in either of these wards are very limited, with few sites having the potential to be redesignated.

10.34 The Council should, however, investigate the opportunity to redesignate some or all of Site 285 (Rathlin Road NSN) at the north of Broadfield, to deliver new sports pitches.

OSF5	Investigate the potential to redesignate some or all of Site 285 (Rathlin Road NSN) at the north end of Broadfield Ward, to deliver new sports pitches, to address deficiencies in adjacent wards.
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Area B –Pound Hill North ward

- 10.35 The northern portion of the North West quadrant does not provide any outdoor sports facilities. This absence of accessible sites is particularly pronounced in Map 10.1. However, there are limited opportunities to address this deficiency given the nature of this area as primarily farmland.
- 10.36 This area is also less densely populated, with almost no housing above Crawley Avenue. This means that there is a reduced market for outdoor sports facilities in this area, and providing new sites is therefore likely to be both unachievable and of limited additional value.

Overall position

- 10.37 As can be seen from a review of Map 10.1 and a review of the analysis and commentary above, there are few areas in the Borough that are particularly short of outdoor sports facilities.
- 10.38 There was a clear theme throughout the consultation that levels of provision met demand and that the retention of existing outdoor sports facilities was key, rather than the provision of new sites. The consultation did not reveal sufficient mandate to merit the identification and addition of a large number of new sites. Rather, improving the quality of existing provision would be desirable, and serve to help increase usage levels.

OSF6	Maximise access to sports facilities by ensuring that entrances to sites are visible and that appropriate signage is delivered.
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- 10.39 The retention of existing sports facilities should be a priority . Where sites are lost, it is important that they be replaced on a like-for-like basis or with provision that matches/exceeds the ability of the original provision to satisfy local demand.
- 10.40 The current provision at the aggregate level is insufficient to meet demand based on 2016 population projections. Addressing and improving the quality, and most notably carrying capacity, of existing facilities will, however, help to alleviate issues associated with a reduced per capita quantity level.
- 10.41 Any new provision of outdoor sports facilities should be targeted in areas of the Borough that are lacking, as investigated above.

Summary

- 10.42 Crawley is currently well-catered for in terms of outdoor sports facilities, based on consultation findings and accessibility mapping. Almost all of the Borough, or at least that which is more densely-populated, has access to at least one outdoor sports facility within a 20 minute walktime catchment.
- 10.43 With Crawley’s resident participation rate falling below the regional and national average, the provision of sufficient quality facilities is important to ensure that rates are not further eroded. While opportunities to deliver additional sites are somewhat limited, an investment in the quality of existing facilities should serve to protect usage levels through allowing a greater carrying capacity and encouraging use. It is important that those sites that remain in the Borough are preserved for their current sports uses.
- 10.44 A summary of the recommendations for outdoor sports facilities is provided below.

OSF1	Focus investment on the improvement of existing facilities, and increased carrying capacities for grass pitches in particular, rather than the provision of new sites.
OSF2	The Council should investigate the potential to deliver an outdoor sports hub site capable of catering for a range of sports in one location. This approach is likely to have an extended catchment and provide opportunities for residents to try, experience and participate in more than one sport.
OSF3	Protect existing levels of outdoor sports provision, guarding against losing any sites to alternative, non-sporting uses.
OSF4	Strive to improve the quality of the Borough’s outdoor sports facilities, aiming to improve the quality of all sites so that they achieve 87% when rated as part of the site assessment exercise (the score required to fall within the top quartile against current quality standards).
OSF5	Investigate the potential to redesignate some or all of Site 285 (Rathlin Road NSN) at the north end of Broadfield Ward, to deliver new sports pitches, to address deficiencies in adjacent wards.
OSF6	Maximise access to sports facilities by ensuring that entrances to sites are visible and that appropriate signage is delivered.

SECTION 11
ALLOTMENTS

Allotments

Overview – allotments

Current level of provision	
TOTAL	11.62
Ha/1000 population	0.11

Quantity standards	
0.11 ha/1000 population	
Quality standards	
Essential Well-maintained boundaries Water supply Good access Safe site access	Desirable N/A
Accessibility standards	
15 minute walk time (740 metres)	

Quantity of existing provision

- 11.1 Crawley’s provision of allotments is summarised in Table 11.1 below, analysed by analysis area and at the borough-wide level.

Table 11.1 – Allotments across Crawley

Analysis area	Current provision (ha)	Number of sites	Smallest site (ha)	Largest site (ha)	Current provision/ 1000 population
SW quadrant	4.03	6	0.22	1.55	0.11
NW quadrant	3.79	7	0.25	0.81	0.14
NE quadrant	2.65	7	0.02	0.93	0.15
SE quadrant	1.15	3	0.27	0.6	0.05
TOTAL	11.62	23	-	-	0.11

Emerging issues

11.2 The key issues emerging from Table 11.1 relating to the quantity of allotments in Crawley include:

- there is a spread of provision across the Borough, although the South East quadrant has the lowest level of provision in both number of sites and total site size
- allotments were the second lowest-ranked (moderated) typology in terms of perceived quantity by the household survey sample, and one of only two typologies (with teenage facilities) with under 50% satisfaction levels
- there were few indications received that allotments in the Borough are well-used, although this may be attributable in part to the nature of the consultation exercise.

Setting provision standards – quantity

11.3 The recommended local allotments quantity standard has been derived from the local needs consultation and audit of provision and is summarised below. Full justification for the local standard is provided within Appendix E.

Existing level of provision	Recommended standard (2016)
<i>0.11 ha per 1000 population</i>	<i>0.11 ha per 1000 population</i>
Justification	
<p>The response rate on the household survey was one of the lowest levels for any typology, suggesting that the general population does not have a significant interest in this form of provision. There was also limited feedback provided via other means of consultation such as the drop-in sessions.</p> <p>However, those people with an interest in allotments are nevertheless very passionate about their continued provision. This, combined with the limited level of feedback, means that there is no mandate to justify a reduction in the per capita provision of allotments in Crawley. With increasing moves towards organic food, one might expect usage of, and demand for, allotments to rise commensurate with this. This is borne out in the fact that, of those surveyed households who do not presently own, manage or use allotments, 18% expressed an interest in doing so in the future.</p> <p>Setting a standard at the existing per capita, Borough-wide level allows expectations and demand to continue to be met. New provision will therefore be required in line with future population growth.</p>	

Quality of provision

- 11.4 The quality of current allotment provision in Crawley was assessed through site visits to complement the stated perceptions of consultees during the process. It is summarised in Table 11.2 overleaf. It is important to note that site assessments are conducted at a snapshot in time and are therefore reflective of the quality of the site on one specific day.
- 11.5 The site assessments rated each site within the audit against a series of quality criteria, including cleanliness, signage and provision of ancillary facilities.

Table 11.2 – Quality of allotments across Crawley

Analysis area	Number of sites	Range of quality scores	Average quality score	Lowest quality site(s)	Highest quality site(s)
SW quadrant	6	73-84%	80%	Pyecombe Court Allotments	Hunter Road (2) Allotments
NW quadrant	7	44-80%	69%	Cherry Lane Allotments	Patching Close Allotments
NE quadrant	7	60-84%	73%	Oakway Allotments	Henson Road Allotments
SE quadrant	3	63-80%	70%	Turner Hill Road	Krepp Close Allotments
TOTAL	23	44-84%	73%		

11.6 The key issues emerging from Table 11.2 and the consultation relating to the quality of allotments in Crawley include:

- there was a significant range in the quality scores awarded through the site assessment exercise – from 44-80%, although there were more scores towards the upper end of this range
- overall, the quality of allotments was judged to be high, with an average quality score reported through the site assessments of 73%
- the household survey reveals that the highest rated aspirations for Crawley’s allotments are: well-kept grass, good site access, and being dog-free
- vandalism and graffiti, poor maintenance and misuse of sites were considered to be areas of weakness for Crawley’s allotments, perceived to either be significant or minor problems by respondents. However, the limited response rate reduces the applicability of these opinions
- some feedback expressed during the drop-in sessions suggested that Crawley’s allotments are no longer as well-maintained as in previous years; when they were much better used.

Setting provision standards – quality

11.7 The recommended local quality standards for allotments are summarised overleaf. Full justifications and consultation relating to the formulation of the local quality standards are provided within Appendix D.

11.8 In order to produce applicable, more objective quality standards, we have worked with the Council to produce lists of “essential” and “desirable” characteristics that the Borough’s allotments should exhibit. This provides a tool for future quality assessment and can be used to feed in to the desired quality scores across Crawley.

Recommended standard – ALLOTMENTS	
Local consultation, national guidance and best practice suggest that the following features are essential and desirable to local residents, and should be reflected in the quality of provision in Crawley:	
Essential	Desirable
Well-maintained boundaries Water supply Good access Safe site access	N/A

11.9 The essential features include providing maximum site access and ensuring that a water supply is readily available to tend to plants, fruit and vegetables. The identification of this list of essential features renders it unnecessary to provide a list of characteristics that it would be desirable for allotments to exhibit.

Setting provision standards – accessibility

11.10 The accessibility of allotments is important for maximising usage. This is particularly the case given the themes identified through the consultation process. The local standard is set in the form of a distance threshold and is derived directly from the findings of local consultation.

11.11 Site-specific accessibility issues were also analysed as part of the site assessment process where information and signage, transport and general accessibility issues were reviewed and scored.

11.12 Key accessibility issues from consultation and analysis are:

- walking was the preferred method of accessing allotments, both with the overall household survey sample and with those respondents identifying allotments as their most frequently used open space type
- the 75th percentile of the household survey fell in the 11-15 minute walktime. The modal response was also 5-10 minutes, with 58% of respondents falling into this range
- respondents in the South West and South East quadrants stated a willingness to travel for longer periods to access sites than did those from the north of the Borough
- in both the North West and North East the 75th percentile fell in the 16-20 minute range, though the modal response was still 5-10 minutes.

11.13 The recommended local accessibility standard for allotments in Crawley is summarised overleaf. Full justification for the local standard is provided in Appendix F.

Recommended standard
15 minute walk time (720 metres)
Justification
<p>The 75th percentile of the household survey fell in the 11-15 minute walktime. Although those respondents in the South of the Borough indicated a willingness to travel greater distances, the modal response (6-10 minutes) suggests that 15 minutes is the most accurate overall expectation of accessibility.</p> <p>Consultation suggested that improving accessibility is a key issue to address. Despite lower levels of demand and usage for allotments than for other typologies, it is important that this be observed and reflected. The household survey identified potential latent demand in Crawley for allotments, which again must be considered in formulating accessibility recommendations and in observing the household survey findings rather than increasing the acceptable travel time.</p> <p>Setting standards at this level ensures that access levels are protected. Maintaining this accessibility level will can help to address potential increases in demand.</p>

NB A straight-line distance of 720m has been used rather than the pedestrian distance of 1200m. This is based on average walking distances reduced by a factor of 40% to account for the fact that walking routes along roads and footpaths can be represented by a shorter straight line catchment. The 40% factoring is based on the approach set out in the NPFA Six Acre Standard.

Applying provision standards

- 11.14 The application of the recommended quality, quantity and accessibility standards is essential in understanding the existing distribution of allotments. This leads to the potential identification of areas where provision is insufficient to meet local need.
- 11.15 The quantity standards enable the identification of areas that do not meet the minimum provision standards, while mapping the accessibility catchments will help determine where those deficiencies are of high importance. The application of the local standard for quantity results in the future balance requirements set out at Table 11.3.

Table 11.3 Applying quantity standards

Analysis areas	Current balance	Future balance against local standard (0.11 hectares per 1000 population)
SW quadrant	-0.18	-0.26
NW quadrant	0.69	0.64
NE quadrant	0.67	0.64
SE quadrant	-1.32	-1.36
TOTAL	0.00	-0.20

NB Green = above the minimum standard, Red = below the minimum standard, more provision required

11.16 The completed analysis illustrates that limited additional allotment provision is required to 2016, equating to just 0.2 ha total across the Borough. 0.2 ha broadly equates to one new allotment site, based on the size of existing facilities in the Borough.

11.17 The deficiency is most pronounced in the South West quadrant. This appears to be reflected in a willingness of those surveyed to travel greater distances to access sites.

11.18 The key headlines in relation to the quantity of allotments include:

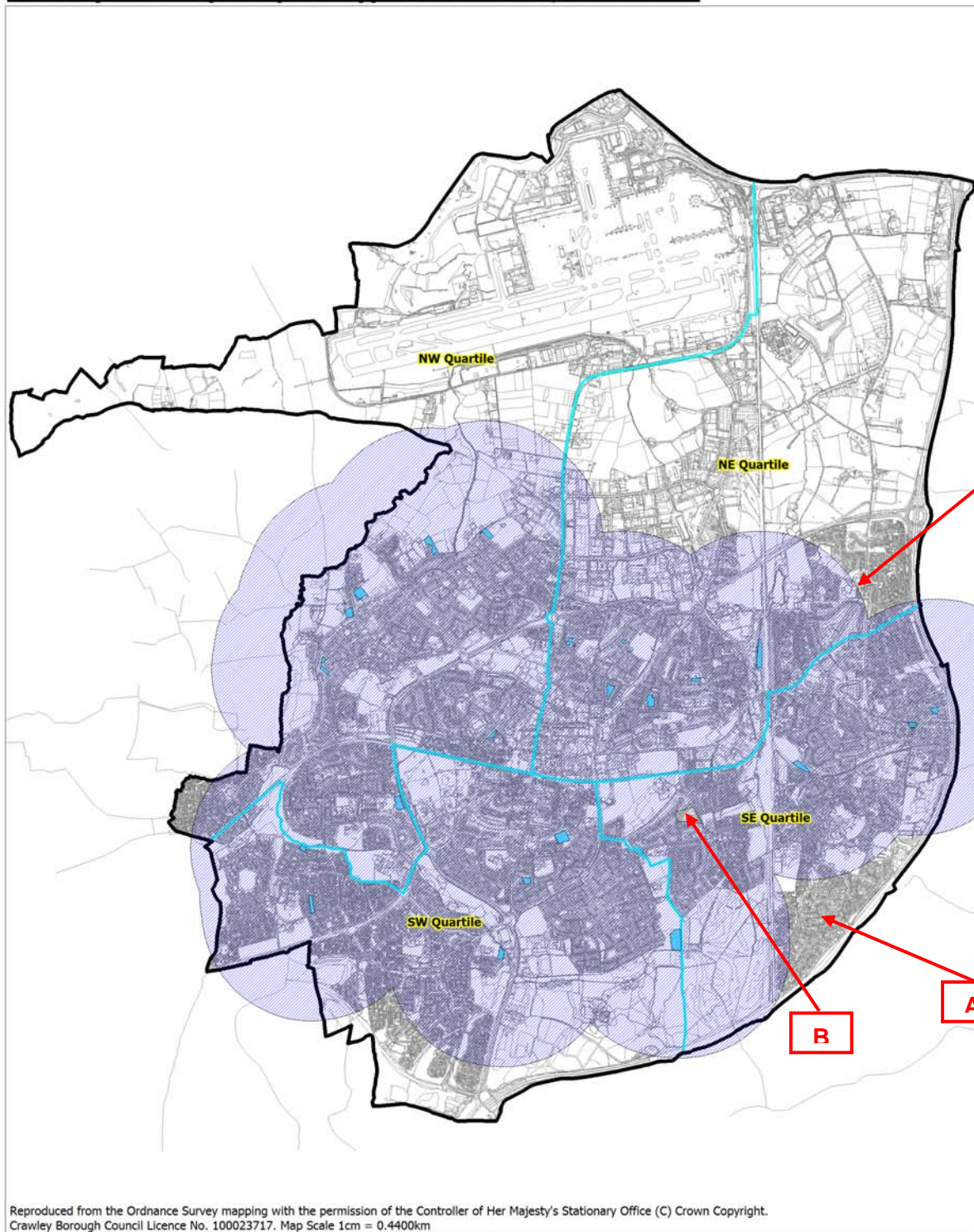
- satisfaction levels with provision of allotments are second-lowest of all typologies
- the north of the Borough has greater levels of provision than does the south
- there is little evidence that existing provision is well-used
- there is, however, an indication that residents responding to the household survey would be interested in owning or using allotments.






ALL1	Protect existing allotments where sites are well used, and consider increasing promotion/marketing, or removal of underutilised sites.
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11.19 The issues of quantity and accessibility are closely related and should be viewed together to provide a full overview of provision. The application of the local accessibility standards for allotments in Crawley is set out in Map 11.1 overleaf.

Map 11.1 Provision of allotments in Crawley

Crawley OSS - Open Space Type Catchments, Allotments



- | | | |
|--|--|---|
| Allotments
 | District
 | Mastermap
 |
| Catchment - Allotments (960m Buffer)
 | Analysis Areas
 | |



SECTION 11 – ALLOTMENTS

- 11.20 As illustrated in the overview provided in Map 11.1 above, allotments are available in a number of sites centrally in the Borough. There is, however, a notable shortfall of sites in the South East quadrant.
- 11.21 Although Map 11.1 appears to show that the majority of this quadrant falls within a 15 minute catchment of an allotment, the presence of barriers (roads at ward boundaries) reduces the actual accessibility of sites that may be over the ward boundaries in Three Bridges, Tilgate or Southgate. The allotments in the South East quadrant are all located in Pound Hill South.
- 11.22 In light of the accessibility shortfalls, we have investigated the opportunity to deliver new allotments in three areas of the Borough, labelled A-C on Map 11.1.

Area A – Maidenbower

- 11.23 The provision of a new allotment site at the Southern end of Bassett Road and Stable Close, near to the North side of the M23, should be investigated. At present, there is a large site identified in the Council's audit as "structural landscaping" and excluded from the audit analysis due to its limited value.
- 11.24 Providing an allotment in this area would serve to address several shortcomings – satisfying the projected Borough-wide shortfall, delivering provision where it is in greatest demand, and meeting demand throughout Maidenbower. Maidenbower does not presently have any allotment provision, with the closest sites rendered less accessible by the presence of roads at ward boundaries to the North.
- 11.25 However, the density of residential development in this area makes the provision of new space highly challenging. The scarcity of space also impacts the ability to deliver other typologies, such as AGS.
- 11.26 While delivering new allotment facilities in this area would therefore satisfy demand in Maidenbower, providing this typology would be highly challenging and, due to ward boundary barriers, cater primarily for Maidenbower only.

ALL2

Investigate opportunities to deliver new allotment provision in Maidenbower ward, to address the projected shortfall of this typology in the South East quadrant and deliver improved accessibility for residents of this analysis area.

Area B – Furnace Green

- 11.27 The Council should consider investigating the potential to deliver a new allotment in the centre of Furnace Green. Although the majority of this ward appears, at first glance, to be able to access allotments, the practical reality of barriers at ward boundaries (road and rail) reduces this accessibility significantly.
- 11.28 The density of residential development in this area makes the identification of new space highly challenging. However, there is a relatively large number of AGS sites in this area, which the Council should consider re-designating as allotments. These sites include those centred around Ashburnham Road (764 and 960), St. Leonard's Close (416 and 747), and Brunswick Close (861 AGS).

- 11.29 Delivering a new allotment in this area would cater for all of Furnace Green, and also move to address the overall, and South East quadrant specific, shortfall of provision.

ALL3	Investigate opportunities to deliver new allotment provision in Furnace Green, to address the projected shortfall in the South East quadrant and deliver improved accessibility for residents of this analysis area. The Council should consider re-designating existing AGS space in this ward to achieve this objective.
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Area C – Pound Hill North

- 11.30 Although the North East quadrant is relatively well-catered for in terms of quantity of allotment provision, the accessibility of these sites is limited by ward boundaries, most notably the railway line to the east of Pound Hill North, marking the boundary with Three Bridges. This renders those sites in Three Bridges practically inaccessible, and means that there is no allotment provision for the eastern part of the analysis area.
- 11.31 The Council should consider providing a new allotment site in Pound Hill North to the south of Crawley Avenue (and at the southern end of Balcombe Road). This land is presently identified in the Council’s audit as “structural landscaping” and is excluded from the audit analysis due to its current limited value.
- 11.32 There may be scope, through design and demarcation, to utilise this space for a new allotment site, although the scale of noise created by the adjacent Crawley Avenue might be such that this is not an ideal location.

ALL4	Investigate the opportunity to deliver new allotment provision in Pound Hill North, potentially adjacent to Crawley Avenue, to address the projected shortfall in the South East quadrant and deliver improved accessibility for residents of this analysis area.
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Overall position

- 11.33 Consultation and user trends have indicated that preserving the existing levels of per capita provision should be a greater priority than delivering a significantly increased number or scale of allotments. Based on population projections and the proposed per capita levels, an additional 0.2 hectares of allotments will be required by 2016.

Applying quality standards

- 11.34 Analysis of site quality, based on the findings of site assessments, is set out in Table 11.4 below, together with example sites falling into each category. This illustrates sites that are in particular need of improvement. To fall within the top quadrant, a score of 80% would be required.

Table 11.4 – Detailed analysis of the quality of existing sites

Top quartile	80%	Baker Close Allotments
Third quartile	75.6%	Ifield Green Allotments
Second quartile	71.1%	Ifield Green Allotments
Bottom quartile	44.4%	Cherry Lane Allotments

ALL5	Improve the quality allotments in the Borough, particularly the Cherry Lane Allotments, aiming to improve the quality of all sites so that they achieve 80% when rated as part of the site assessment exercise (the score required to fall within the top quartile against current quality standards).
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Summary

- 11.35 Satisfaction with the quantity of provision was lower for allotments than for any other typology except teenage facilities. Although few consultees identified allotments as their most-used form of provision, there were examples of a potential latent demand for sites to an extent that merits retaining existing per capita levels.
- 11.36 While the Borough appears, initially, to have good access to allotments, the reality of barriers created by roads and rail at ward boundaries reduce this. The South East quadrant in particular has limited access to this typology.
- 11.37 A summary of the recommendations for allotments is provided overleaf.

ALL1	Protect existing allotments in Crawley, and look to add a new (or sites) in those areas of greatest perceived shortfall/inaccessibility, to preserve the current per capita provision levels
ALL2	Investigate opportunities to deliver new allotment provision in Maidenbower ward, to address the projected shortfall of this typology in the South East quadrant and deliver improved accessibility for residents of this analysis area.
ALL3	Investigate opportunities to deliver new allotment provision in Furnace Green, to address the projected shortfall of this typology in the South East quadrant and deliver improved accessibility for residents of this analysis area. The Council should consider re-designating existing AGS space in this ward to achieve this objective.
ALL4	Investigate the opportunity to deliver new allotment provision in Pound Hill North, potentially adjacent to Crawley Avenue, to address the projected shortfall in the South East quadrant and deliver improved accessibility for residents of this analysis area.
ALL5	Improve the quality allotments in the Borough, particularly the Cherry Lane Allotments, aiming to improve the quality of all sites so that they achieve 80% when rated as part of the site assessment exercise (the score required to fall within the top quartile against current quality standards).

SECTION 12
CEMETERIES AND CHURCHYARDS

Cemeteries and churchyards

Overview

Current level of provision (hectares)	
TOTAL	7.63
ha/1000 population	0.08

Quantity standards	
N/A	
Quality standards	
Essential Safe site access Seating Footpaths Clean/Litter free	Desirable Soft landscaping Litter bins
Accessibility standards	
N/A	

Quantity of existing provision

- 12.1 For the purposes of this study, three sites have been identified, in conjunction with the Council, as churchyards and cemeteries.
- 12.2 The provision of churchyards and cemeteries in Crawley is summarised in Table 12.1 overleaf, summarised by analysis area and also at the aggregate level.

Table 12.1 – Provision of churchyards and cemeteries across Crawley

Analysis area	Current provision (ha)	Number of sites	Smallest site (ha)	Largest site (ha)	Current provision/ 1000 population
SW quadrant	0	0	0	0	0
NW quadrant	3.87	1	3.87	3.87	0.15
NE quadrant	3.51	1	3.51	3.51	0.21
SE quadrant	0.25	1	0.25	0.25	0.01
TOTAL	7.63	3	-	-	0.08

Setting provision standards – quantity

12.3 No quantity standards have been set for cemeteries and churchyards. PPG17 Annex states that:

"many historic churchyards provide important places for quiet contemplation, especially in busy urban areas, and often support biodiversity and interesting geological features. As such many can also be viewed as amenity green spaces. Unfortunately, many are also run-down and therefore it may be desirable to enhance them. As churchyards can only exist where there is a church, the only form of provision standard which will be required (and identified below) is a qualitative one.

12.4 For cemeteries, PPG 17 Annex states that:

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

12.5 This does not, however, relate to a quantitative hectare per 1,000 population requirement.

Existing level of provision	Recommended standard (2016)
<i>0.08 ha per 1000 population</i>	N/A

Quality of provision

- 12.6 The quality of churchyards and cemeteries in Crawley was assessed through site visits and is set out in Table 12.2 below. Detailed comments from each site assessment can be found in the Access database that accompanies this study. It is important to note that site assessments are conducted as a snapshot in time and are therefore reflective of the quality of the site on one specific day.
- 12.7 The site assessments rated each site within the audit against a series of quality criteria, including cleanliness, signage, and provision of ancillary facilities.

Table 12.2 – Quality of churchyards and cemeteries across Crawley

Analysis area	Number of sites	Range of quality scores	Average quality score	Lowest quality site(s)
SW quadrant	0	-	-	-
NW quadrant	1	87%	-	-
NE quadrant	1	80%	-	-
SE quadrant	1	76%	-	-
TOTAL	3	76-87%	81%	

- 12.8 The key issues emerging from Table 12.2 and the consultation relating to the quality of churchyards and cemeteries include:
- the sites were generally considered to be of very good quality overall
 - all three identified sites scored 76% or higher for quality
 - 94% of those responding to the household survey considered the present quality of sites to be either good (40%) or fair (54%); just 6% felt that Crawley’s cemeteries and churchyards were ‘poor’
 - no specific concerns were raised over the quality of sites through the consultation process, and Crawley Churchyard was identified at a drop-in session as being very well-kept.

Setting provision standards – quality

- 12.9 The recommended local quality standards for churchyards and cemeteries are summarised below. Full justifications and consultation relating to the quality of provision for the local standard is provided within Appendix E. These quality standards have been distilled into lists of “essential” and “desirable” characteristics that these open spaces should exhibit. This provides a tool for future quality assessment.

Quality standard

Recommended standard – CHURCHYARDS AND CEMETERIES	
Local consultation, national guidance and best practice suggest that the following features are essential and desirable to local residents, and should be reflected in the quality of provision in Crawley:	
Essential	Desirable
Safe site access	Soft landscaping
Seating	Litter bins
Footpaths	
Clean/Litter free	

Setting provision standards – accessibility

- 12.10 There are no definitive national or local accessibility standards for cemeteries and churchyards. PPG17 states that there is no realistic requirement to set catchments for this typology as they cannot easily be influenced through planning policy and implementation.

Recommended standard
N/A

Applying provision standards

- 12.11 Given that it is not appropriate, or required, to set any local quantity or accessibility standards it is also not appropriate to identify and prioritise areas of deficiency.
- 12.12 It is, however, important to consider the quality of the provision of cemeteries and churchyards, and to strive to achieve the quality criteria set for all churchyards and cemetery sites.
- 12.13 Sites scoring well in terms of quality should be considered examples of good practice.

CC1	All sites should strive to achieve the quality threshold achieved by the highest-rated site in the Borough, and exhibit the quality characteristics identified in this study.
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SECTION 12 – CEMETERIES AND CHURCHYARDS

- 12.14 In areas of limited open space provision (no sites were identified in the South West quadrant) or where churchyards are the only open space type, churchyard and cemetery sites are of particular importance. In these areas, enhancement is particularly important to ensure local residents value them.

CC2	Stakeholders should recognise and promote the nature conservation value of cemeteries and churchyards and consider working towards developing more awareness of ecological management within these sites.
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CC3	In areas with limited open space provision, churchyard and cemetery sites are of particular importance. Enhancements to the accessibility and quality should be prioritised in these areas.
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- 12.15 Discussion with the Council reveals that most churchyards are formally closed for burial and those that cannot be closed do not appear to be used as burial sites. Given this factor and the aging population, the Council should investigate the provision of additional cemetery space to accommodate future burial needs. The size should be determined based on death rates and burial/cremation preferences in the Borough, rather than the application of a quantity standard per se.

CC4	Investigate the potential to provide further cemetery space in Crawley.
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Summary

- 12.16 Cemeteries and churchyards can be a significant open space provider in some areas. In other areas they can represent a relatively minor resource in terms of the land required, but are important for nature conservation. There are, however, few sites (only three identified in this study) falling into this typology in Crawley.
- 12.17 Local standards for accessibility and quantity have not been set, as PPG17 acknowledges that such standards are impractical and difficult to implement through the planning process due to the nature of the typology. Despite this, it remains important to consider the future delivery of cemeteries and churchyards anticipating future demand as well as assessing the current level of provision.
- 12.18 The essential and desirable features set out in the quality standards should guide the future development and improvement of cemeteries and churchyards across the Borough. The quality of cemeteries and churchyards in the Borough is currently good, as illustrated through high satisfaction levels in the household survey sample and recorded in the site assessment visits.
- 12.19 The wider benefits of churchyards are important, so it is misleading to value churchyards and cemeteries solely on quality and accessibility. In addition to offering a functional value, many cemeteries and churchyards have wider benefits including heritage, cultural and landscape values.

SECTION 12 – CEMETERIES AND CHURCHYARDS

12.20 A summary of the recommendations for churchyards and cemeteries is provided below.

CC1	All sites should strive to achieve the quality threshold achieved by the highest-rated site in the Borough, and exhibit the quality characteristics identified in this study.
CC2	Stakeholders should recognise and promote the nature conservation value of cemeteries and churchyards and consider working towards developing more awareness of ecological management within these sites.
CC3	In areas with limited open space provision, churchyard and cemetery sites are of particular importance. Enhancements to the accessibility and quality should be prioritised in these areas.
CC4	Investigate the potential to provide further cemetery space in Crawley.

SECTION 13
CIVIC SPACES

Civic spaces

Overview

Current level of provision (hectares)	
TOTAL	0.25
ha/1000 population	-

Quantity standards	
N/A	
Quality standards (if delivered)	
<p>Essential</p> <p>Soft landscaping</p> <p>Safe site access</p> <p>High quality landscape design including paving, planting and decorative street furniture</p> <p>Clean, litter and graffiti-free</p> <p>Opportunities for natural surveillance</p> <p>Seating</p>	<p>Desirable</p> <p>Cycle parking</p> <p>Toilets nearby</p> <p>Public art</p> <p>CCTV</p> <p>Access for disabled to adjoining premises</p>
Accessibility standards	
N/A	

Setting provision standards – quantity

- 13.1 There are no definitive national or local standards for civic spaces. It is therefore recommended that no provision standard is set for Crawley. However, PPG17 adds that it is desirable for planning authorities to promote urban design frameworks for their town and city centres. The Council may consider investigating the provision of identifiable civic spaces in neighbourhood centres.

Existing level of provision	Recommended standard (2016)
N/A	N/A

Quality of provision

- 13.2 Should the Council seek, through its planning policy development, to identify and deliver additional civic spaces in the Borough, a series of essential and desirable characteristics have been established that they should exhibit.

Setting provision standards – quality

- 13.3 The recommended local quality standards for civic spaces are summarised below. In order to produce applicable, more objective quality standards, we have worked with the Council to produce lists of “essential” and “desirable” characteristics that these open spaces should exhibit. This provides a tool for future quality assessment, should further civic spaces be delivered in Crawley moving forward.

Quality standard

Recommended standard – CIVIC SPACES	
Local consultation, national guidance and best practice suggest that the following features are essential and desirable to local residents, and should be reflected in the quality of provision in Crawley:	
Essential	Desirable
<p>Essential</p> <ul style="list-style-type: none"> Soft landscaping Safe site access High quality landscape design including paving, planting and decorative street furniture Clean, litter and graffiti-free Opportunities for natural surveillance Seating 	<p>Desirable</p> <ul style="list-style-type: none"> Cycle parking Toilets nearby Public art CCTV Access for disabled to adjoining premises

Setting provision standards – accessibility

- 13.4 PPG17 states that there is no realistic requirement to set catchments for civic spaces as they cannot be easily influenced through planning policy and implementation. As such, and since there are no such sites identified in this study, no accessibility standard has been developed for civic spaces.

Recommended standard
N/A
Justification
<p>PPG17 states that there is no realistic requirement to set catchments for civic spaces as it cannot be easily influenced through planning policy and implementation. Therefore strict adherence to an accessibility standard (in terms of highlighting areas inside and outside the catchment of existing provision) would be of minimal effect.</p> <p>However, it is recommended that the Council consider the accessibility of future civic spaces in terms of a 20-minute walk time catchment. This standard is consistent with the 75% threshold level set by the household survey, as advocated in PPG17.</p> <p>Whilst the accessibility standard can be used for broad planning need, it should not be adopted as policy to influence future civic space provision.</p>

Applying provision standards

- 13.5 Given that it is not appropriate, or required, to set any local quantity or accessibility standards it is also not appropriate to identify and prioritise areas for provision.

Summary

- 13.6 Civic spaces have the potential to deliver aesthetic and social benefits. The nature of this typology means that any provision is specific to its locality. Whilst no quantity standard has been set, careful consideration should be given when new developments are designed to the opportunity for providing appropriate civic spaces, particularly in light of the limited provision of this typology in the Borough.
- 13.7 An accessibility and quality standard has been set as a benchmark for new areas of civic space and the maintenance of existing areas across the Borough.
- 13.8 A summary of the recommendations for civic spaces is provided below.

CS1	Investigate opportunities to develop civic spaces in Crawley, potentially based around existing neighbourhood centres in the Borough and in Crawley town centre.
CS2	Should civic spaces be delivered, seek to ensure that they exhibit the characteristics deemed essential and desirable, and satisfy criteria necessary to secure a quality score of 80% or higher.
CS3	<p>Consider the accessibility of any civic spaces delivered in the future in terms of a 20 minute walk time catchment, to maximise access to these sites.</p> <p>This standard need not be adopted as policy to influence future civic space provision.</p>

SECTION 14
GREEN CORRIDORS

Green corridors

Overview

Current level of provision (hectares)	
N/A	
Quantity standards	
N/A	
Quality standards (if delivered)	
Essential Sympathetic to their area Accessible paths Natural features Safe site access	Desirable Clean/litter-free Dog litter bins
Accessibility standards	
N/A	

Quantity of existing provision

- 14.1 The Council's audit identified Worth Way as the only green corridor in the Borough. This is attributable in part to the urban nature of Crawley and its new town design characteristics.
- 14.2 The linear nature of green corridors means it is inappropriate to measure the total area and assess these spaces. Nevertheless their importance within the Borough should not be underestimated as they can provide a key linkage between open spaces and increase the accessibility of other sites, therein increasing their usage, and the activity levels of residents.

Setting provision standards – quantity

14.3 Annex A of PPG17 – Open Space Typology states that:

“the need for Green Corridors arises from the need to promote environmentally sustainable forms of transport such as walking and cycling within urban areas. This means that there is no sensible way of stating a provision standard, just as there is no way of having a standard for the proportion of land in an area which it will be desirable to allocate for roads”.

14.4 It is therefore recommended that no provision standard should be set. PPG17 goes on to state that:

“Instead planning policies should promote the use of green corridors to link housing areas to the Sustrans national cycle network, town and city centres, places of employment and community facilities such as schools, shops, community centres and sports facilities. In this sense green corridors are demand-led. However, planning authorities should also take opportunities to use established linear routes, such as disused railway lines, roads or canal and river banks, as green corridors, and supplement them by proposals to ‘plug in’ access to them from as wide an area as possible”.

Existing level of provision	Recommended standard (2016)
N/A	N/A

Quality of provision

14.5 Should the Council seek, through its planning policy development, to identify and deliver green corridors in the Borough to link sites and open spaces, a series of essential and desirable characteristics have been established that they should exhibit.

Setting provision standards – quality

14.6 In setting local standards for green corridors, it is only appropriate to set quality features and take into account any national or local standards. The recommended local quality standards for green corridors are summarised below. In order to produce applicable, more objective quality standards, we have worked with the Council to produce lists of “essential” and “desirable” characteristics that these open spaces should exhibit. This provides a tool for future quality assessment.

Quality standard

Recommended standard – GREEN CORRIDORS	
Local consultation, national guidance and best practice suggest that the following features are essential and desirable to local residents, and should be reflected in the quality of provision in Crawley:	
Essential	Desirable
Sympathetic to their area	Clean/litter-free
Accessible paths	Dog litter bins
Natural features	
Safe site access	

Setting provision standards – accessibility

- 14.7 PPG17 states that there is no realistic requirement to set catchment area standards for green corridors as they cannot be easily influenced through planning policy and implementation. As such, and since there are no such sites identified in this study, no accessibility standard has been developed for green corridors.

Recommended standard
N/A
Justification
There is no requirement to set catchments for green corridors as they cannot be easily influenced through planning policy and implementation.

Applying provision standards

- 14.8 Given that it is not appropriate to set any local quantity or accessibility standards, it is also not appropriate to state areas of deficiency or need.
- 14.9 The aim is to provide an integrated network of high quality green corridors linking open spaces together and opportunities for informal recreation and alternative means of transport. Consideration should also be given to the provision of effective wildlife corridors, enabling the migration of species across the Borough.

Summary

- 14.10 A summary of the recommendations for green corridors is provided overleaf.

GC1	Linking open spaces in the Borough with green corridors, where possible, should be a priority for the Council. This will provide increased opportunities for informal recreation and alternative means of transport, using all types of open spaces.
GC2	Providers of new green corridors in Crawley should achieve the essential and desirable quality features.

SECTION 15
PLANNING OVERVIEW

Planning overview

Policy assessment and guidance for the implementation of Section 106 contributions

Introduction

- 15.1 The purpose of this section is to provide a planning overview for the Council, in particular:
- providing guidance on the impact of the PPG17 study on the emerging LDF
 - providing guidance for the application of Section 106 contributions.

Background

- 15.2 Section 38 of the Planning and Compulsory Purchase Act 2004 states that for the purposes of any area in England other than Greater London, the development plan is:
- the Regional Spatial Strategy (RSS) for the region in which it is situated, and
 - the Development Plan Documents (DPDs) which have been adopted or approved in relation to that area.
- 15.3 Whilst not part of the statutory development plan, local planning authorities can also produce Supplementary Planning Documents (SPDs) that expand upon the policies and proposals in the development plan. Alongside the DPDs these form the Local Development Frameworks (LDFs) that the new legislation demands. This open space assessment forms part of the evidence base to ensure that the policies and proposals in the LDF are sound.
- 15.4 The Local Plan (2000) was replaced by the adopted Core Strategy in November 2007. The Core Strategy aims to enhance the quality of life in the Borough by protecting and improving the environment whilst at the same time making provision for new development such as homes and workplaces.

Planning contributions

Strategic context

- 15.5 Planning obligations are typically agreements negotiated between local authorities and developers in the context of granting planning consent. They provide a means to ensure that a proposed development contributes to the creation of sustainable communities, particularly by securing contributions towards the provision of necessary infrastructure and facilities required by local and national planning policies.
- 15.6 The framework for the current system of planning obligations in England is set out in Section 106 (S106) of the Town and Country Planning Act 1990 (as amended by the 1991 Act). Under the new planning system, provisions have been made in the 2004 Planning and Compulsory Purchase Act to make legislative changes to the developer contributions system.

- 15.7 However, in the interim period the Government has decided to provide further advice on working within the current system by publishing a Planning Obligations Circular 05/2005 whilst it considers further reforms. Further “good practice” guidance on the implementation of developer contributions has recently been published.
- 15.8 Section 106 provides that anyone with an interest in land may enter into a planning obligation enforceable by the local planning authority. Such an obligation may be created by agreement or by the person with the interest making an undertaking. Such obligations may restrict development or use of the land; require operations or activities to be carried out in, on, under or over the land; require the land to be used in any specified way; or require payments to be made to the authority either in a single sum or periodically.

Planning Policy Guidance Note 17 (PPG17): Planning for Open Spaces, Sport and Recreation

- 15.9 PPG17 emphasises the importance of undertaking robust assessments of the existing and future needs of local communities for open space, sport and recreational facilities.
- 15.10 Local authorities should use the information gained from their assessments of needs and opportunities to set locally derived standards for the provision of open space, sports and recreational facilities.
- 15.11 With regards the use of planning obligations, paragraph 33 of PPG17 states:

“Planning obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreation provision. Local Authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs. It is essential that local authorities have undertaken detailed assessments of needs and audits of existing facilities, and set appropriate local standards in order to justify planning obligations.”

Assessing needs and opportunities: A Companion Guide to PPG17

- 15.12 Whilst the advice within the Companion Guide was written at a time when the guidance on developer contributions was contained within Circular 1/97, its recommendations on the implementation of developer contributions are still highly relevant.
- 15.13 Diagram 1 of the Companion Guide outlines a recommended approach of how to deal with the redevelopment of an existing open space or sports/recreation facility, using developer contributions and planning conditions.
- 15.14 Crucially paragraph 9.1 states that provided authorities have undertaken assessments of need and audits of existing facilities compliant with PPG17, locally determined provision standards will meet the tests of reasonableness set out in paragraph 7 of DoE Circular 1/97, Planning Obligations. Whilst Circular 05/2005 has superseded this circular, the reference to “reasonableness” remains.
- 15.15 The Companion Guide states that additional provision will be needed when the total amount of provision within the appropriate distance threshold of the site is or will be below the amount required in the area following the development.

- 15.16 The decision as to whether on-site provision or a contribution to off-site provision will be more appropriate depends primarily on whether the total quantity of each form of new provision required as a result of the proposed development is above the minimum acceptable size in the adopted provision standards. If it is, then new provision should normally be on-site. If not, the developer should normally be required to contribute to off-site provision.
- 15.17 Before seeking contributions to off-site provision, authorities should be satisfied that they will be able to use them within the distance threshold of the proposed development site. If they do not use them within an agreed time frame, developers are able to submit an S106 application for their return. This underlines the importance of ensuring planning obligations are implemented or enforced in an efficient and transparent way, in order to ensure that contributions are spent on their intended purposes and that the associated development contributes to the sustainability of the areas. This will require monitoring by the local planning authority.
- 15.18 Whilst the Council will be justified in seeking contributions for the full range of open space sport and recreation facilities for which they have adopted provision standards, in practice they will have to be realistic and in many instances prioritise within the findings of the local needs and audit assessment. This will vary dependent on the location of the planning application.

Circular 05/2005: Planning obligations

- 15.19 This Circular replaces the Department of the Environment Circular 1/97, with the changes only concerning the negotiation of planning obligations. This Circular will apply in the interim period before further reforms are brought forward.
- 15.20 Planning obligations are intended to make acceptable development that would otherwise be unacceptable in planning terms. They may be used to:
- prescribe the nature of a development (eg proportion of affordable housing)
 - compensate for loss or damage created by a development (eg loss of open space)
 - mitigate a development's impact (eg through increased public transport provision).
- 15.21 Planning obligations should only be sought where they meet all of the following tests, namely that they are:
- relevant to planning
 - necessary to make the proposed development acceptable in planning terms
 - directly related to the proposed development
 - fairly and reasonably related in scale and kind to the proposed development; and
 - reasonable in all other aspects.

Planning obligations: Practice guidance (July 2006)

15.22 The Department for Communities and Local Government (DCLG) Practice Guidance aims to provide local planning authorities and developers with practical tools and methods to help the development, negotiation and implementation of planning obligations. It is accompanied by a model Section 106 agreement prepared by the Law Society. The guidance relates directly to sections of Circular 05/05 Planning Obligations. It covers the following issues:

- types of contribution, including maintenance payments and pooled contributions
- policies in Regional Spatial Strategies, Local Development Frameworks, and the roles of Supplementary Planning Documents
- improving processes of negotiation, by the use of applicant/stakeholder guides and setting local authority service standards
- developing formulae and standard charges, and the need to assess the impact and costs of proposals in order to inform such charging
- the Law Society model agreement, which is intended to form a template from which authorities can select relevant sections
- the use of third parties to validate and mediate agreements
- the role of community involvement, and responsibilities of authorities under the Freedom of Information Act 2000
- unilateral undertakings
- improvements to ways of managing and implementing planning obligations, including the use of performance bonds.

Plan led system

15.23 Planning obligations can be in kind or in the form of financial contributions. Policies on the types of payment, including pooling and maintenance payments should be set out in Local Development Frameworks. Developers should be able to predict as accurately as possible the likely contributions they will be asked to pay.

15.24 Development Plan Documents should include general policies about the principles and use of planning obligations, for example, matters to be covered by planning obligations and factors to take into account when considering the scale and form of contributions.

15.25 More detailed policies applying the principles set out in the Development Plan Document, for example specific localities and likely quantum of contributions, ought to then be included in Supplementary Planning Documents. Depending on the scope of the SPD, the Council may wish to also consider the development of codes of practice in negotiating planning obligations, so as to make clear the level of service a developer can expect.

Maintenance

- 15.26 Where contributions are secured through planning obligations that are predominantly for the benefit of users of the associated development, it may be appropriate for the development to make provision for subsequent maintenance. Such provision (for example, children’s play areas to serve a new housing development) may be required in perpetuity.
- 15.27 However, when an asset is intended for wider public use, the costs of subsequent maintenance should normally be borne by the authority. Where contributions to the initial support are necessary, maintenance sums should be time limited and should not be required in perpetuity. Examples where this might apply include, for example, outdoor sports facilities, which will serve a wider area.

Pooled contributions

- 15.28 Where the combined impact of a number of developments creates the need for infrastructure, it may be reasonable for the associated developer contributions to be pooled. In addition, where the individual development will have some impact but is not sufficient to justify the need for a discrete piece of infrastructure, local planning authorities may seek contributions to specific future provision. This can be determined through the application of the quantity standards and the agreed accessibility thresholds developed in the study. However, a degree of certainty is needed that cumulatively sufficient developments will come forward in that locality within an agreed time frame or else the contributions will need to be returned to the developer. This should be closely linked to emerging Local Development Framework work on-site-specific allocations and knowledge of areas of significant development.
- 15.29 Alternatively, in cases where an item of infrastructure necessitated by the cumulative impact of a series of developments is provided by a local authority before all the developments have come forward, the later developers may still be required to contribute the relevant proportion of costs. Therefore it is recommended that the Council develops a strategy for the provision of new open space, sport and recreation as required, ensuring contributions are maximised in areas which are known to have a quantitative shortfall and where housing growth is expected.

Formulae and standard charges

- 15.30 Local authorities are encouraged to employ formulae and standard charges where appropriate as part of their framework for negotiating and securing planning obligations. The benefits to the system are that it:
- speeds up the negotiation process
 - ensures predictability
 - promotes transparency
 - assists in accountability.
- 15.31 Standard charges and formulae applied to each development should reflect the actual impacts of the development or a proportionate contribution.

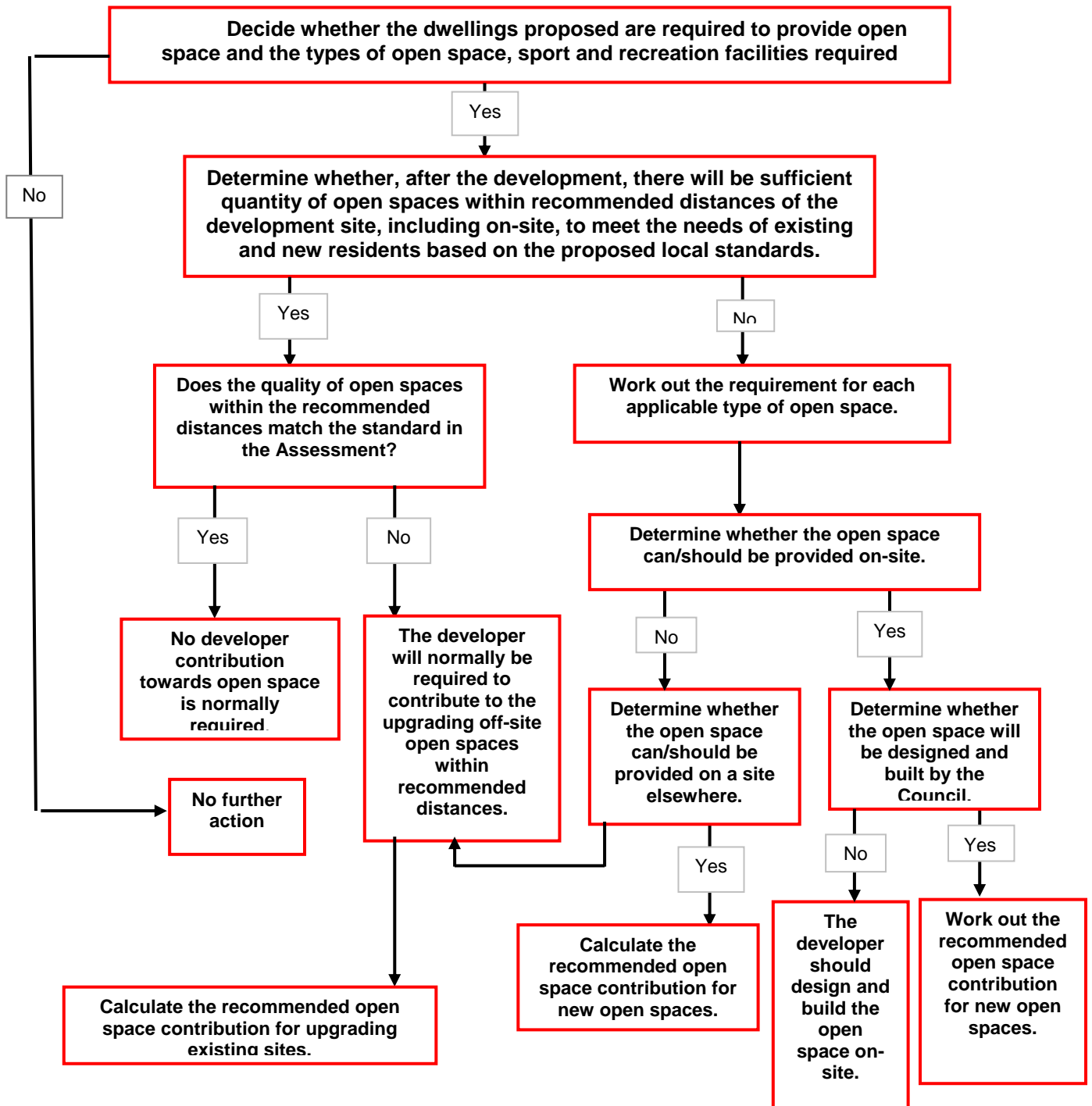
Revisions to the Developer Contributions system

- 15.32 Government policy on developer contributions has been under review in recent years, seeking to speed up the process, increase transparency and reduce uncertainty. The Government has been examining the possibility of augmenting site-specific agreements with tariffs where developers can opt to pay a prescribed contribution (optional planning charge) set out in a plan as an alternative to negotiation obligations.
- 15.33 Planning obligations have become a prominent feature of land use policy because they enable local authorities to agree significant benefits from developers that go beyond compensating third parties for the negative externalities and have become something of an informal tax on land betterment. In a review of housing supply for the Government, economist Kate Barker recommended that as a solution, planning obligations should be scaled back and restricted to dealing with the mitigation of development impact and to agree affordable housing contributions. A tax – planning gain supplement – would be used to extract some of the windfall gain and the majority of the money returned to local authorities to finance strategic infrastructure requirements. The Government has accepted Barker’s recommendations and consulted on the proposed planning gain supplement (PGS), indicating that it might well come into force in the near future. The consultation documents reveal that open space would continue to be considered under planning obligations but leisure facilities would come under the scope of the PGS.

Policy assessment and guidance for the implementation of Section 106 contributions

- 15.34 The flow diagram overleaf in Figure 15.1 is based on the review of guidance and provides a step-by-step process for determining developer contributions. This is intended as a guide for the Council to develop the process for determining developer contributions and forms the structure of the rest of this section.

Figure 15.1 - Proposed Process for Determining Open Space Requirements (adapted from Swindon Borough Adopted SPG: 2004)



Determine whether the dwellings proposed are required to provide open space

15.35 The first key stage detailed within the flow diagram is to determine whether the dwellings proposed are required to provide open space and what types of open space, sport and recreation facilities will require developer contributions. Table 15.1 below provides a summary of the approach taken by other authorities

Table 15.1 Summary of approaches taken by other authorities

Number and type of dwellings	
Tynedale Council	Applied to all new dwellings. Requirements for outdoor sports are only applied to three dwelling developments and above.
Mid Devon Borough Council	All new developments to contribute to the provision of open space including single dwellings, tied accommodation, elderly persons units, conversions, flats, maisonettes and permanent mobile homes. Exceptions to this are replacement dwellings, extensions, wardened accommodation, nursing homes or similar institutional developments and temporary mobile homes. Affordable housing schemes can be unviable if required to contribute to open space provision but still incur a demand. The onus is on the developer to demonstrate that open space contributions would make the scheme unviable.
Fareham Borough Council	Most types of residential development are considered to generate demand for all categories of open space. This includes market housing, new build dwellings, affordable housing, and permanent permissions for mobile homes. It excludes one for one replacement dwellings, extensions and annexes. Only specific types of open space are required for elderly accommodation (active/less active/least active) and a case by case basis is applied to specialist accommodations eg hostels and conversions or sub-division of dwellings.
Milton Keynes Council	Applied to 10 dwellings or more. Most types of residential development will generate additional demand on open space. The SPG includes a table to assess whether open space is required for each type of dwelling. Open market housing/flats and affordable housing are required to contribute to all types of open space. Housing for active elderly excludes a requirement for playing fields, local play areas and neighbourhood play areas. Excludes extensions, replacement dwellings, nursing homes and substitute house types.
Leicester City Council	Applies to all new residential development including flats, maisonettes, student accommodation.
Cambridge City Council	Open space required for developments of 10 or more dwellings and open space requirement is applied to all new build self-contained residential units and conversions or change of use.

Number and type of dwellings	
Hinckley and Bosworth Borough Council	Requires provision of some form of open space for all residential dwellings. Non-residential development may have an impact on existing open space and a financial contribution may be sought for facilities such as footpath lighting.

- 15.36 In general the approach taken to affordable housing is to include a statement within the guidance stating that affordable housing schemes will require the same level of provision as open market housing but where it can be demonstrated that this would lead to the scheme being unviable, the level of provision required can be reduced.
- 15.37 The existing approach taken by the Council is that residential play space and equipment will usually be required in new developments.
- 15.38 Based on the review of existing guidance, it is recommended that the following approach be taken:
- to base the nature and scale of obligations sought from development on the size of development and the impact on open space, sport and recreation provision ensuring that all developments (1 dwelling +) could make a proportionate contribution if an area has a quantity deficiency within the relevant accessibility catchment. This may be particularly important in rural areas where the size of developments will be relatively small to mitigate against the cumulative impact. Many smaller villages have very limited open space facilities but have a steady increase of small site housing completions which should contribute to open space provision rather than worsen deficiencies
 - the Council requires developers to provide and/or contribute towards all typologies of open space, sport and recreation facilities set out in the PPG17 audit which have their own local standards. This will require new development plan policies
 - devising a matrix approach to clearly state the types of housing mix that will be required to contribute to open space. This can be broken down to indicate the types of open space different housing types will be required to contribute to. This builds in the flexibility that is currently left to negotiation, but ensures a clear implementation of the policy. An example from the Sport England/Milton Keynes Council/English Partnerships, Joint Pilot Project, Draft SPG on Open Space, Sport and Recreation, March 2004 is shown overleaf in Table 15.2
 - including a statement to clearly set out the approach to affordable housing.

Table 15.2 Example implementation

Category	Open market housing/flats	Affordable housing	Housing for the active elderly
Playing fields	✓	✓	X
Local play areas	✓	✓	X
Neighbourhood play areas	✓	✓	X
Community centres/meeting halls	✓	✓	✓
Local parks	✓	✓	✓
District parks	✓	✓	✓
Swimming pools	✓	✓	✓
Sports halls	✓	✓	✓
Allotments	✓	✓	✓

15.39 The fact that industrial development of a strategic scale is included is in line with paragraph 20 of PPG17, which states that in identifying where to locate new areas of open space, sport and recreational facilities, local authorities should “look to provide areas of open space in commercial and industrial areas”. As such, this inclusion is supported although it may be difficult to administer the times when open space provision is appropriate.

PLAN 1	Ensure developer contributions can be required from all developments where necessary in local policies (ie one dwelling and above).
PLAN 2	Devise a matrix approach to clearly state the types of housing that will be required to contribute to open space.
PLAN 3	Include a statement to clearly set out the approach to affordable housing.
PLAN 4	Apply the policy to commercial development.
PLAN 5	Require developer contributions for all types of open space, sport and recreation facilities covered in the PPG17 audit (with local standards).

- 15.40 Determine whether, after the development, there will be sufficient quantity of open spaces within recommended distances of the development site, including on-site, to meet the needs of existing and new residents based on the proposed local standards. Does the quality of open spaces within the recommended distances match the standard in the assessment?
- 15.41 The next main step determines whether there is an existing open space need that, if there is no quantitative deficiency identified, leads to the next step of identifying a qualitative deficiency. Table 15.3 provides a summary of the approach taken by other authorities.

Table 15.3 Summary of approaches

Open space need?	
Tynedale Council	An assessment of open space, sport and recreation has been completed and identifies where there are deficiencies in existing provision. The authority area is divided into 21 sub areas and the strategy concludes that there are deficiencies in each of these sub areas. The implication is that there would always be a requirement for open space contribution.
Leicester City Council	Whether an open space contribution should be sought depends on the level of existing provision, determined by the existing amount of open space, quality, scale and nature of housing development.
Stockport Metropolitan Borough Council	Whether an open space contribution should be sought depends on whether existing provision exceeds the minimum requirement and can meet increased demand.
Hinckley and Bosworth Borough Council	Whether an open space contribution should be sought depends on whether an over-supply of public open space is in easy walking distance (400m) of a proposed development.
Fareham BC	Normally only seek to secure provision of open space where it can be demonstrated that the proposed development will exacerbate or create a deficit in provision based on the Open Space Survey and catchments of: children’s equipped and informal play space is on a ward basis and outdoor sports facilities and recreation facilities is based on catchments of the 4 main built up areas. The only exception is sites accommodating over 200 dwellings where the site will be expected to include play spaces regardless of ward totals.

15.42 Despite the majority of authorities taking the approach of identifying whether there is an open space need in the area, it is considered that this moves away from the concept of ensuring the requirement on developers is fair and consistent. By applying the quantity standard based on the increased level of demand this ensures the developer is paying directly for the associated impact of the development rather than it being dependent on what open space happens to be around the development. In addition, by applying the open space study it is likely that if there is no quantitative or accessibility deficiency there is likely to be a qualitative deficiency that needs to be addressed.

15.43 To identify the level of quantitative, qualitative and accessibility deficiency within the area of the development, the PPG17 study should be applied for each of the types of open space. In simple terms, this is as follows (a worked example is shown later in this section):

- estimate the number of residents living in the proposed development (being explicit about assumed occupation rates)
- calculate the existing amount of open space within the agreed accessibility threshold of the new development. For example, there may be an existing quantitative undersupply of parks and gardens, provision for young people and children and allotments in the area of the development site
- estimate the existing population within the relevant accessibility threshold and combine this with the estimated population of the new development
- compare the existing amount of open space and the total population with the quantity standards developed for that typology in the PPG17 study to decide if after the development there will be sufficient quantity within recommended distances of the development site to meet local needs
- if, when assessed against the relevant PPG17 quantity standards, there is a sufficient amount of that type of open space in the local areas to meet the needs of the total population, the Council may expect developer contributions to enhance the quality of open spaces within that accessibility threshold
- where it has been decided that a contribution is required to improve provision locally, reference should be made to the quality standards for each typology and assessment against these standards. Contributions should only be considered necessary where the quality of local provision is considered below the quality vision as outlined in the PPG17 assessment.

PLAN 6

Apply the PPG17 assessment's local standards to decide whether the development creates a need for new open space or a need to improve the quality of existing open space in the local area

Determine whether the open space can/should be provided on-site.

- 15.44 In instances where a quantitative deficiency has been identified, it is necessary to determine whether the open space should be provided on-site. A new area of open space should be required where the existing amount of open space is insufficient to cater for the needs of the total population. The requirement should only be to such an extent as to cover the needs of the people who will be living in the new housing development.
- 15.45 If a housing development generates a need for new open space then wherever possible this should be provided on-site. However, in many circumstances it will not be possible to achieve this. It is recommended that minimum size standards for each typology are developed to ensure that provision is useable and can be viably maintained.

Table 15.4 Off-site development examples

When should development be provided off-site?	
Tynedale Council	Includes a matrix detailing the on and off-site provision thresholds: at less than three dwellings – financial contribution for children’s play space and no requirement for outdoor sports; three to nine dwellings – financial contribution for children’s play and outdoor sports; 10 or more dwellings, on-site provision for children’s play and financial contribution for outdoor sport
Fareham Borough Council	Presumption in favour of on-site. Includes a number of factors to consider eg size of development site and whether site is located near to existing good open space. Includes a matrix of when on/off-site is considered appropriate according to the number of dwellings and open space type.
Milton Keynes Council	On-site provision (in existing Milton Keynes area) is worked out according to number of dwellings and type of open space, eg sites of 10 – 49 dwellings, on-site is normally required. Sites of 50-199 dwellings, on-site provision for LEAPs and Local Parks will normally be sought.
Mid Devon District Council	On-site provision is usually required when a development is 25 dwellings plus. There is a general preference for on-site provision.
Cambridge City Council	Any shortfall in provision, which cannot be accommodated on-site, should be met through commuted payments and be spent on identified projects
Stockport Metropolitan Borough Council	Commuted payments are acceptable for small scale developments and funds will be held in an interest earning account until enough is accumulated for improvements

When should development be provided off-site?	
Hinckley and Bosworth Borough Council	Thresholds are set for different types of open space and whether provision is appropriate on or off-site. Off-site provision is generally acceptable when development is too small to reasonably accommodate formal or informal open space and high density schemes
Reading Borough Council	In most cases, it is more appropriate to seek off-site contributions, especially in small developments.

PLAN 7	Identify appropriate minimum size thresholds for on-site provision for each typology. Develop a matrix approach to determine the threshold of dwellings for on versus off-site provision as a guide only. A case by case approach will still be required.
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- 15.46 If it is not possible to provide the open space required on-site, then contributions should be sought towards the new provision or enhancement of that type of open space within the accessibility threshold. Where this is not possible, then contributions towards quality improvements could be considered as an alternative. Some different approaches to where off-site contributions should be spent in Table 15.5.

Table 15.5 Off-site contributions

Where should the off-site contribution be spent?	
Fareham Borough Council	Open Space Survey provides a framework for open space requirements. SPG sets out a list of appropriate items developer contributions can be spent on.
Mid Devon District Council	Catchment areas are used to ensure provision is related to the development. Contributions generated within a catchment area will be spent within a catchment area. Catchments are based on the grouping of parishes, based on: anticipated rate of future residential development in an area and the location of existing facilities that could be extended or improved and the potential locations for the provision of new facilities. The SPG advocates the use of a pooled fund for these catchment areas.
Leicester City Council	For larger developments, the Council will be able to indicate exactly where any contributions made by developers will be spent. Smaller developments – may be appropriate to pay into an area based open space fund. Fund will be ring-fenced within the area based budget.

Where should the off-site contribution be spent?	
Stockport Metropolitan Borough Council	Funds will be used within the area easily accessible from the funding development. For children's/casual play space this will be within 1000 metres from the funding development.
Reading Borough Council	Open Spaces Audit and Strategy points to a need for qualitative improvements to meet the needs of both existing population and those occupying new developments.
	Developments will contribute separately towards improvements on the basis of needs in relation to borough wide facilities and the needs in respect of smaller localised facilities. Capital expenditure to meet the needs of existing and future population is a key requirement in Reading and as such new developments should make contributions towards identified areas of open space that serve the whole Borough. Additional contributions are also required to improve play and other facilities in the local area. This will include specific works or improvements set out in the Open Space, Sport and Recreation Strategy or other approved programmes.
Salford City Council	When identifying a suitable site, the City Council will look at the availability of sites within a reasonable walking distance of the development. Where local play facilities are deemed adequate, the City Council will seek the contribution for alternative outdoor recreation needs in the area.

Calculate the recommended open space contribution for new open spaces.

- 15.47 The level of developer contributions for off-site provision will depend on whether it includes the costs of land acquisition. Standards costs towards the enhancement of existing open space and provision of new open spaces (across all typologies) should be clearly identified and revised annually.
- 15.48 The cost of open space can be difficult to determine based on what elements of open space provision to include within the costing, for example, whether the cost of a facility should include site preparation, eg levelling, drainage, special surfaces and what ancillary facilities to include within costings, what level of equipment and land costs. The costs should be based on local costings but a guide can be found on the Sport England website: http://www.sportengland.org/kitbag_fac_costs.doc and the FIT Cost Guide for Play and Sport.

For each typology, the size of provision or contributions should be based on:

number of people (in terms of increased demand over capacity within accessibility catchment of the development) x quantity provision per person x cost of provision per hectare

Worked example: contribution towards amenity greenspace

- a housing development for 70 dwellings has been submitted to the Council. The development consists of 30 four-bed dwellings, 30 three-bed dwellings and 10 two-bed dwellings. This will result in 230 additional residents living in the locality
- the agreed accessibility catchment for amenity greenspace is a 10 minute walk time or 480 metres. Within this distance of the housing development there is currently 0.2 hectares of provision
- the estimated population within 480 metres of the housing development is 800 people. Combined with the estimated population (230) this gives a total population of 1030
- the quantity standard for amenity greenspace is 0.3 hectares per 1000 population. Multiplied by the total population (1030) produced a requirement for 0.31 hectares of amenity green space. The existing amount of amenity green space is 0.2 hectares
- 0.2 hectares of amenity green space within 480 metres is a lower level of provision than the required 0.31. The developer will therefore be required to provide further provision
- the size requirement can be calculated by multiplying the quantity standard per person by the population of the new development. In this example this represents 0.0003 hectares per person multiplied by 230 people, producing a requirement for 0.07 hectares. Given the shortfall in provision is 0.11 hectares, in order to meet the needs of the people who will be living in the new housing development; the full quantity provision should be secured
- reference should be made to the agreed minimum size standards to determine whether the requirement should be on-site or off-site. In this example the minimum acceptable size is 0.2 hectares, so a contribution towards off-site provision should be sought.

15.49 It is unreasonable to ask the developer to fund the entire shortfall in the area, and the contribution can only seek to obtain a contribution for the impact of the additional housing.

- if the open space were to be provided off-site, the estimated cost for the provision of amenity greenspace is £8,200 on the basis of a site being 0.2ha (2000m²) in size. The cost per hectare is therefore £41,000
- the agreed local standard for provision is 0.30 ha per 1000 population, or 0.0003 ha per person

SECTION 15 – PLANNING OVERVIEW

- using the formula set out above, the contribution required for a 70 dwelling development is:
 - 230 (number of people in development in terms of increased demand over capacity within accessibility catchment of the development) X 0.0003 (requirement per person) X 41,000 (cost of provision per hectare)
 - the contribution required towards amenity greenspace is £2,829
- 15.50 The application of this formula ensures that the level of provision required from developments is worked out proportionally as to the level of increased demand the development incurs.
- 15.51 The study can be used as a tool to determine the level of open space and indoor facilities required in major new urban extensions as well as within smaller new housing developments. The existing level of provision is measured against the projected population, which shows how much open space should be provided to meet the open space standards, however this includes existing deficiencies.
- 15.52 The worked example above can be applied to an urban extension area to calculate the required level of open space for the overall area as part of site-specific proposals in the LDF.

PLAN 8	Use a formula for the calculation of the provision of open space requirement. Update costings regularly.
PLAN 9	Utilise the methodology above to assess the impact of major growth against agreed quantity standards to proactively plan for emerging open space, sport and recreation needs.

- 15.53 Maintenance sums are also an important element of any S106 process. A review of the approach taken by other authorities is set out overleaf at Table 15.6.

Table 15.6 Maintenance approaches

Maintenance	
Tynedale Council	Developers are expected to make a contribution equivalent to 25 years maintenance costs, where a) they are providing on-site facilities and asking the Council to take on responsibility for management and maintenance or b) making a financial contribution to the capital costs of provision of facilities in the area.

Maintenance	
Fareham Borough Council	<p>Maintenance of sites is required. If transferred to the Council, this is usually done after a period of 12 months, following completion of open space. The developer is only liable for maintenance of the amount of open space equivalent to that required by the development where the Council demonstrates that the off-site provision is of direct benefit to the residents of the proposed development (based on FIT defined sphere of influence for equipped and 1 km radius of development site for outdoor sports facilities).</p> <p>Maintenance rates are worked out on a number of beds/open space type basis and are updated annually.</p>
Milton Keynes Council	<p>Developer will be required to maintain the site for a period of 12 months after completion.</p> <p>Maintenance sum will then be required for a period of 20 years following establishment. The sum is based on contract prices and allows for inflation.</p>
Reading Borough Council	<p>The Council will normally adopt and maintain properly laid out open space, subject to a commuted sum payment.</p> <p>The commuted sum payment should cover 20 years of maintenance costs.</p> <p>Commuted maintenance sum is calculated using current contract prices and maintenance costs for maintaining open spaces (ie work schedules) and multiplied to establish a 20 year figure. This allows for inflation of contract prices and deflation for diminishing present values over time.</p>
Harrogate Borough Council	<p>Where the provision of open space is principally of benefit to the occupants of a proposed development rather than the wider public, the developer will normally be required to pay a commuted sum to cover the cost of future maintenance.</p> <p>New provision of open space should be maintained by the developer for 12 months and will be transferred to the Council after this period with the commuted sum.</p> <p>Revise figures annually for the cost of maintaining different types of open space. Total commuted payment is calculated by adding 10% contingencies to the annual costs and multiplied by the number of years.</p> <p>Maintenance is required for a period of five years.</p>
Sedgemoor District Council	<p>Arrangements will be made for the transfer of new areas of open space to the Council (or Parish Council) after a period of 12 months.</p> <p>A commuted maintenance sum will be required for 15 years after the year of adoption by the Council.</p>

Maintenance	
	<p>The commuted maintenance sum shall equate to the anticipated future expenditure of 15 years annual maintenance costs taking into consideration the cost of inflation and the interest received on the diminishing average balance of the sum.</p> <p>Sum is calculated by: costs and expenses estimated for the first year’s maintenance based on the Council’s ground maintenance bills, minus the interest received on the annual maintenance sum, with the cost of inflation added (in accordance with the annual rate of increases in the Retail Price Index at the time of calculation).</p>
Daventry Council	<p>Maintenance sum will be for a 20 year period.</p> <p>Maintenance costs should be based on current costs of maintaining the specific type of outdoor space that has been provided with an allowance made for inflation, calculated over a number of years. Examples are provided for the cost of maintenance per sq metre for a range of facilities.</p>

15.54 Where appropriate new developments should therefore make contributions towards the capital expenditure required to provide/enhance areas of open space and for its on going maintenance.

15.55 Where facilities for open space are to be provided by the developer and will be adopted by the Council:

- the Council should normally adopt and maintain properly laid out open space within residential areas subject to the payment, by the developer, of a commuted sum to cover the cost of future maintenance
- it is anticipated that the developer will be required to maintain the open space for 12 months, or other reasonable period for ‘establishment’
- a commuted sum payment is payable on transfer of the land covering cost of maintenance for a defined period. From the review of existing supplementary planning policy maintenance periods are normally between 5 and 25 years
- the commuted maintenance sum should be calculated using current maintenance prices to manage open space, multiplied to allow for inflation of prices and the interest received on the diminishing average annual balance of the sum.

PLAN 10	Set out maintenance (commuted sums) required and update these regularly.
PLAN 11	Prepare an SPD detailing the approach towards open space developer contributions

Summary and recommendations

- 15.56 The open space sport and recreation study is an invaluable tool in the formulation and implementation of planning policies. This relates to both the protection and enhancement of existing open space and the framework for developing planning obligations.
- 15.57 The study provides the tools with which the value of an open space can be assessed on a site-by-site basis, as and when a development proposal is submitted for an existing piece of open space. Similarly, this approach can be the basis for determining what type of open space provision is appropriate to be provided within a housing development and for pre-empting growth implications as part of the LDF.
- 15.58 The use of a standard formula for open space provision in new housing developments (based on the cost of provision) will greatly aid the negotiation process and provide a transparent approach in line with Circular 05/2005.
- 15.59 There are many other factors to consider in administering planning obligations such as determining occupancy rates, costings and on-site versus off-site provision. The Council’s approach should be set out clearly within a Supplementary Planning Document.
- 15.60 Maintenance sums are an important element of open space provision. It is not considered reasonable to expect maintenance in perpetuity, however the maintenance agreements made by those local authorities reviewed are typically of 20 years duration.
- 15.61 More generally, it is important to note that the provision standards are only the starting point in negotiations with developments and high quality environments will not result simply from applying them in a mechanical way. This is why it is desirable also to complement provision standards with design guidance that concentrate on effective place making.

Summary of recommendations

15.62 The recommendations for the planning overview section are as follows:

PLAN 1	Ensure developer contributions can be made to all dwellings where necessary in local policies (ie one dwelling and above).
PLAN 2	Devise a matrix approach to clearly state the types of housing mix that will be required to contribute to open space.
PLAN 3	Include a statement to clearly set out the approach to affordable housing.
PLAN 4	Apply the policy to commercial development.
PLAN 5	Require developer contributions for all types of open space, sport and recreation facilities covered in the PPG17 audit (with local standards).

PLAN 6	Apply the PPG17 assessment's local standards to decide whether the development creates a need for new open space or a need to improve the quality of existing open space in the local area.
PLAN 7	Identify appropriate minimum size thresholds for on-site provision for each typology. Develop a matrix approach to determine the threshold of dwellings for on versus off-site provision as a guide only. A case by case approach will still be required.
PLAN 8	Use a formula for the calculation of the provision of open space requirement. Update costings regularly.
PLAN 9	Utilise the methodology above to assess the impact of major growth against agreed quantity standards to proactively plan for emerging open space, sport and recreation needs.
PLAN 10	Set out maintenance (commuted sums) required and update these regularly.
PLAN 11	Prepare an SPD detailing the approach towards open space developer contributions.

SECTION 16
SUMMARY AND RECOMMENDATIONS

Summary and conclusions

The study

- 16.1 This study has been undertaken in accordance with the requirements of the latest Planning Policy Guidance Note 17 (Planning for Open Space, Sport and Recreation, July 2002) and its Companion Guide “Assessing Needs and Opportunities” (September 2002).
- 16.2 The prime objectives of the study were to:
- provide a robust assessment of the demand for open space and recreation facilities throughout the Borough, addressing issues of quantity, quality and accessibility
 - provide an analysis of identified surpluses or deficiencies and other issues of provision across the Borough
 - provide clear recommendations for the setting of locally derived quantitative and qualitative standards for open space, sport and recreation facilities
 - inform the preparation of planning policies in the Local Development Framework.
- 16.3 The following table summarises the key findings of the study, under the headings of each typology.

Table 16.1 Recommendations

P&G1	Given the benefits of parks and gardens, both recreational and aesthetic, and the particular importance of these sites to local residents communicated through the study, the Council should protect all of these sites in the Borough from development.
P&G2	Seek opportunities for new parks and gardens development in the North West quadrant. The conversion of existing, larger AGS sites should be considered.
P&G3	Seek opportunities for new parks and gardens development in the North East quadrant, as a lower priority. The conversion of larger AGS sites in the quadrant should be considered as an opportunity to address this.
P&G4	Seek opportunities for new parks and gardens development in Pound Hill South, to satisfy the specific requirements of the ward and quadrant.
P&G5	Strive to improve the quality of parks and gardens, aiming to improve the quality of all sites so that they all achieve 84% (the score required to fall within the top quartile against current quality standards) and mirror the essential and desirable quality characteristics set out above.

NSN1	In light of the wider benefits of natural and semi-natural open spaces and the expressed importance of these sites by local residents, the Council should protect all natural and semi-natural sites from development.
NSN2	Strive to improve the quality of natural and semi-natural sites, to achieve 80% (the score required to fall within the top quadrant against current quality standards).
NSN3	Pursue opportunities to address the quantitative and access deficiencies to natural and semi-natural open space within the North West quadrant of the Borough.
NSN4	Monitor the impact of recreational use on natural and semi-natural open space sites and ensure that recreational opportunity is balanced with biodiversity.

SECTION 16 – SUMMARY AND CONCLUSIONS

AGS1	Given the benefits of amenity green space, particularly as areas for informal activity and their aesthetic benefits, the Council should seek to protect sites of over 0.2ha in size (PPG17 standard), plus sites that serve a specific geographical catchment or have substantial amenity value.
AGS2	Identify and pursue opportunities to address the quantitative shortfall in the provision of amenity green space in the South East of the Borough.
AGS3	Invest in improving the quality of existing amenity green space provision to meet the quality standard set out in this report.

CHI1	<p>Strive to improve the quality of children's play sites, aiming to improve the quality of all sites so that they achieve 82% when rated as part of the site assessment exercise (the score required to fall within the top quartile against current quality standards).</p> <p>Invest in improving the quality of sites to be retained to ensure that they exhibit the 'essential' characteristics identified by the Council for children's play provision.</p>
CHI2	Maximise access, and perceptions of access, to children's play areas by ensuring that entrances to sites are visible and that appropriate signage is delivered.
CHI3	Prioritise ensuring any barriers to access (perceived or otherwise) are removed on those existing sites in Broadfield. Investing in the quality of facilities is a greater priority than delivering new provision.

SECTION 16 – SUMMARY AND CONCLUSIONS

CHI4	Provision of children's play areas in the South East quadrant should be protected from development or conversion to an alternate typology. Opportunities should be sought, where the situation allows, to deliver new provision in this quadrant, particularly in Maidenbower and the southern tip of Pound Hill South.
CHI5	Investigate opportunities to deliver new children's play facility and/or increasing access outside of school hours to Manor Green College/Manor Green Primary School (site 132) to address the accessibility deficiency in parts of Ifield.
CHI6	Investigate the provision of a new play space at Northgate Playing Field, to cater for the (projected) latent demand/accessibility shortfall in the areas surrounding this site on all sides.
CHI7	Investigate whether site consolidation may be possible amongst sites in Broadfield within close physical proximity of one another may be possible.
CHI8	Investigate whether site disposal/redesignation as teenage facilities may be possible amongst sites in Bewbush which are located within close physical proximity of one another.
CHI9	Investigate whether site consolidation/redesignation may be possible amongst sites within close physical proximity of one another in the southern tip of Ifield ward.

SECTION 16 – SUMMARY AND CONCLUSIONS

TEE1	Improve the quality of provision for teenagers such that all sites achieve 86% when rated as part of the site assessment exercise (the score required to fall within the top quartile against current quality standards).
TEE2	In delivering new sites, provide a range of facilities to appeal to teenagers, designed in consultation with them. Where new sites cannot be identified, the Council should seek to engage in this exercise to improve existing provision and thus maximise its appeal.
TEE3	Maximise access, and perceptions of access, to teenage facilities by ensuring that entrances to sites are visible and that appropriate signage is delivered.
TEE4	Investigate the potential to re-provide/redesignate children's sites in Broadfield Ward as a facility for teenagers.
TEE5	Investigate the potential to re-provide/redesignate Bewbush South Playground as a facility for teenagers.
TEE6	Investigate the potential to re-provide/redesignate Millpond Adventure Playground as a facility for teenagers.
TEE7	Investigate the potential to deliver new provision for teenagers in West Green Ward, including redesignation of West Green Children's Park.
TEE8	Investigate the potential to deliver new provision for teenagers in the eastern half of Pound Hill South ward.

SECTION 16 – SUMMARY AND CONCLUSIONS

OSF1	Focus investment on the improvement of existing facilities, and increased carrying capacities for grass pitches in particular, rather than the provision of new sites.
OSF2	The Council should investigate the potential to deliver an outdoor sports hub site capable of catering for a range of sports in one location. This approach is likely to have an extended catchment and provide opportunities for residents to try, experience and participate in more than one sport.
OSF3	Protect existing levels of outdoor sports provision, guarding against losing any sites to alternative, non-sporting uses.
OSF4	Strive to improve the quality of the Borough's outdoor sports facilities, aiming to improve the quality of all sites so that they achieve 87% when rated as part of the site assessment exercise (the score required to fall within the top quartile against current quality standards).
OSF5	Investigate the potential to redesignate some or all of Site 285 (Rathlin Road NSN) at the north end of Broadfield Ward, to deliver new sports pitches, to address deficiencies in adjacent wards.
OSF6	Maximise access to sports facilities by ensuring that entrances to sites are visible and that appropriate signage is delivered.

ALL1	Protect existing allotments in Crawley, and look to add a new (or sites) in those areas of greatest perceived shortfall/inaccessibility, to preserve the current per capita provision levels
ALL2	Investigate opportunities to deliver new allotment provision in Maidenbower ward, to address the projected shortfall of this typology in the South East quadrant and deliver improved accessibility for residents of this analysis area.

SECTION 16 – SUMMARY AND CONCLUSIONS

ALL3	Investigate opportunities to deliver new allotment provision in Furnace Green, to address the projected shortfall of this typology in the South East quadrant and deliver improved accessibility for residents of this analysis area. The Council should consider re-designating existing AGS space in this ward to achieve this objective.
ALL4	Investigate the opportunity to deliver new allotment provision in Pound Hill North, potentially adjacent to Crawley Avenue, to address the projected shortfall in the South East quadrant and deliver improved accessibility for residents of this analysis area.
ALL5	Improve the quality allotments in the Borough, particularly the Cherry Lane Allotments, aiming to improve the quality of all sites so that they achieve 80% when rated as part of the site assessment exercise (the score required to fall within the top quartile against current quality standards).

CC1	All sites should strive to achieve the quality threshold achieved by the highest-rated site in the Borough, and exhibit the quality characteristics identified in this study.
CC2	Stakeholders should recognise and promote the nature conservation value of cemeteries and churchyards and consider working towards developing more awareness of ecological management within these sites.
CC3	In areas with limited open space provision, churchyard and cemetery sites are of particular importance. Enhancements to the accessibility and quality should be prioritised in these areas.
CC4	Investigate the potential to provide further cemetery space in Crawley.

SECTION 16 – SUMMARY AND CONCLUSIONS

CS1	Investigate opportunities to develop civic spaces in Crawley, potentially based around existing neighbourhood centres in the Borough and in Crawley town centre.
CS2	Should civic spaces be delivered, seek to ensure that they exhibit the characteristics deemed essential and desirable, and satisfy criteria necessary to secure a quality score of 80% or higher.
CS3	Consider the accessibility of any civic spaces delivered in the future in terms of a 20 minute walk time catchment, to maximise access to these sites. This standard need not be adopted as policy to influence future civic space provision.

GC1	Linking open spaces in the Borough with green corridors, where possible, should be a priority for the Council. This will provide increased opportunities for informal recreation and alternative means of transport, using all types of open spaces.
GC2	Providers of new green corridors in Crawley should achieve the essential and desirable quality features.

PLAN 1	Ensure developer contributions can be made to all dwellings where necessary in local policies (ie one dwelling and above).
PLAN 2	Devise a matrix approach to clearly state the types of housing mix that will be required to contribute to open space.
PLAN 3	Include a statement to clearly set out the approach to affordable housing.
PLAN 4	Apply the policy to commercial development.
PLAN 5	Require developer contributions for all types of open space, sport and recreation facilities covered in the PPG17 audit (with local standards).
PLAN 6	Apply the PPG17 assessment's local standards to decide whether the development creates a need for new open space or a need to improve the quality of existing open space in the local area.

SECTION 16 – SUMMARY AND CONCLUSIONS

PLAN 7	Identify appropriate minimum size thresholds for on-site provision for each typology. Develop a matrix approach to determine the threshold of dwellings for on versus off-site provision as a guide only. A case by case approach will still be required.
PLAN 8	Use a formula for the calculation of the provision of open space requirement. Update costings regularly.
PLAN 9	Utilise the methodology above to assess the impact of major growth against agreed quantity standards to proactively plan for emerging open space, sport and recreation needs.
PLAN 10	Set out maintenance (commuted sums) required and update these regularly.
PLAN 11	Prepare an SPD detailing the approach towards open space developer contributions.