

OPEN SPACE, SPORT AND RECREATION STUDY



2014 - 2030

Part 1: Open Space Study

Final Report



Crawley Open Space, Sport & Recreation Facilities Study

Part 1: Open Space Study

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Appendix 1 Local Needs Assessment

Study and report structure

This report is **part 1** of the Crawley Open Space, Sport and Recreation facilities study. The study is presented in the following parts:

- **Part 1: Open space study.** An assessment of the current and future needs for open space across the borough.
- **Part 2: Playing pitch study.** An assessment of current and future supply and demand for playing pitches across the borough.

The two parts of the study have been developed jointly and there is much interlink between the two reports.

Glossary of Terms

Term	What it means
ANGSt	Accessible Natural Greenspace Standard
CIL	Community Infrastructure Levy
DPD	Development Plan Document
FIT	Fields In Trust (originally known as the 'National Playing Fields Association')
GIS	Geographic Information Systems
LAP	Local Area for Play
LDD	Local Development Document
LDF	Local Development Framework (a component of the revised statutory land use planning system)
LEAP	Local Equipped Area for Play
LSP	Local Strategic Partnership
MUGA	Multi Use Games Area
NEAP	Neighbourhood Equipped Area for Play
NGB	National Government Body
NPPF	National Planning Policy Framework
PPG17	Planning Policy Guidance Note 17
SEP	South East Plan
SPA	Special Protection Area
SPD	Supplementary Planning Document
STP	Synthetic Turf Pitch

Acknowledgments

Many individuals, groups and organisations have provided information, views and support in preparing this study. Input from these stakeholders is fundamental to the report, and provides the basis for the evidence in supporting the standards, options and recommendations in relation to open space, sport and recreation facilities. The study has been carried out by JPC Strategic Planning & Leisure in partnership with Leisure and the Environment.

1.0 INTRODUCTION

1.1 Overview

This section of the report provides an overview of the open space study for Crawley. The study covers the period from 2014 - 2030, which is the current timescale for the emerging local plan.

Following the publication of the adopted National Planning Policy Framework (NPPF) on 27th March 2012 there have been major changes to national planning policy. Open space assessment has primarily been affected by the omission of PPG17 from the new national policy framework. However, there is still a clear reference made in the new guidance to the principles and ideology established within PPG17 and as such the underlying principles of this study have been informed by the former guidance provided in 'Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation' (PPG17), and its Companion Guide 'Assessing Needs and Opportunities'.

The study has been written to meet the requirements of the National Planning Policy Framework (NPPF) and the methodology set out in the PPG17 Companion Guide.

1.2 Aim of the study

The overall aim of the study is:

'to undertake a review of the existing PPG17 compliant Open Space, Sport and Recreation Study (2008) to meet the requirements of Paragraph 73 of the National Planning Policy Framework. The outcome of the study will be used to inform the development of policies to ensure a sufficient amount of high quality open space in the right places whilst making the most of the limited amount of land within Crawley to meet the wider needs of residents and visitors over the Plan period (2014-2030)'.

1.3 Scope of the Study

The study follows 5 key stages as summarised below:

- Step 1 - Identifying Local Needs
- Step 2 - Audit Local Provision
- Step 3 - Setting Provision Standards
- Step 4 - Application of Provision Standards
- Step 5 - Drafting Policies and Implementation Plan.

The study includes an assessment of open spaces, and does not consider any built facilities (e.g. swimming pools, leisure centres).

1.4 Key requirements

The conclusions of the study must set out clear advice on the following:

1. The total open space within Crawley, and the total open space broken down into typologies of open space (using the previous assessment for consistency, including [and explaining] any new designations based on the draft Local Plan and the National Planning Policy Framework).
2. Standards of open space provision for residents of Crawley (sq. metre per population, quality and accessibility) broken down into the same typologies.
3. The needs for open space, sport and recreation based on the analysis of applying provision standards as whole.
4. The existing provision to be protected and enhanced and where new provision is needed.
5. Identification of open spaces and sports and recreation facilities that are “surplus to requirements” with options to use part of each site to reduce any local deficiencies in others.
6. Identify any distinctive qualities or characteristics of the open space in Crawley and an approach to conserving this.
7. Provide evidence to support justification for the retention or refinement of the current overarching policy approach of protection of all open space due to its intrinsic value.

1.5 The study area

The study includes the 13 identified neighbourhoods in the borough of Crawley. Figures 1 and 2 show the existing population densities and indices of multiple deprivation for the borough. Table 1 shows the population of each neighbourhood drawn from the 2011 census.

Table 1 Population of the study area (2011 census)

Neighbourhoods	Population
Bewbush	8,865
Broadfield	13,216
Furnace Green	5,499
Gossops Green	5,252
Ifield	8,882
Langley Green	8,255
Maidenbower	9,369
Northgate	5,298
Pound Hill	14,977
Southgate	8,533
Three Bridges	7,253
Tilgate	6,078
West Green	5,120
	106,597

Figure 1 Population density of the study area

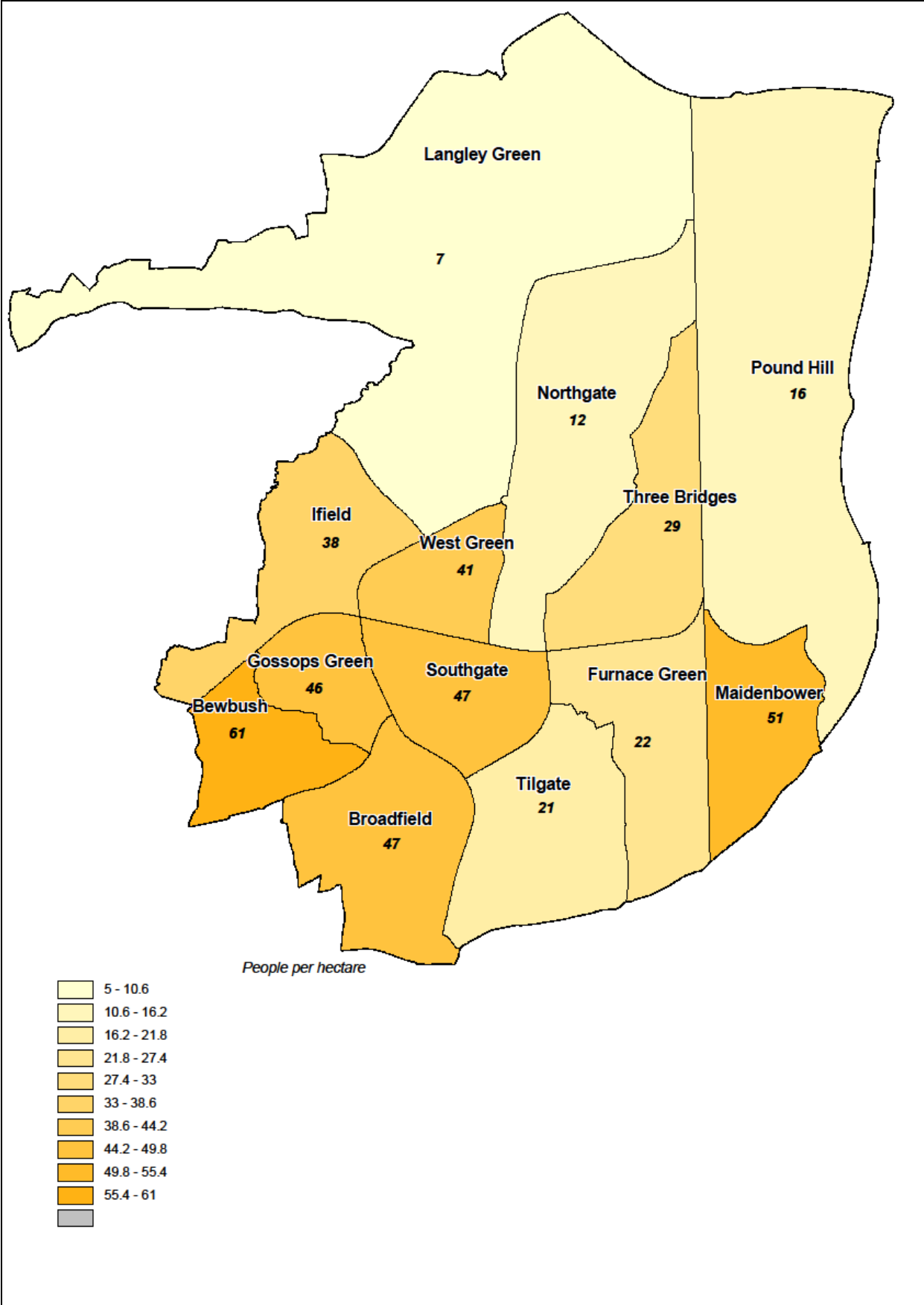
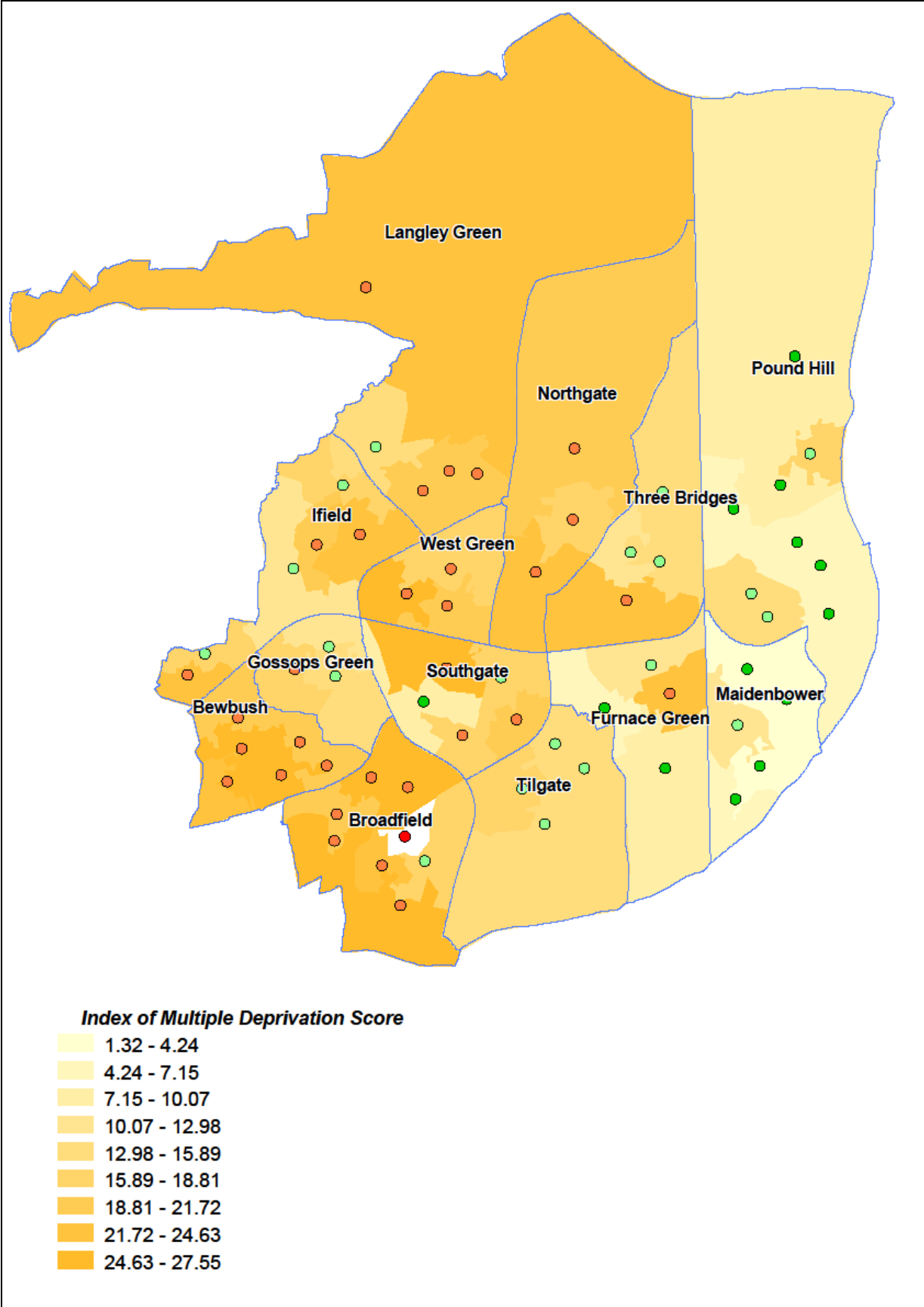


Figure 2 Indices of multiple deprivation (2011 census)



Deprivation. Figure 2 shows the Rank of Index of Multiple Deprivation (IMD) Scores. The IMD is the official government measure of deprivation and is based on a suite of

indicators reflecting access to services, economic, social, health considerations amongst others. The scores are at the level of census 'Super Output Area' (SOA). The darker the tone the more deprived an area. In the 'traffic light' system Red dots highlight those areas ranking in the worst 25% of SOAs in England. The most deprived areas appear to be located primarily in the Broadfield, Bewbush, Southgate, and West Green Neighbourhoods; and, with the most deprived area locally of all (according to the IMD) being in the Broadfield neighbourhood.

2.0 METHODOLOGY

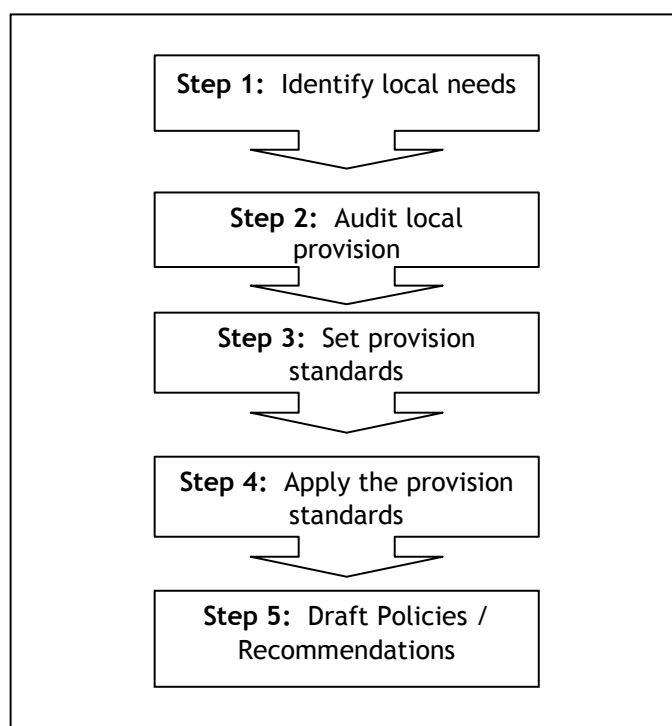
2.1 General

The starting point for this study has been the new guidance in Section 8 of the NPPF, which adheres to but has superseded PPG17. The new policy gives clear recommendations for the protection of and appropriate provision for open space, however it does not provide any detailed guidance on how to conduct an open space assessment. It is therefore both logical and acceptable to reference the guidance for assessment provided in the former PPG17 and its Companion Guide.

PPG17 placed a requirement on local authorities to undertake assessments and audits of open space, sports and recreational facilities in order to:

- identify the needs of the population;
- identify the potential for increased use;
- establish an effective strategy for open space/sports/recreational facilities at the local level.

The Companion Guide to PPG17 recommended an overall approach to this kind of study as summarised below:



Within this overall approach the Companion Guide suggests a range of methods and techniques that might be adopted in helping the assessment process and these have been used as appropriate. These methods and techniques, where they have been used, are explained at appropriate points in this report. However, they are summarised in the following paragraphs.

2.2 Identifying Local Need (Step 1)

This report examines identified local need for various types of open space, sports and recreation opportunity. It has drawn upon a range of survey and analytical techniques as well as a detailed review of existing consultation data and other relevant documentation. The report details the community consultation and research process that has been undertaken as part of the study as well as the main findings. Further details are provided in section 4.

2.3 Audit of local provision (Step 2)

A comprehensive audit of open space was undertaken in 2008 as part of the previous study, and further surveys have also been undertaken of play areas to inform the play strategy for the borough. Therefore, the brief for the study was to check the approach and findings of these previous surveys. As part of this, all sites were checked for accuracy of mapping, and all the main parks and recreation grounds visited and assessed for quality, including a separate assessment of all playing pitches.

Following this exercise, a number of changes were made in relation to the approach to mapping which is key to assessing an accurate picture of the provision of open space. The mapping used in the 2008 study focused on applying primary typologies to open space, where as the audit for this recent study adopted a multi-functional approach to mapping - this is demonstrated in figures 3 and 4 below.

The advantage of the multi-functional approach is that it gives a much more accurate picture of the provision of open space. The primary typology approach tends to result in an over assessment of provision, which can significantly impact decisions on quantity standards.

Figure 3 Primary typology approach to mapping



Figure 4 Multi-functional approach to mapping



2.4 Set and apply provision standards (Steps 3 and 4)

Local provision standards have been set, with three components, embracing:

- Quantity
- Accessibility
- Quality

Quantity

The GIS database and mapping has been used to assess the existing provision of open space by neighbourhood. The existing levels of provision are considered alongside findings of previous studies, the local needs assessment and consideration of existing and national standards or benchmarks. The key to developing robust local quantity standards is that they are locally derived, based on evidence and most importantly achievable. Typically standards are expressed as hectares per 1000 people. The recommended standards are then used to assess the supply of each type of open space by neighbourhood.

Access

Evidence from previous studies, the needs assessment and consideration of national benchmarks are used to develop access standards for open space. Typically

standards are expressed as straight line walk times. A series of maps assessing access for different typologies are presented in the report.

Quality

Quality standards have been developed drawing on previous studies, national benchmarks and good practice, evidence from the needs assessment and the findings of the quality audits. The quality standards also include recommended policies to guide the provision of new open space through development in the future.

2.5 Neighbourhood profiles and strategic recommendations (Step 5)

A profile has been developed for each neighbourhood which includes an assessment of the current and future requirements for open space.

All the above information is used to propose strategic options and recommendations for the future provision of open space across the borough. This has also been used to recommend an approach to developer contributions for open space.

3.0 POLICY CONTEXT

The 2008 study sets out a comprehensive assessment of the local, regional and national context for the study. Much of this is still relevant, and it is not the intention of this report to repeat the assessment. Therefore, this section focuses on key changes in policy since 2008, which are summarised below.

3.1 National Planning Policy Framework (NPPF)

Section 8 of the NPPF ‘*Promoting Healthy Communities*’ states under points 73 and 74:

‘73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss’.*

3.2 Housing needs in Crawley

The borough is under intense pressure to deliver housing within its next local plan period. The preferred strategy consultation document identifies the total housing provision and housing mix which is set out within policy H1/H3 (page 80).

In terms of this study, these figures have been used to assess the future needs for open space resulting from proposed new development. Figure 5, shows current proposals for housing by neighbourhood. Population growth has been calculated by taking the number of proposed dwellings and multiplying that by the average household size taken from the 2011 census (2.49 people per household).

Figure 5 Housing forecasts by neighbourhood

Neighbourhood	Population 2011	Proposed Housing	Increase in population	Population estimate 2030
Bewbush	8865	133	331	9196
Broadfield	13216	5	12	13228
Furnace Green	5499	87	217	5716
Gossops Green	5252	54	134	5386
Ifield	8882	188	468	9350
Langley Green	8255	57	142	8397
Maidenbower	9369	0	0	9369
Northgate	5298	430	1071	6369
Pound Hill	14977	2060	5129	20106
Southgate	8533	316	787	9320
Three Bridges	7253	289	720	7973
Tilgate	6078	100	249	6327
West Green	5120	504	1255	6375

4.0 ASSESSMENT OF LOCAL NEED

4.1 Introduction

Within this section of the report a review of the general community consultation findings are outlined. Details relating to specific areas of consultation are provided in the local needs assessment report (appendix 1).

Reviews of consultation were undertaken in relation to:

- Relevant aspects of consultation completed for the current Local Plan (issues and options and preferred strategy).
- Crawley Open Space, Sport and Recreation Study 2008 (PMP)
- Crawley Play Strategy 2007
- Crawley Green Spaces Strategy

Five original questionnaire surveys were undertaken:

- Local groups and organisations' questionnaire (including play and youth)
- Relevant sports' national governing bodies
- Sports league secretaries
- Local Sports Clubs' Questionnaires (pitch sports)
- Local Sports Clubs' Questionnaires (other sports)

In addition to the above a programme of stakeholder interviews was undertaken.

The result of this consultation and other analyses will help amongst other things to inform the content of the recommended local standards. Crucially it has also helped the study to understand local people's appreciation of open space and recreation facilities, and the values attached by the community to the various forms of open spaces and facilities. This appreciation will have clear implications for the way in which open spaces and sports facilities are treated and designated in the revised development plan.

4.2 Review of consultation - Local Plan (Crawley 2030)

4.2.1 Green space survey (January/February 2012)

As part of the local plan consultation process, surveys were distributed through 17 neighbourhood consultation events and by various other means. The intention was to secure qualitative feedback from local people on parks and green spaces. There were 85 responses to the questionnaire and our assessment of the survey responses show that local people value open spaces to a high degree. There are extensive comments relating to the value and importance of individual sites. Some of our key general observations are that:

- Tilgate Park is most frequently used by residents from all neighbourhoods. It is valued for its natural beauty, walking opportunities, being a good place for children and the fact it is free.

- Ifield Mill Pond and area; Goffs Park, Buchan Park, Worth Park (Milton Mount Gardens); West Green and Memorial Gardens are also widely used and appreciated.
- Other green spaces/parks in the neighbourhoods are also valued and even if not used regularly, they are well appreciated for the peace and quiet they offer and for just “being there”. The value placed on green space is considerable.
- The positive comments surrounding green spaces are numerous and clearly show how strongly valued they are. There is even mention of the importance of grass verges and some negative comments about how some people use them for parking.
- Trees and their maintenance are important; also shrubs, with a few comments about shrub areas not always being well maintained.
- Children’s play areas are also valued; and throughout there are clear messages about the importance of retaining open space recreational areas.
- The promotion of parks and open spaces is also seen as important - healthy walks being cited as a good example.
- Facilities highlighted which help enhance the use of parks and open spaces include better car parking; toilet facilities; pathways; more colour by way of planting; and areas to be kept clean and tidy (litter and dog mess).

Other research which has been carried out within Community Services on the value and usage of parks and playing fields supports these findings. Furthermore, many people are now looking for the development of parks and open spaces as affording outside entertainment by way of low cost family festivals/events etc.

4.2.2 Community Workshop (26th January 2012)

This workshop was open to local community organisations and representatives of the following local groups attended:

- Forestfield and Shrublands Conservation Committee
- Ifield Conservation Area Advisory Committee
- Crawley Campaign Against Racism
- Forestfield and Shrublands Conservation Committee
- Tinsley Lane Residents Association
- Northgate Matters
- Inspire Broadfield
- Crawley Community Transport
- Crawley Tenants Association
- Eastern Stream Association

The workshop focussed on a number of issues, one of which was public open space. Discussions were focused on three main questions:

1. *Thinking about our green open spaces, which of the following approaches to managing development do you think is most appropriate?*

- a) Prioritise higher density development and urban infilling;

- b) Protect existing open spaces within the town and direct new development towards the edge of town;
- c) Take a balanced approach recognising that it may not be possible to accommodate all our needs or protect all our open spaces.

A clear majority (8 out of 12 participants) were in favour of “*taking a balanced approach recognising that it may not be possible to accommodate all our needs or protect all our open spaces*”.

A quarter of participants supported the option to “prioritise higher density development and urban infilling” with one representative preferring to “protect existing open spaces within the town and direct new development towards the edge of town”.

2. What green spaces you and your family use - Crawley wide and locally? Why do you use it and what do you enjoy about it?

Responses revealed:

- A general wide usage of the parks and open spaces within Crawley.
- Tilgate and Goffs Park were mentioned. These were using for walking, enjoying the environment and for viewing the flowers in bloom.
- On more of a neighbourhood basis the following spaces were mentioned:
 - Playing fields and children’s play areas within Northgate
 - Water meadows, golf course and Tilgate forest from Furnace Green
- The green spaces were a key reason for people moving to Crawley.
- As the members within the group were of an older generation they tended to use the green open spaces for walking, dog walking and sitting on benches and enjoying the environment.
- Although they may not directly use certain facilities participants noted the importance in having them e.g. playing fields for children/grandchildren and for sporting activities. They thought it was vital to provide these facilities for the younger generations and for there to be a safe place for children to play.
- The links with the health benefit were also made and the importance of the green space and trees due to Crawley’s proximity to Gatwick Airport.

3. Suggestions for Improvements to make it easier to use open spaces

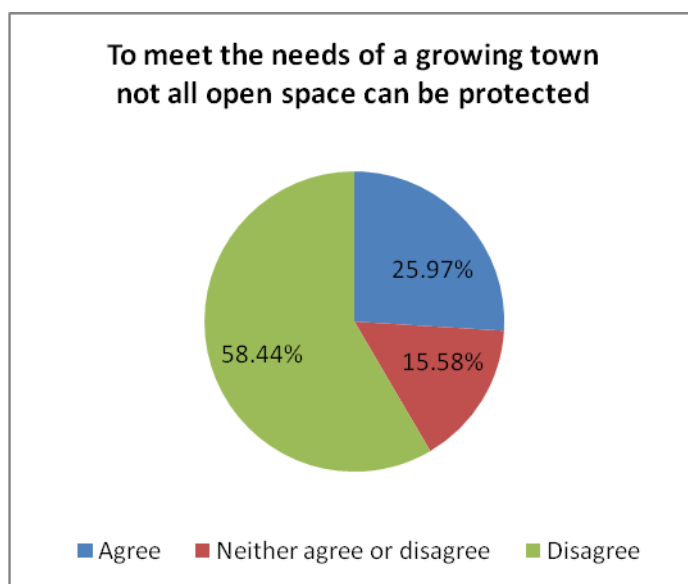
Suggestions included:

- Some of the existing green spaces could be put to better use. Provide better paths and walkways around playing fields to encourage walking, jogging and cycling.
- Issue with dog fouling. Difficult to enforce the current laws unless the offender has been seen by the Community Warden.
- Dogs should be kept on leads on pavements and only permitted to run freely in clearly designated areas of open green space. Maybe consider having dog free zone on green open spaces.
- School playing fields are felt to be underutilised during out of school hours.

- Some of the grass verges within neighbourhoods could be used to improve resident parking.
- When considering alternative uses of open spaces such as housing, we need to be aware of the flooding risks for any new developments.

4.2.3 The State of the Borough Debate (24th January 2012)

This open event was widely advertised and 120 people attended. It focused on 6 key issues one of which related directly to public open space. Participants were asked whether they agreed or disagreed with the statement *“I understand that in order to meet the needs of a growing town not all open space can be protected”*. The responses are shown on the pie chart below:



It is clear from the responses that a clear majority of participants believed that it *is* possible to meet the needs of a growing town while still protecting all its open space.

4.2.4 Crawley Preferred Strategy Consultation Draft (2012) - Stakeholder responses

A number of stakeholder and community groups responded to the Crawley Preferred Strategy Consultation Draft in relation to open space and green infrastructure as noted below:

Environment Agency

- Suggest the definition of green infrastructure to include both blue and green corridors with rivers mentioned in the policy as one of the features of GI;
- Watercourses and wetland have not been identified as 'green infrastructure' within this document. The Rifer Mole and its tributaries ... are important corridors for people and wildlife and to enhance and maintain the character of the local area;

- The evidence base should also include Water Framework Directive: Wildlife and Countryside Act; and the Countryside Rights of Way Act.

Natural England

- We welcome the recognition of the need for “ensuring the sustainable development of the town and responding to the threat of climate change ...” (TP1);
- We welcome the “continued conservation and enhancement of the town’s social, natural, environmental, and built quality and character ...” (TP1);
- We welcome “Objective Six - To conserve and enhance the biodiversity habitats, key landscape features, fauna and flora within the Borough” (TP12);
- We welcome the commitment to developing Green Infrastructure through the course of the new plan, GI will grow and multifunctional integrated green design opportunities can be captured. Natural England NE also welcomes the commitments to resolve the issues set out in the options relating to the Urban / Rural Fringe, Biodiversity and Nature Conservation. The document indicates that the council will need to “decide how we plan for future development with no net loss of biodiversity”. Given the urban nature of the borough, the pressures on landscape and habitats from development and the recreational and economic use of the countryside and the challenges of climate change; perhaps the ambition should be about seek net gain in all possible cases;
- The proposal to formulate area/location specific policies as part of the wider green infrastructure network is welcomed, however it may be inappropriate to set out “where certain types of development would be appropriate” unless the plan is seeking to make formal allocation or where some development may be acceptable where it generates significant landscape or biodiversity benefits;
- The need for development should come from other studies and real needs expressed through market pressures. The LCA with Landscape and Visual Impact Assessment methodologies provide a framework for assessing the acceptability of such proposals;
- NE welcomes the commitment to prepare a green infrastructure plan as part of the Local Plan 2014.

West Sussex County Council

- Strong, robust policies to protect existing ecologically sensitive sites from the damaging effects of development will be essential;
- Where development must occur adjacent to ancient woodlands or SNCI a substantial buffer zone should be established and managed for biodiversity; with reference to NE Standing Advice and PPS9. It would be helpful if this principle as established as policy.

Tandridge Borough Council

- Strict policies of restraint should operate in the areas that will no longer be covered by the strategic gap designation to prevent the coalescence of the urban areas and to prevent the loss of the separate identity of settlements.

British Horse Society

- The development of Crawley has resulted in the concentration of equestrians on the urban fringe. Any development on the urban fringe has the potential to seriously affect the informal recreation which is an intrinsic part of their activity;
- Development on the urban fringe can also bring opportunities for strategic improvements (to equestrian activities) which should be pro-actively sought;
- The only appropriate development in the countryside would be for the purposes of agriculture, or possibly leisure and recreation if of a sympathetic nature to the surroundings, and enhancing the rural character of the area;
- Crawley's urban fringe and countryside must be robustly protected in the Local Plan;
- A linking, safe network of Public Rights of Way are both a need and priority for the countryside;
- The Council should further explore the provision of a strategic community multiuse circuit around the urban fringe of the town, with links outward into the wider countryside, and where appropriate into green spaces within the town;
- There is a non-motorised user underpass at Crabbet Park (not far from the Crawley Greenway route), which could offer the possibility of a green corridor going north to Horley (or east to Copthorne);
- There is an underpass of the A264 adjacent to Junction 10 (eastern side), and there is an M23 accommodation bridge (to the north of Junction 10 at Heathy Ground), which at present carries a footpath which will link into the North East Sector development. A route north from here towards Peeks Brook Lane would link into Surrey;
- A new housing estate should not be designed in isolation and must not become a barrier to the countryside access for residents - rather it should provide a 'gateway' from the urban area in the wider countryside;
- The public rights of way network is a particular type of open space of great importance;
- The Local Plan should contain a policy that protects rights of way and recreational routes (green corridors) and encourages access to the countryside. The policy should ensure development does not result in the loss of, or adversely affect a right of way or other recreational route. It should ensure that development provides links to rights of way and other recreational routes both within the development and to the wider countryside. The policy should actively promote the creation of routes both within and between communities. It should (where appropriate) ensure rights of way and recreational routes are multi-use (used by walkers, cyclists, equestrians).

Ifield Village Conservation Area Advisory Committee

- In the countryside a network of bridleways and educational places for the study of flora and fauna and farming practices should be encouraged;
- Crawley needs to monitor and document biological information so that the impact on wildlife is known. SNCIs need their information updated;

- Agree with proposal for a Landscape Character Assessment and the development of different policies for different types of countryside within the borough boundary;
- Current policy of no building beyond the built up area boundary is extremely useful to IVCAAC. We would not want this policy changed;
- Can bridleways be developed?;
- The policy of protecting green space unless considered surplus is a reasonable policy but it would be helpful to know the criteria by which surplus is judged;
- Sites should only be taken over for development after careful consideration of the value for wildlife and the residents;
- There are several areas that are important to us:
 - The Village Green
 - Ifield Brook meadows
 - the farmland to the west of Ifield Brook and the River Mole
 - Footpath from the meadows through to Ifield Water Mill, and the Mill and Mill Pond
 - Footpath links to Ifield West via Ifield golf course.

4.3 Review of 2008 Open Space, Sport and Recreation Study (PMP)

A series of consultations were undertaken for this 2008 study amongst both users and non-users of open space across the Borough to establish views on provision. The study used 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;
- 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.

The reports' overall summary regarding consultation findings was that *“residents expressed satisfaction at the levels of open space provision in the Borough, despite some areas of shortfall - most notably teenage facilities”*. It concluded that *“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”*.

The findings from the household survey are particularly important in relation to the derivation of local standards. We therefore reviewed the survey methodology and underlying data and are confident that in broad terms it continues to provide a robust evidence base upon which to base the derivation of local standards.

Though the PMP study was completed 5 years ago our own assessment of facilities has confirmed that the quantity of provision has not altered significantly since then, and our sample of site visits and discussions with council officers have indicated that

there have not been significant changes in the quality or accessibility of sites overall¹.

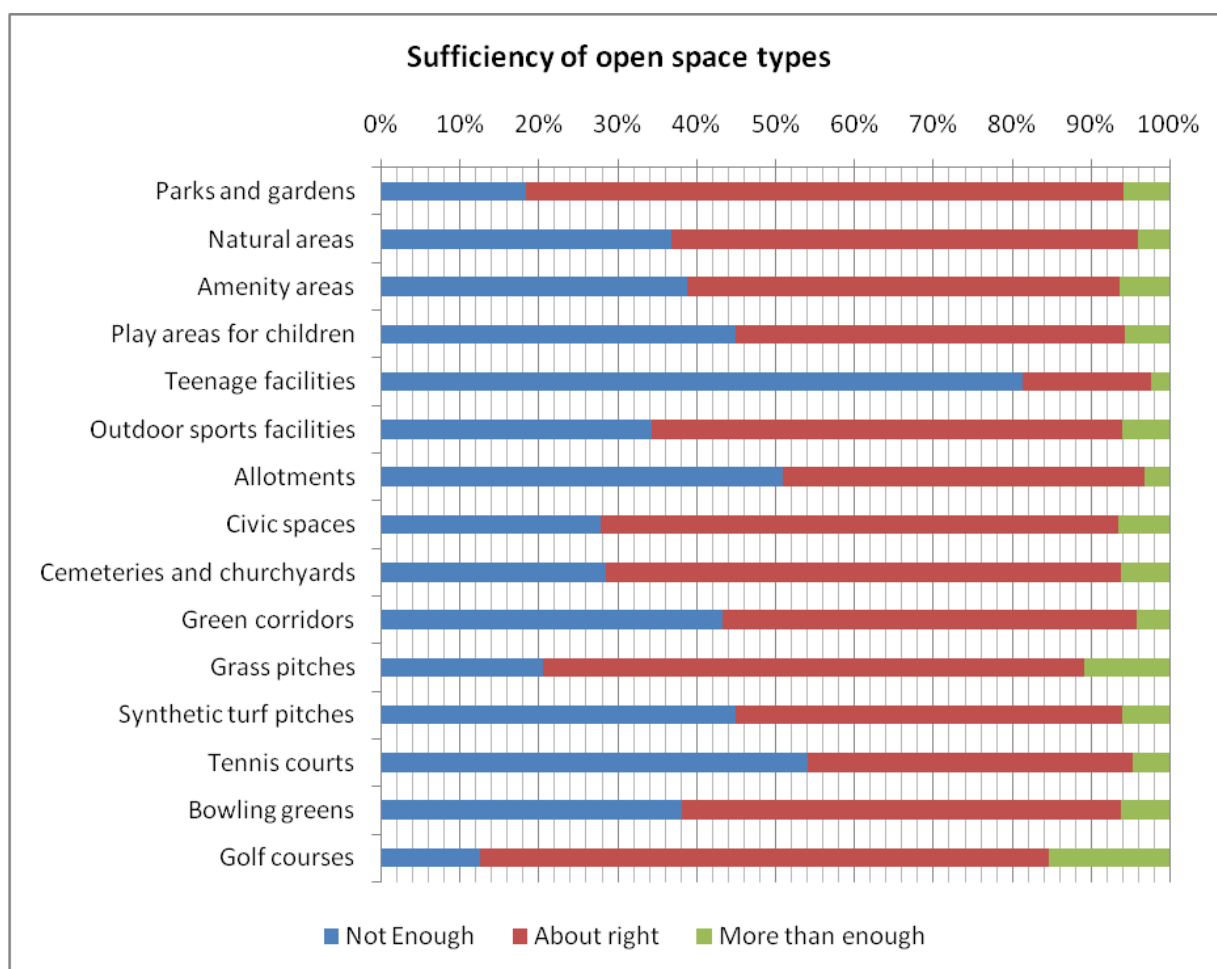
However, our review of the study suggested that it was not perhaps sufficiently clear precisely how the survey findings were used to help determine appropriate local standards for the various types of open spaces and facilities. We have therefore re-examined the raw survey data in relation to the key elements of local standards - Quantity, Quality and Access - as outlined below:

4.3.1 Quantity

Residents were asked if they needed more, the same or fewer of different types of open space and recreational facilities. Findings are illustrated in the two charts below and will influence the “quantity” component of local standards.

The response findings have been moderated to exclude responses indicating the “no opinion” option.

Open Space and Outdoor Sport/Recreation



¹ There have of course been changes at a number of individual sites. Due to this we have not relied on the accuracy of detailed responses relating to individual sites in our analysis.

The overall perception of recreational 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); civic spaces and churchyards/cemeteries (over 70%); and natural and amenity areas (over 60%).

The notable exception to the above findings is for teenage facilities (over 80% reported there is not enough of such provision). However, this needs to be taken in context with the likely profile of the respondents, which is largely adults and/or adults completing the questionnaires on behalf of their children.

In addition over 50% of respondents highlight a shortage of allotments and a significant minority (45%) believe there are not enough play areas for children.

Regarding outdoor sports facilities (in general) 66% thought there were enough however there was a considerable variance in the different kinds of facility. For example, 87% reported that were enough golf course (of which 15% said there were actually more than enough) and 79% thought there were enough grass pitches (including 11% reporting more than enough).

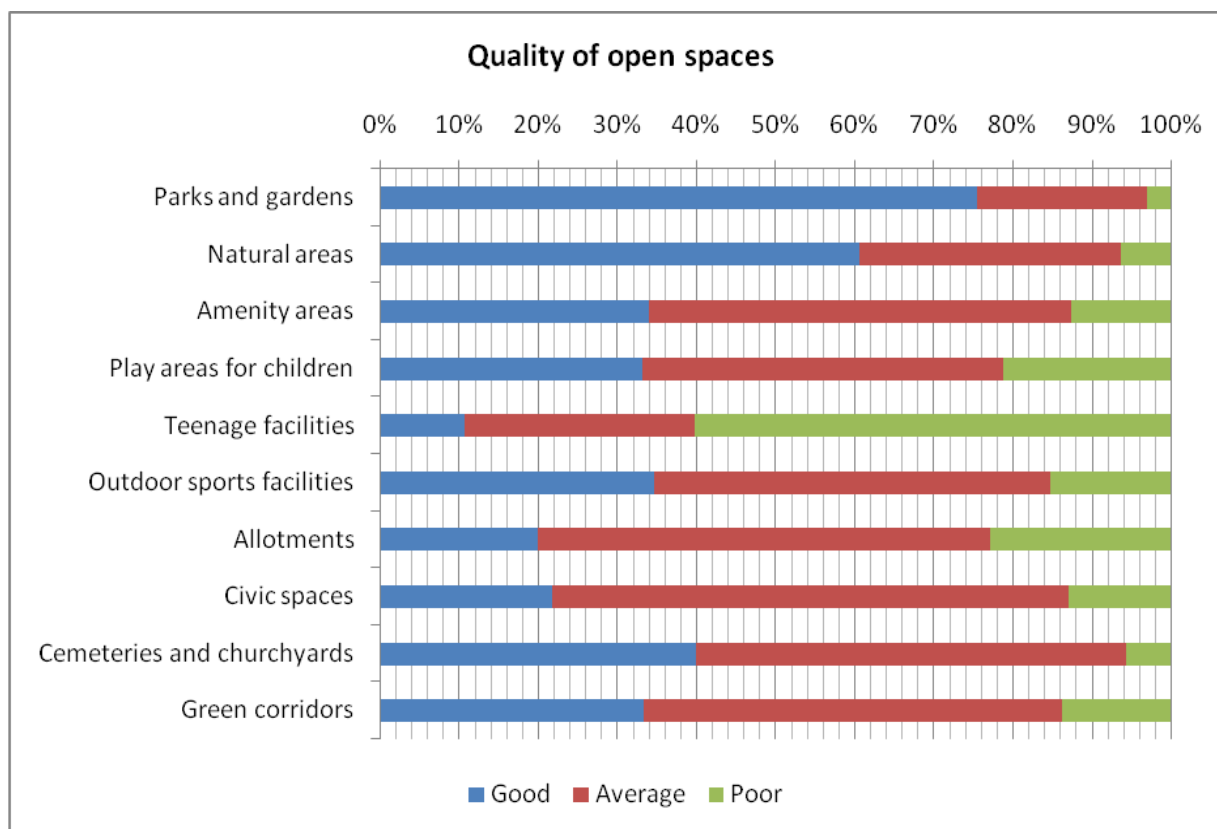
By contrast, 54% report a lack of tennis courts and 45% say there are not enough synthetic turf pitches.

The general findings relating to outdoor sports need to be considered alongside the more detailed analysis of demand in relation to individual sports (covered in section 3.2 below).

4.3.2 Quality

Respondents were asked how they rated various types of facilities in the study area in terms of quality. The responses of those expressing an opinion on the categories of facility are illustrated below:

Open Space and Outdoor Sport/Recreation



The survey results suggest that many of Crawley’s open spaces are generally perceived by residents as being of high quality. Parks and recreation grounds and natural areas in particular are viewed as being of above average quality by over 60% of respondents (75% for parks and recreation grounds).

The open space considered to be of the lowest quality was teenage facilities. 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. Also noteworthy, is that only 22% reported the quality of Civic spaces to be better than average.

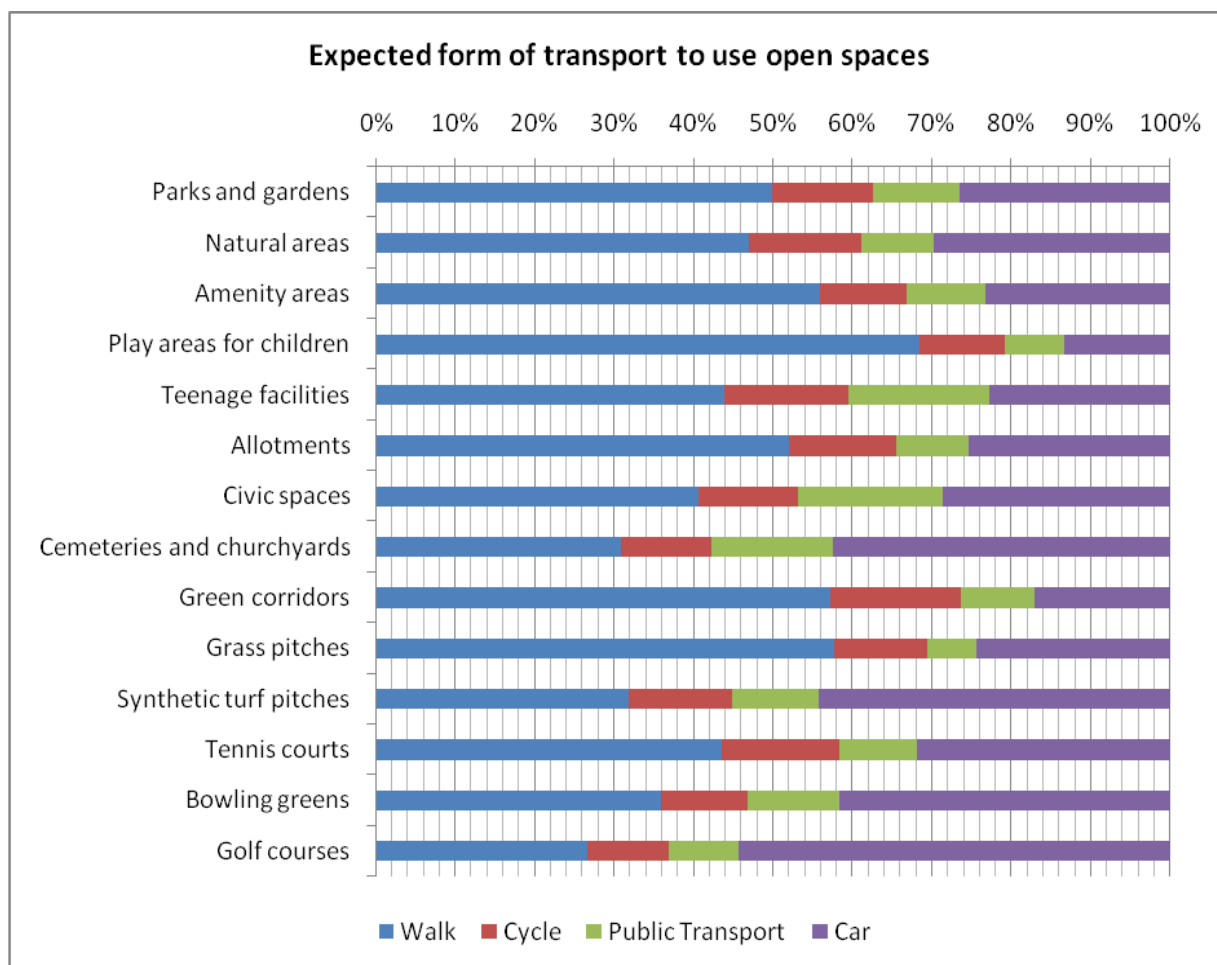
Identifying the perceived quality of open space areas is central to establishing an understanding of specific typology deficits within the Borough. The findings regarding quality are also important in relation to the determination of the “quality” element of local standards.

4.3.3 Access

The following analysis provides a means to gauge people’s willingness to travel to use different types of recreational opportunity (which might be by car, foot, bike, public transport etc.). These results will feed into the determination of the “access” element of local standards.

The survey asked respondents to indicate how they would normally expect to travel to the various kinds of open space. Findings are illustrated in the table below:

Expected mode of travel



This indicates that in most cases walking is the most commonly expected means of the four options by which local people travel to the various types of open space, for example 68% would normally expect to walk to a play area. There are exceptions however, for example twice as many respondents would expect to drive to a golf course rather than walk (54% as opposed to 27%). Other types of open space where more would expect to drive than walk are synthetic turf pitches, churchyards/cemeteries and bowling greens.

However, it is also important to note that for all categories significant numbers would expect to travel by bicycle and public transport; for example, from 19% for golf course (9% by public transport and 10% by bicycle) up to 33% for teenage facilities (17% by public transport and 16% by bicycle). It is therefore important, to plan for good access by bicycle and public transport.

The implication for deriving access standards is that walk times would be most appropriate for:

- Parks and recreation grounds
- Natural areas
- Allotments
- Civic spaces

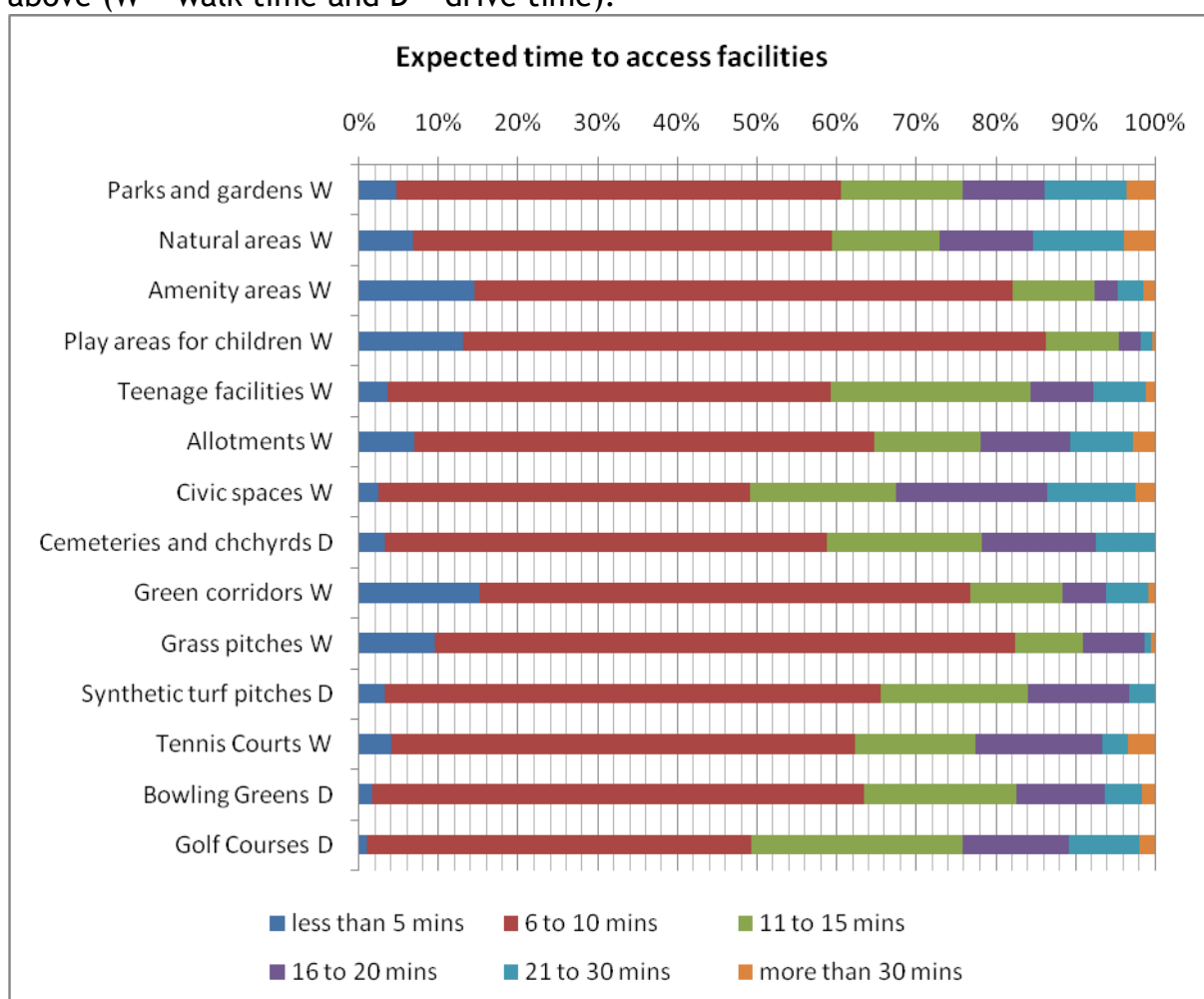
- Amenity areas
- Play areas for children
- Teenage facilities
- Grass pitches
- Tennis Courts
- Green corridors

Drive times would be most appropriate for:

- Golf Courses
- Synthetic turf pitches
- Churchyards/cemeteries
- Bowling greens

Expected Travel Times

The survey also asked respondents to indicate the time (in minutes) that they would expect to travel to access the various kinds of open space. The findings are illustrated in the table below, in line with the appropriate mode of travel identified above (W = walk time and D = drive time).



Access by foot

The findings will be analysed in detail in relation to setting appropriate local standards, but some general observations are that:

- Over 75% of residents would expect to walk 10 minutes or less to access: amenity areas (of which 14% would expect to walk no more than 5 minutes);

- children's play areas (13% no more than 5 minutes); green corridors (15% no more than 5 minutes); and grass pitches (9% no more than 5 minutes).
- Over 75% of residents would expect to walk 15 minutes or less to access parks and recreation grounds (of which 55% would expect to walk between 6 to 10 minutes); teenage facilities (55% between 6 and 10), allotments (57% between 6 to 10 minutes); and tennis courts (58% between 6 to 10 minutes).
- Over 75% of residents would expect to walk 20 minutes or less to access natural areas and civic spaces.

Access by car

Similarly, some observations for open spaces accessed in relation to expected drive times are that:

- Over 75% of residents would expect to drive 15 minutes or less to access cemeteries/churchyards (of which 55% would expect to drive between 6 to 10 minutes); synthetic turf pitches (62% between 6 to 10 minutes); bowling greens (61% between 6 and 10 minutes); and golf courses (48% between 6 to 10 minutes).

4.4 Place Survey 2008

The government's 2008 Place Survey was undertaken in all of England's local authority areas and provided information on people's perceptions of their locality and the local services they receive. This included investigating resident's broad levels of satisfaction with local sports/ leisure facilities and parks/open spaces. The results for Crawley are shown in the table below:

	% very or fairly happy with	
	Sports/Leisure Facilities	Parks/ Open Spaces
Crawley	62%	77%
West Sussex	56%	77%
South East	50%	72%
England	46%	69%

This suggests that about 62% of residents in Crawley Borough are very or fairly happy with the Sports and Leisure Centres; more than West Sussex and significantly more than the South East or England as a whole.

As regards Parks and open spaces about 77% are very or fairly happy with provision, the same as for West Sussex, and slightly higher than the South East and England.

2.4 Survey of local Community Organisations²

Surveys were sent to local community organisations with an interest in open space and recreation followed up with reminders. Nine organisations responded as below:

² This section does not include responses from sports clubs which can be found in Section 3

- The Woodland Trust
- Crawley Cyclists Touring Club
- The British Horse Society (BHS)
- Gatwick Greenspace Partnership
- Crawley Astronomical Society
- Broadfield Youth & Community Centre
- Worth Park Friends
- West Sussex Local Access Forum
- Cos Musical Theatre

Overall Findings

Quantity

All of the groups said they made direct use of local areas of open space or facilities in various ways. Over half said that they thought there were *not* enough of certain kinds of facilities and/or open space in Crawley Borough.

Comments from those who thought that there were not enough of certain kinds of open spaces/facilities are noted below (many aspects noted are very specific to the specialist interests of their respective organisations):

Group	Facilities that are lacking
Crawley Astronomical Society	We have a problem in that ideally for viewing we need an open space with a good sky view and no close street or other lighting, plus an adjoining warm room with toilet and tea making facility (plus secure equipment store!), and again ideally a secure space where we could install a small (2.5m diameter) outside viewing observatory. We would need access at odd evening times when the sky is cloudless for viewing.
The British Horse Society	The public rights of way network for equestrians (and cyclists) is very fragmented, which means that vulnerable non-motorised users have to use heavily trafficked and dangerous roads to link routes. Additional routes (bridleways/RBs) are needed as links to create a safe off-road network.
Cos Musical Theatre	Our society would really like a bigger facility to rehearse in at the Recreation Centre. We used to have a bigger one, but it was burned down several years ago but the Council say they are not planning on rebuilding any more.
Gatwick Greenspace Partnership	More areas that are managed for wildlife, not just mown areas of lawn/playing fields/amenity areas surrounded by housing. Buchan Park is the only green space near Crawley that is solely managed for wildlife.
The Woodland Trust	We would like to see more woodland created and improved access to woodland. We would also like to see the adoption of our woodland access standard.
CTC	Support for cycling across Crawley is very mixed. Some of the facilities are ok, many are not very good and there are many significant gaps in the network.

Quality and Access

The three most common factors believed to be important in relation to local open spaces and leisure facilities were:

- They are easy to get to for all members of the community
- There are good links - by footpaths and cycleways - to them and between them
- They should have good signposting and good information about what’s available

Other factors specifically highlighted by groups as being important were:

- They need to feel safe and secure
- Once there they are easy to get around for all members of the community

The groups’ overall views (where they expressed an opinion) on the quality of open spaces across Borough as a whole are summarised in the table below. The green shading indicates where there is commonly held view that facilities are generally average to good, red shading indicating a common opinion that facilities are generally average to poor.

	VERY GOOD	GOOD	AVERAGE	POOR	VERY POOR
Local recreation grounds or parks		4	2		
Children’s play areas		3	3		
Outdoor facilities for teenagers (e.g. youth shelters, skate parks, BMX etc)		1	2	1	
Playing Fields for football, cricket, rugby		2	4		
Tennis/netball courts and outdoor bowling greens			3	1	
Footpaths, bridleways, cyclepaths etc.		4	1	2	
Access to water recreation e.g. rivers, lakes, ponds etc			3	1	1
Country parks	3	1	2		
Wildlife areas/Nature reserves	1	2	2	1	
Allotments			3		
Churchyards and cemeteries		1	2		
Artificial turf pitches (‘astros’) for hockey, football etc			1		
Golf courses	1	1	2		
Public gathering places e.g. market squares, village greens, open air venues			3		
Other open space e.g. grassed areas for dog-walking, informal games, picnics etc.		3	3		
Other specialist <i>outdoor</i> sports facilities			3		

As regards overall quality, the majority of the different kinds of open space are regarded as good or average by most groups expressing an opinion. A number of groups specifically highlight the particularly high quality of country parks, wildlife areas/nature and golf courses.

The aspects of open space where there is a notably lower degree of satisfaction with the general quality are tennis/netball courts and outdoor bowling greens, and access to water recreation.

Elements where there is more of a split in opinion in relation to quality are outdoor facilities for teenagers and footpaths, bridleways, cyclepaths etc.

A series of open questions were also included to elicit comments across the whole range of open spaces and recreational facilities. These detailed responses will be found in the appropriate sections in subsequent sections of the report.

2.5 Stakeholder Interviews

Crawley Wellbeing

We interviewed Matt Lethbridge who is the manager of the Crawley Wellbeing team. Crawley Wellbeing is funded through a partnership including the Borough Council and NHS. It promotes activity and provides advice on many aspects of health and wellbeing.

One of the key aims of Crawley Wellbeing is to encourage local residents to become more physically active in a manner that suits them. Though it includes promoting participation in sports it is more involved in promoting informal active recreation such as walking, cycling running and play. Much of this activity uses the various parks and public green space throughout the Borough.

Recreation and Health

- Initially the Crawley Wellbeing programme was targeted at 3 areas of relative deprivation and poor health - Langley Green, Bewbush and Broadfield (local Neighbourhood Improvement Areas). The remit has now been extended to cover the entire Borough.
- Parks, green space and the rights of way network are essential to the promotion of health and wellbeing for local people in Crawley. Crawley Wellbeing uses them widely in promoting participation in walking, running and cycling.
- The health walks initiative is a good example. This project aims at encouraging and supporting the over 50s to take regular physical activity through regular short walks (1-3 miles)
 - Walks programmes, led by trained volunteers, are provided at 8 locations throughout the Borough planned so that everyone can fairly easily access a local programme (i.e. to cover all neighbourhoods).
 - Most walk routes take place within easily accessible parks and public green space such as Tilgate, Goff and Worth Parks; with some e.g. the one at Langley Green, using local footpaths and bridleways.
 - They are popular with regular attendances of 5 to 15 (depending on the weather) active walkers. The walks always run even if numbers are

- low so that residents are always sure that the walk will be taking place.
- As well as providing regular opportunities for physical activity the walks are very much a social occasion.
- There are a similar number of male and female participants.
- Gatwick Green Spaces organise longer walks that use rights of way and the countryside more extensively.
- Crawley Wellbeing have also organised a similar programme for mothers of young children called “Buggy walks” which are planned so they accessible for push chairs.

2.6 General Community consultation - Key Findings

General

- Crawley residents place a high value on their parks, recreation grounds and public green spaces and a clear majority of consultation respondents think that it is important to ensure that they are protected through the planning and development process.
- In general the various kinds of open space are well used by a high proportion of local residents, particularly so in relation to parks and informal recreational green spaces.
- Respondents value the health and social benefits of access to high quality public recreational green spaces of all kinds.
- Broadly speaking, respondents believe that existing levels of provision are sufficient to meet quantitative needs; and that the retention of current space ought to be prioritised over the development of new open space.

Quantity

- Respondents believe that overall the Borough is well provided for on the majority of typologies of public open space.
- Perceptions were particularly positive for parks civic spaces and churchyards/cemeteries and natural and amenity areas.
- The notable exception to the above findings is for teenage facilities where a clear majority believe there is a significant shortfall. In addition many respondents highlight a shortage of allotments and a significant number believe there are not enough play areas for children.
- Regarding outdoor sports facilities (in general) a clear majority thought there were enough, however there was a considerable variance in the different kinds of facility.
- For example, in the community survey 87% reported that were enough golf course (of which 15% said there were actually more than enough) and 79% thought there were enough grass pitches (including 11% reporting more than enough).
- By contrast, 54% report a lack of tennis courts and 45% say there are not enough synthetic turf pitches.

Quality

- Crawley's open spaces are generally perceived by residents as being of high quality.
- Parks and recreation grounds and natural areas in particular are viewed as being of above average quality by a clear majority of respondents.
- The open spaces generally considered to be of the lowest quality are teenage facilities, though the high quality of recently refurbished and new provision is clearly recognised.
- Play areas for children and allotments are the two areas viewed most negatively after teenage facilities. Also noteworthy, is that only a small minority reported the quality of Civic spaces to be any better than average.

Access

- Broadly speaking access to the various kinds of local public open space is thought to be reasonable with a fairly equal geographical distribution of facilities across the Borough.
- A review of the 2008 household survey indicates that:
 - Over 75% of residents would expect to walk 10 minutes or less to access: amenity areas (of which 14% would expect to walk no more than 5 minutes); children's play areas (13% no more than 5 minutes); green corridors (15% no more than 5 minutes); and grass pitches (9% no more than 5 minutes).
 - Over 75% of residents would expect to walk 15 minutes or less to access parks and recreation grounds (of which 55% would expect to walk between 6 to 10 minutes); teenage facilities (55% between 6 and 10), allotments (57% between 6 to 10 minutes); and tennis courts (58% between 6 to 10 minutes).
 - Over 75% of residents would expect to walk 20 minutes or less to access natural areas and civic spaces.
 - Over 75% of residents would expect to drive 15 minutes or less to access cemeteries/churchyards (of which 55% would expect to drive between 6 to 10 minutes); synthetic turf pitches (62% between 6 to 10 minutes); bowling greens (61% between 6 and 10 minutes); and golf courses (48% between 6 to 10 minutes).

Other observations and issues

- A number of stakeholders highlighted the importance of footpaths, bridleways and cyclepaths and that there was potential for improvements to this network in terms of quantity and quality.
- Stakeholders noted the importance of having good signposting, publicity and promotion of open spaces to provide greater access to and use of facilities.
- Another factor noted by many was the importance of ensuring public open spaces feel safe and secure, which is important in relation to planning in relation to location and also in design terms.

5.0 AUDIT OF LOCAL PROVISION

5.1 Typologies of open space

The following typologies of open space have been developed for the study:

Typologies with all standards (Quantity, Access and Quality)	Typologies mapped but with no standards
<ul style="list-style-type: none"> • Allotments • Amenity Green Space • Natural/Semi-Natural Green Space • Parks & Recreation Grounds, including: <ul style="list-style-type: none"> - Outdoor Sports Space (Pitches) - Outdoor Sports Space (Fixed) • Play Space (Children) • Play Space (Youth) • Outdoor Sport (Limited Access) 	<ul style="list-style-type: none"> • Churchyard & Cemeteries • Education Sites

The following section provides a summary of the typologies included within the open space study.

5.1.1 Allotments



Allotments provide areas for people to grow their own produce and plants. It is important to be clear about what is meant by the term ‘Allotment’. The Small Holdings and Allotments Act 1908 obliged local authorities to provide sufficient allotments and to let them to persons living in their areas where they considered there was a demand.

The Allotment Act of 1922 defines the term ‘allotment garden’ as:

“an allotment not exceeding 40 poles in extent which is wholly or mainly cultivated by the occupier for the production of vegetable or fruit crops for consumption by himself or his family”

(n.b. 40 Poles equals 1,210 square yards or 1,012 square metres. A Pole can also be known as a Rod or Perch.)

The Allotments Act of 1925 gives protection to land acquired specifically for use as allotments, so called Statutory Allotment Sites, by the requirement for the need for the approval of Secretary of State in event of sale or disposal. Some allotment sites may not specifically have been acquired for this purpose. Such allotment sites are known as “temporary” (even if they have been in use for decades) and are not protected by the 1925 legislation.

Throughout the audit, all identified allotments were visited, however, in many cases access to the sites was not possible, therefore limited information may have been recorded at some sites.

5.1.2 Amenity green space



The category is considered to include those spaces open to free and spontaneous use by the public, but neither laid out nor managed for a specific function such as a park, public playing field or recreation ground; nor managed as a natural or semi-natural habitat. These areas of open space will be of varied size, but are likely to share the following characteristics:

- Unlikely to be physically demarcated by walls or fences.
- Predominantly laid down to (mown) grass.
- Unlikely to have identifiable entrance points (unlike parks).
- They may have shrub and tree planting, and occasionally formal planted flower beds.
- They may occasionally have other recreational facilities and fixtures (such as play equipment or ball courts).

Examples might include both small and larger informal grassed areas in housing estates and general recreation spaces. They can serve a variety of functions dependent on their size, shape, location and topography. Some may be used for informal recreation activities, whilst others by themselves, or else collectively, contribute to the overall visual amenity of an area. For the purpose of this study, amenity spaces below 0.2 hectares in size have been excluded from the quantity analysis, and have been classified as ‘visual amenity space’ - typically consisting of roadside verges, roundabouts and incidental areas of grass.

5.1.3 Natural/Semi-Natural Green Space



For the purpose of this study, natural and semi-natural green space covers a variety of partly or wholly accessible spaces including meadows, woodland and copse all of which share a trait of having natural characteristics and wildlife value, but which are also open to public use and enjoyment.

Research elsewhere (Natural England) and the local consultation for this study have identified the value attached to such space for recreation and emotional well-being. A sense of ‘closeness to nature’ with its attendant benefits for people is something that is all too easily lost in urban areas. Natural Green spaces can make important contributions towards local Biodiversity Action Plan targets and can also raise awareness of biodiversity values and issues.

Some sites will have statutory rights or permissive codes allowing the public to wander in these sites. Others may have defined Rights of Way or permissive routes running through them. For the remainder of sites there may be some access on a managed basis. Many natural spaces may not be ‘accessible’ in the sense that they cannot be entered and used by the general community, they can be appreciated from a distance, and contribute to visual amenity. Although such spaces are not covered by this study, their value is recognised.

5.1.4 Parks and Recreation Grounds



This typology brings together the function of Parks and recreation grounds and Outdoor Sports Space as identified in the PPG17 typology. The distinction between the two typologies in Crawley is blurred, with very few formal gardens and the vast majority of parks and/or outdoor sports space having multi-functions used for both informal and formal recreation. The consultation undertaken indicated that people refer to their local park or rec, and communities do not make a distinction between outdoor sports space and parks and recreation grounds. Therefore, for Crawley an overarching typology for Parks and Recreation Grounds has been used. The typology takes on many forms, and may embrace a wide range of functions including:

- Play space of many kinds
- Provision for a range of formal pitch and fixed sports
- Informal recreation and sport
- Providing attractive walks to work
- Offering landscape and amenity features
- Areas of formal planting
- Providing areas for 'events'
- Providing habitats for wildlife

The multi-functional approach to mapping (see section 2.3) has provided detail to the range of functions that exist within parks and recreation grounds, with all outdoor sport and play facilities being mapped. This has meant that more accurate assessment of these facilities can be undertaken. The following two sections add clarity to the types of outdoor sports space and play space found within Crawley.

5.1.5 Outdoor Sports Space



All the provision for outdoor sports space in Crawley is located within the typology of Parks and Recreation Grounds (with the exception of private spaces - see section 5.1.7). Spaces have been classified as:

- **Outdoor Sports Space (Pitches).** This includes all grass pitches classified into different uses.
- **Outdoor Sports Space (Fixed).** This includes fixed sports facilities into their different functions including tennis, bowls and ATP's.

Further detailed analysis of this type of provision is made in the playing pitch study (part 2 of the study).

5.1.6 Play Space



It is important to establish the scope of the study in terms of this kind of space. Children and young people will play/'hang out' in almost all publicly accessible "space" ranging from the street, town centres and squares, parks, playing fields, "amenity" grassed areas etc as well as the more recognisable play and youth facility areas such as equipped playgrounds, youth shelters, BMX and skateboard parks, Multi-use Games Areas etc. Clearly many of the other types of open space covered by this study will therefore provide informal play opportunities.

To a child, the whole world is a potential playground: where an adult sees a low wall, a railing, kerb or street bench, a child might see a mini adventure playground or a challenging skateboard obstacle. Play should not be restricted to designated 'reservations' and planning and urban design principles should reflect these considerations.

However, there are a number of recognised types of play area including Local Areas for Play (LAPs), Local Equipped Areas for Play (LEAPs), Neighbourhood Equipped Areas for Play (NEAPs), School Playgrounds, informal ball courts, and 'hang out' areas.

The study has recorded the following:

- Equipped children's space (for pre-teens and toddlers).
- Provision for teenagers.

The former comprises equipped areas of play that cater for the needs of children up to and around 12 years. The latter comprises informal recreation opportunities for, broadly, the 13 to 16/17 age group, and which might include facilities like skateboard parks, basketball courts and 'free access' Multi Use Games Areas (MUGAs). In practice, there will always be some blurring around the edges in terms of younger children using equipment aimed for older persons and vice versa.

Play space - Children

Play Areas are an essential way of creating safe but adventurous places for children of varying ages to play and learn. The emphasis in play area management is shifting away from straightforward and formal equipment such as slides and swings towards creating areas where imagination and natural learning can flourish through the use of landscaping and natural building materials and the creation of areas that need exploring.

At the time of writing this study, the borough council are in the process of rationalising a number of their equipped play spaces. The principle behind this is the removal of dated formal play equipment and re-landscaping of those spaces to create natural play features. For the purpose of this study, those sites where this is proposed have been included within the analysis of quantity and access.

Play Space - Youth

This category includes skate parks/BMX tracks and Multi-Use Games Areas (MUGA) for ease, as most of these are predominantly used by young people and have been installed with this key client group in mind.

Teenagers should not be ignored, it is important to create areas for ‘hanging out’ and providing them with things to do such as shelters. Currently recognisable provision for teenagers is few and far between.

5.1.7 Outdoor Sport (Limited Access)



Outdoor sports space with limited public access (e.g. private sports grounds), have also been recorded and mapped where known. Throughout the audit, it was not always possible to gain access to private sites. As such, limited information may have been collected at some sites. Private sport space makes up an important part of outdoor sports provision across the borough, and forms an important part of the community facilities. The private sports spaces have been mapped separately to publicly accessible sites, to determine exact provision of the different types of provision.

5.1.8 Churchyards



The borough has many churches and cemeteries and these provide significant aesthetic value and space for informal recreation such as walking and relaxing. Many are also important in terms of biodiversity. Their importance for informal recreation, aesthetic value and contribution towards biodiversity must be acknowledged, and as such, investment in their upkeep, maintenance and quality is an important factor. Churchyards and Cemeteries have been identified and mapped where known, however, no quantity or access standard for provision have been set.

This reflects the priorities established through consultation, which identifies the need to provide and improve open spaces. Churchyards can provide important open space, however, there is little opportunity to have a strategic influence over them (the ultimate end goal in PPG17). Whilst there may be the opportunity to enhance the quality of provision, there is little scope to provide 'new' or 'relocated provision' through the recommendations in this study.

Whilst no standards have been set, there is an identified need for additional provision in the Borough, and in fact considerable work is currently under way to assess potential sites for a new cemetery, as summarised below.

Snell Hatch Cemetery is Crawley's only active cemetery for burial and is nearing full capacity. Several years ago it was extended into the allotment gardens along its eastern boundary, however there is no land available for further expansion, as the site is surrounded by housing, a dual carriageway and railway. With the recent growth in the town's Muslim population, and a trend away from repatriation of bodies, demand for burial within the Muslim section of the cemetery has increased significantly. This section will be full by the summer of 2014, and there are very limited options for accommodating further grave spaces. The Church of England and Catholic sections of the cemetery are also constrained, with only several years of space remaining, based on current demand. This makes the search for a new cemetery site an extremely high priority for the Council.

5.1.9 Education



Many schools and colleges have open space and sports facilities within their grounds. This may range from a small playground to large playing fields with several sports pitches. More often than not, public access to these spaces is restricted and in many cases forbidden. Nevertheless, many of the sports facilities are used by local people on both an informal and formal basis.

Sports clubs may have local informal arrangements with a school to use their pitches, and in some cases more formal 'dual-use' agreements may be in place. School grounds can also contribute towards the green infrastructure and biodiversity of an area.

Quantity and access standards have not been proposed for education sites. This is because they are not openly accessible to the public and whilst important to the local community, there is less opportunity for the Borough Council to influence their provision and management. However, their existence is still an important factor of local provision, and as such they will be subject to the same policy considerations as publicly accessible space.

5.2 Existing provision of open space

The GIS mapping of open space has been used to assess the existing quantity of open space by neighbourhood. A summary of existing provision is shown in table 2 below. Full details of provision for all typologies is outlined in the neighbourhood profiles (section 6.5). The quantity figures have the following parameters set within the analysis:

- Amenity space excludes sites that are below 0.2 ha in size;
- Natural Green Space excludes sites that are below 0.2 ha in size;
- Adventure play grounds are excluded from the play analysis figures.

Table 2 Existing provision of open space (hectares)

PARISH	Amenity Green Space	Allotments	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public & private)	Natural Green Space	Play Space (Youth)	Play Space (Children)	Education
Bewbush	7.58	0.73	16.25	16.25	23.28	0.05	1.09	2.88
Broadfield	10.15	0.44	19.48	22	52.36	0.03	0.2	7.29
Furnace Green	2.33	0	14.14	14.14	26.6	0.23	0.15	1.47
Gossops Green	3.85	0.72	1.61	1.61	11.12	0.06	0.33	13.93
Ifield	6.04	1.68	11.72	14.61	33.71	0.03	0.51	20.46
Langley Green	3.38	1.16	22.38	22.38	5.17	0.36	0.49	4.64
Maidenbower	0.47	0	8.62	8.62	21.03	0.03	0.13	17
Northgate	4.23	0.88	7.33	10.2	16.58	0	0.25	2.81
Pound Hill	4.19	0.6	28.62	28.62	38.21	0.02	0.45	5.89
Southgate	7.61	1.32	20.47	20.47	1.68	0	0.58	13.06
Three Bridges	3.02	1.75	8.46	15.96	14.74	0.06	0.32	17.61
Tilgate	4.8	1.56	111.31	111.31	52.22	0	0.57	8.88
West Green	2.49	0.25	7.84	7.84	4.51	0	0.16	0
Total	60.14	11.09	278.23	294.01	301.21	0.87	5.23	115.92

Table 3 Existing provision of open space (hectares/ 1000)

PARISH	Amenity Green Space	Allotments	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Natural Green Space	Play Space (Youth)	Play Space (Children)	Education
Bewbush	0.86	0.08	1.83	1.83	2.63	0.01	0.12	0.32
Broadfield	0.77	0.03	1.47	1.66	3.96	0	0.02	0.55
Furnace Green	0.42	0	2.57	2.57	4.84	0.04	0.03	0.27
Gossops Green	0.73	0.14	0.31	0.31	2.12	0.01	0.06	2.65
Ifield	0.68	0.19	1.32	1.64	3.8	0	0.06	2.3
Langley Green	0.41	0.14	2.71	2.71	0.63	0.04	0.06	0.56
Maidenbower	0.05	0	0.92	0.92	2.24	0	0.01	1.81
Northgate	0.8	0.17	1.38	1.93	3.13	0	0.05	0.53
Pound Hill	0.28	0.04	1.91	1.91	2.55	0	0.03	0.39
Southgate	7.61	1.32	2.40	2.40	1.68	0	0.58	13.06
Three Bridges	0.42	0.24	1.17	2.20	2.03	0.01	0.04	2.43
Tilgate	0.79	0.26	18.31	18.31	8.59	0	0.09	2.17
West Green	0.49	0.05	1.53	1.53	0.88	0	0.03	0
Average	0.56	0.10	2.61	2.76	2.83	0.01	0.05	1.09

5.3 Proposed standards for Crawley

Following the completion of the assessment of local needs and the audit of provision (the first two stages of this study), new standards of provision for open space are proposed below. This section explains how the standards for Crawley have been developed, and provides specific information and justification for each of the typologies where standards have been proposed.

5.3.1 The development of Standards

The standards for open space have been developed in-line with the new NPPF. Standards comprise the following components:

- **Quantity standards:** These are determined by the analysis of existing quantity, consideration of existing local and national standards and benchmarks and evidence gathered from the local needs assessment. It is important that quantity standards are locally derived and are realistic and achievable. The recommended standards need to be robust, evidence based and deliverable through new development and future mechanisms of contributions through section 106 and/or the Community Infrastructure Levy (CIL).
- **Accessibility standards:** These reflect the needs of potential users. Spaces likely to be used on a frequent and regular basis need to be within easy walking distance and to have safe access. Other facilities where visits are longer but perhaps less frequent, for example country parks, can be further away. Consideration is also given to existing local or national standards and benchmarks.
- **Quality standards:** The standards for each form of provision are derived from the quality audit, existing good practice and from the views of the community and those that use the spaces. Again, quality standards should be achievable and reflect the priorities that emerge through consultation.

The standards that have been proposed are for minimum guidance levels of provision. So, just because geographical areas may enjoy levels of provision exceeding minimum standards does not mean there is a surplus, as all such provision may be well used.

Following the completion of the assessment of local needs and the audit of provision (the first two stages of this study), new standards of provision for open space are proposed below. This section explains how the standards for Crawley have been developed, and provides specific information and justification for each of the typologies where standards have been proposed.

5.3.2 Allotments

Summary of quantity and access standard

Quantity Standard	Access Standard
0.15 ha/1000	480m (10 minutes straight line walk time)

Existing national or local standards

National standards for allotments and other such open spaces are difficult to find. The closest thing to such standards appears to be those set out by the National Society of Allotment and Leisure Gardeners (NSALG). These are as follows:

- Standard Plot Size = 330 sq yards (250sqm)
- Paths = 1.4m wide for disabled access
- Haulage ways = 3m wide
- Plotholders shed = 12sqm
- Greenhouse = 15sqm
- Polytunnel = 30sqm

Quantity standard for allotments

The average existing level of provision of allotments across the borough is 0.10ha/1000 people. The consultation identified that around 50% of people felt there was not enough provision, and nearly 50% felt there was sufficient provision. Clearly, there is mixed opinion on this, however, it is felt that in light of the trend for smaller gardens in new development that a higher target should be aimed for. It is therefore recommended that a target of 0.15 ha/1000 is adopted for allotments.

Access standard for allotments

With no national benchmark standard for allotments, the key driver for establishing a local standard is from feedback from the local needs assessment. This identified:

- The main mode of transport to allotments is on foot, with just over 50% of people identifying this as their main mode of transport;
- The consultation highlighted that facilities such as allotments need to be ‘locally’ available before they will be used more frequently. More than 55% of respondents did not want to travel further than 10 minutes to access allotments.

This indicates a strong desire by people to have allotments within walking distance of home. Therefore a standard of 480 metres straight line walking distance, equivalent to 10 minutes walking time is recommended.

Quality standards for allotments

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

The information gathered in relation to allotments is more difficult to assess in comparison to other types of open space. The reason for this is twofold: Firstly, the number of people who actually use allotments is very low compared to the numbers who use other types of open space and, therefore specific comments related to the quality of allotments are less frequent; Secondly, the majority of allotments sites are locked, and the quality audit only allows for assessment against key criteria such as the level of cultivation and general maintenance, which is less comprehensive than the assessments of other open space.

For allotments, a number of general recommendations are made in relation to quality, which should include the following:

- Well-drained soil which is capable of cultivation to a reasonable standard.
- A sunny, open aspect preferably on a southern facing slope.
- Limited overhang from trees and buildings either bounding or within the site.
- Adequate lockable storage facilities, and a good water supply within easy walking distance of individual plots.
- Provision for composting facilities.
- Secure boundary fencing.
- Good access within the site both for pedestrians and vehicles.
- Good vehicular access into the site and adequate parking and manoeuvring space.
- Disabled access.
- Toilets.
- Notice boards.

5.3.3 Amenity Green Space

Summary of quantity and access standard

Quantity Standard	Access Standard
0.45 ha/1000	480 metres or 10 minutes walk

Existing national or local standards

There is no national guidance suggesting a standard for the provision of Amenity green space. The FIT ‘Six Acre Standard’ proposes casual or informal playing space should be provided within housing areas as part of the overall standard. This is equivalent to 0.4 - 0.5 ha/1000 of informal space for play.

Quantity standard for Amenity green space

The average existing level of provision of amenity green space across the borough is 0.56ha/1000 of spaces greater than 0.2 ha in size. The consultation identified that around 55% of people felt provision was about right, with about 35% stating there was not enough.

Discussions with the Borough Council have identified the potential of amenity green space to fulfil other functions, including development for other types of open space and potential for housing development. The latter, which will be assessed on a case by case basis must be seriously considered in light of the significant pressures for housing in the borough.

With these factors in mind, it is recommended that a standard of 0.45 ha/1000 is set which falls below the existing average provision, but still falls within the recommended FIT standards.

In addition to this, the audit identified a lot of small amenity green spaces which are unusable in terms of recreation and are more aesthetic in their purpose - typically grass verges and roundabouts. Therefore, the new policy should be to provide amenity green space which is useable, with a minimum size of 0.2 ha, and the target for this provision should be 0.45 ha/1000 people.

Access standard for amenity green space

The main mode of transport to amenity green space is on foot, with 55% of people identifying this as their preferred mode of transport. Around 70% of people are willing to walk up to 10 minutes, indicating the demand for this type of open space to be near to people's homes, and therefore an access standard of 480 metres straight line walking distance, equivalent to 10 minutes walking time is recommended.

Quality standards for amenity green space

The audit of provision as well as the consultation has identified the importance attached by local people to open space close to home. The value of 'amenity green space' must be recognised especially within housing areas, where it can provide important local opportunities for play, exercise and visual amenity that are almost immediately accessible. On the other hand open space can be expensive to maintain and it is very important to strike the correct balance between having sufficient space to meet the needs of the community for accessible and attractive space, and having too much which would be impossible to manage properly and therefore a potential liability and source of nuisance. It is important that amenity green space should be capable of use for at least some forms of public recreation activity.

It is therefore recommended that in addition to the minimum size threshold identified above, that all amenity green space should be subject to landscape design, ensuring the following quality principles:

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

5.3.4 Natural & Semi-Natural Green Space

Summary of quantity and access standards

Quantity Standard	Access Standard
1.0 ha/1000 - for new provision	<ul style="list-style-type: none"> • 720 metres or 15 minutes walk
2.0 ha/1000 - for existing provision	<ul style="list-style-type: none"> • Target to achieve ANGSt

Existing National and Local Policies

Natural England has proposed national guidance on an Accessible Natural Green Space Standard (ANGSt)³ which suggests that at least 2 ha of accessible green space should be available per 1000 people. Other components of the standard include:

- no person should live more than 300 m from an area of natural green space;
- there should be at least one accessible 20 ha site within 2 km from home;
- there should be one accessible 100 ha site within 5 km; and,
- there should be one accessible 500 ha site within 10 km.

There are no local standards relating specifically to the provision of accessible natural green space.

Quantity standards for natural and semi-natural green space

The existing average level of provision of accessible natural green space across the Borough is 2.83/1000 people, which is by far the largest type of provision within the Borough. The consultation asked a number of specific questions in relation to satisfaction with the quantities of open space, which identified that around 40% of people felt there were not enough, and about 50% of people felt the level of provision was about right.

For the purpose of assessing the existing provision of natural green space, it is recommended that the ANGSt of **2.0 ha per 1000 people** is adopted. This will be used as a tool to assess the current spread of provision across the borough.

However, looking at provision across the borough, the overall supply is significantly impacted by the existence of several large sites, therefore provision is quite sporadic, with some neighbourhoods having very high levels of provision and others

³ <http://www.naturalengland.org.uk/ourwork/enjoying/places/greenspace/greenspacestandards.asp>

having very little. Therefore, it is not possible to achieve an ‘average’ across the borough, as it is not feasible to remove large tracts of natural green space in areas which are ‘over provided’ and similarly it is not be feasible to create large tracts of natural green space in areas where there is ‘under provision’.

It is accepted that a standard of 2.0 ha/1000 is unlikely to be deliverable through new development (particularly in light of the land constraints in the borough), and therefore a standard of **1.0 ha per 1000 people** is proposed as a basis for a contribution from new housing. This is considered to be realistic and capable of delivery, through developer contributions.

The space provided should be of an appropriate shape and character to allow for meaningful recreational use, and its possible integration with other types of open space opportunity. (See under ‘Quality’). Wherever possible, local provision should be of at least 2 hectares in size.

In the longer term there might be value in developing a hierarchy of provision as suggested by the ANGSt guidance, offering a range of smaller and larger opportunities set within a geographical dimension. However, it is felt strongly that the focus should be initially on improving provision and accessibility within easy walking distance.

Access to natural and semi-natural green space

The household survey identified the following in relation to this typology:

- Nearly 60% of people are willing to travel up to 10 minutes, the rest willing to travel further;
- Around 45% of people walk, however, nearly 30% of people use the car.

This presents a mixed picture, clearly people do want natural areas close to home, but there is also a willingness to get in the car to visit such facilities - experience from other studies undertaken by the consultants has found that people often use the car for dog walking and to visit larger natural areas - and this is perhaps also reflected in the findings for Crawley.

- 1) A local standard of 720 metres or 15 minute walk to an area of accessible natural/semi-natural green space;
- 2) A target to achieve the Natural England ANGSt of:
 - at least one accessible 20 ha site within 2 km from home;
 - one accessible 100 ha site within 5 km; and,
 - One accessible 500 ha site within 10 km.

Quality of natural and semi-natural green space

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

Consultation results also highlight the value attached to certain attributes of open space, in particular:

- Good maintenance and cleanliness
- Ease of access
- Lack of antisocial behaviour, noise etc.

This suggests that the provision of new or improved open space cannot be considered in isolation from the means of maintaining such space, perceptions of antisocial behaviour, and ease of access from within the surrounding environment.

The shape and size of space provided should allow for meaningful and safe recreation. Provision might be expected to include (as appropriate) elements of woodland, wetland, heathland and meadow, and could also be made for informal public access through recreation corridors. For larger areas, where car borne visits might be anticipated, some parking provision will be required. The larger the area the more valuable sites will tend to be in terms of their potential for enhancing local conservation interest and biodiversity. Wherever possible these sites should be linked to help improve wildlife value.

In areas where it may be impossible or inappropriate to provide additional natural green space consistent with the standard, other approaches should be pursued which could include (for example):

- Changing the management of marginal space on playing fields and parks to enhance biodiversity.
- Encouraging living green roofs as part of new development/ redevelopment.
- Encouraging the creation of mixed species hedgerows.
- Additional use of long grass management regimes.
- Improvements to watercourses and water bodies.
- Innovative use of new drainage schemes / Sustainable Drainage Systems (SuDS).
- Use of native trees and plants in landscaping new developments.

The above should in any event be principles to be pursued and encouraged at all times. Further guidance in this regard should be included in appropriate SPDs.

5.3.5 Parks & Recreation Grounds

Quantity Standard	Access Standard
1.6 ha/1000	600 metres (12-13 minutes straight line walk time)

Existing national and local policies

Fields in Trust (FIT), previously known as the National Playing Fields Association promoted the Six Acre Standard of 2.4 hectares (6 acres) per 1000 persons, but with a specific provision of 1.6-1.8 hectares per 1000 persons of outdoor sports space (and 0.8 hectares per 1000 people for children’s play of which around 0.3 hectares should be equipped provision.) The new FIT ‘Benchmark Standards for Outdoor Sport

and Play' also suggest similar overall levels of provision as a guide to local authorities, although FIT does accept the importance of developing locally researched standards.

Quantity standards for parks & recreation grounds

The current average level of provision of Parks & Recreation Grounds across the Borough is 2.61 ha/1000 which includes Tilgate Park (92.7 ha) which is the largest park. Including Tilgate Park presents a more favourable picture than really exists as the site is located in one neighbourhood and vastly increases the average for the borough. If this site is excluded, the average level of provision is 1.74 ha/1000. Of these figures, the average level of provision for outdoor sports pitches is 0.34 ha/1000 and fixed sports space is 0.06. Further analysis of the provision of outdoor sports space is made in section 5.3.6.

The consultation identified that around 75% of people felt the current level of provision for parks was about right. For grass pitches, around 65% felt the existing levels of provision were about right.

It is proposed that a standard of 1.6 ha/1000 is adopted for parks and recreation grounds, this falls within the National FIT standards, is within close range of the existing average level of provision and reflects the high satisfaction levels with the quantity of this typology. Further clarification in relation to the requirements for outdoor pitches is outlined in section 5.3.6.

Accessibility standards for parks & recreation grounds

The community survey identified that around 55% of respondents would be prepared to travel up to 10 minutes to reach this type of provision, and that nearly 50% of these trips would be on foot. However, around 25% of people use the car to visit these facilities. This suggests that whilst people do want facilities close to home, they are also willing to get in the car to visit some of the larger facilities in the borough. The survey also identified the following in relation to access to outdoor sports space:

- Nearly 60% of people walk to grass pitches and around 75% want them to be within 10 minutes walk.
- For fixed sports facilities such as tennis courts, bowling greens and artificial pitches the propensity to walk is much lower, and there is greater tendency to use the car (30-40%).

Considering the above, it is recommended that facilities need to be local, but people are willing to travel slightly further than for other types of open space, also for sports facilities the use of the car and bicycle is also used. Therefore, a standard of 600 metres straight line walk or 12-13 minutes walking time is recommended.

Quality standards for parks & recreation grounds

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

For outdoor pitches, the consultation identified that around 35% of people felt the existing quality was good, whilst nearly 50% felt they were average and 15% poor. National guidance relevant to this typology is provided in the ‘Green Flag’ quality standard for parks which sets out benchmark criteria for quality open spaces. For outdoor sports space, Sport England have produced a wealth of useful documents outlining the quality standards for facilities such as playing pitches, changing rooms, MUGAS and tennis courts plus associated ancillary facilities. The Rugby Football Union have provided guidance on the quality and standard of provision of facilities for rugby, and the England and Wales Cricket Board have provided guidance for cricket facilities. It is recommended that the guidance provided in these documents is adopted by the borough council, and that all new and improved provision seeks to meet these guidelines.

5.3.6 Outdoor Sports Space

Quantity of outdoor sports pitches

The average level of provision for outdoor sports pitches is 0.34 ha/1000 and fixed sports space is 0.06. The playing pitch strategy identifies the need for a minimum of 0.85 ha/1000 people of space suitable for playing pitches. This is based on analysis of supply and demand for different types of sport. This standard should be made up of space which is in secured community use. It is important to note that this quantity standard relates to the amount of pitch space and appropriate ‘run off’ (i.e. margins and space between pitches). This is typically of equivalent size of a pitch itself, so in fact the actual amount of marked out pitch space required in the standard is equivalent to 0.42 ha/1000.

For this study, pitches have been mapped in terms of their space marked out as a pitch and excludes run off, therefore when considering the existing quantity of pitch space against the recommended standard, the 0.42 ha/1000 quantity standard should be used.

The proposed quantity standard for parks and recreation grounds is 1.6 ha per 1000 people which covers both public and private space. For new provision, it is recommended that at least 0.85 ha/1000 of this is capable of accommodating pitch sports. The quantity laid out for pitch sports should accommodate both the pitch itself and sufficient ‘run off’ for margins as explained above.

5.3.7 Play Space

Summary of quantity and access standards

Typology	Quantity Standard	Access Standard
Play Space (Children)	0.05 ha/1000	<ul style="list-style-type: none"> Junior Provision - 480m (10 minutes straight line walk time)
Play Space (Youth)	0.02 ha/1000	<ul style="list-style-type: none"> Youth Provision - 600 m (12-13 minutes straight line walk time)

Existing National and Local Policies

The FIT guidance (see 5.3.6) recommends provision of 0.8 hectares per 1000 people for children's play of which around 0.3 hectares should be equipped provision. These standards have been criticised in recent years because they are often seen as undeliverable, and can result in a proliferation of play areas that can be difficult to maintain, as well as setting unrealistic aspirations in urban areas where insufficient land is available to provide facilities, especially higher density development on brownfield sites. An additional problem is that the current FIT guidance does not specifically cover the needs of most teenagers within the 'Standard Youth Provision'.

Quantity standards for play

The existing average level of provision across the borough is 0.05 ha/1000 of children's play space and 0.01 ha/1000 for youth play space. The household survey identified that around 55% of people felt there were enough facilities for children, whilst 83% of people felt there were not enough facilities for teenagers.

The existing FIT standards are more than eight times the level of existing provision across the borough, and as such, it could be argued that this standard is undeliverable. The consultation does identify the need for additional facilities, and there is a strong need for this to be made in the form of provision for young people (skate parks, MUGAs etc).

It is therefore recommended that the standards for children's play space remains at 0.05 ha/1000 but the standard for youth provision is increased from the current average of 0.01 ha/1000 to a standard of 0.02 ha/1000. Therefore the combined provision for play space is 0.06 ha/1000.

The guidance provided in Play England's 'Design for Play' makes specific recommendations in relation to this, and it is recommended that this guidance is adopted for all new provision of play space. Therefore, new provision will include a designed landscape and buffers around any equipped provision, and this will exceed 0.06 ha/1000.

Access standards for play

The household survey identified the following in relation to access to play space:

- Nearly 70% of people walk to children's play space, of this 80% are willing to walk up to 10 mins;
- For youth facilities only around 40% walk to facilities, and there is a much greater use of cycle, public transport and car. Nearly 60% want facilities within 10 minutes, however, the rest are willing to travel further.

The consultation with young people identified the need for additional facilities, but also that young people do use other modes of transport such as bikes and skateboards, and this means they are willing to travel slightly further than people

taking smaller children to play. Therefore, the following access standards are recommended:

- Junior Provision - 480m (10 minutes straight line walk time)
- Youth Provision - 600 m (12-13 minutes straight line walk time)

Quality standards for play

Play England are keen to see a range of play spaces in all urban environments:

A Door-step spaces close to home

B Local play spaces - larger areas within easy walking distance

C Neighbourhood spaces for play - larger spaces within walking distance

D Destination/family sites - accessible by bicycle, public transport and with car parking.

Moving forward, Play England would like their new Design Guide; '*Design for Play*' to be referenced and added as a Supplementary Planning Document (SPD) in standard configuration. Play England have also developed a '*Quality Assessment Tool*' which can be used to judge the quality of individual play spaces. It has been recommended that Crawley consider adopting this as a means of assessing the quality of play spaces in their borough. Play England also highlight a potential need for standards for smaller settlements and rural areas where the doorstep, local, neighbourhood, and destination hierarchy is unlikely to be appropriate.

Disability access is also an important issue for Play England and they would like Crawley to adopt the KIDS⁴ publication; '*Inclusion by Design*' as an SPD. Their most recent guidance document, '*Better Places to Play through Planning*' gives detailed guidance on setting local standards for access, quantity and quality of playable space and is considered as a background context for the standards suggested in this study.

⁴ KIDS, is a charity which in its 40 years, has pioneered a number of approaches and programmes for disabled children and young people. KIDS was established in 1970 and in 2003, KIDS merged with KIDSACTIVE, previously known as the Handicapped Adventure Play Association.

5.3.8 Summary of standards

This section summarises the proposed quantity, access and quality standards for open space in Crawley.

Table 4 Quantity and Access standards for Crawley

Typology	Quantity standards (ha/1000)	Access standard
Allotments	0.15	480 metres or 10 minute walk time
Amenity Green Space	0.45	480 metres or 10 minutes walk time
Natural/Semi-Natural Green Space	1.0 for new provision 2.0 for existing provision	720 metres or 15 minutes walk time Analysis will also include ANGSt
Parks & Recreation Grounds	1.60 covering both public and private facilities. 0.85 ha/1000 should be capable of providing space for grass pitches	600 metres or 12-13 minutes walk time
Play Space (Children)	0.05	Childs space: 480 metres or 10 minute walk time
Play Space (Youth)	0.02	Teenage space: 600 metres or 12-13 minute walk time

6.0 APPLICATION OF STANDARDS

6.1 Introduction

The standards for open space and built facilities are central to the future planning and provision of facilities. The PPG17 guidance identifies that the standards should be used to:

- Identify areas of quantitative deficiency or surplus;
- Identify deficiencies in accessibility;
- Identify quality deficiencies.

This section is presented in two parts, the first provides a summary of overall provision across the borough for each typology, the second section then provides further detail for each of the neighbourhoods.

6.2 Quantity analysis

The proposed standards have been used to assess the current provision of open space by neighbourhood. Table 5 shows the provision in hectares for each of the typologies.

Table 5 Provision of open space (hectares) compared with quantity standards

Neighbourhood	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
Bewbush	-0.60	3.59	2.07	2.07	1.34	5.55	-0.13	0.65
Broadfield	-1.54	4.20	-1.67	0.85	-3.23	25.93	-0.23	-0.46
Furnace Green	-0.82	-0.14	5.34	5.34	2.56	15.60	0.12	-0.12
Gossops Green	-0.07	1.49	-6.79	-6.79	-1.83	0.62	-0.05	0.07
Ifield	0.35	2.04	-2.49	0.40	0.62	15.95	-0.15	0.07
Langley Green	-0.08	-0.33	9.17	9.17	3.78	-11.34	0.19	0.08
Maidenbower	-1.41	-3.75	-6.37	-6.37	-2.19	2.29	-0.16	-0.34
Northgate	0.09	1.85	-1.15	1.72	-0.77	5.98	-0.11	-0.01
Pound Hill	-1.65	-2.55	4.66	4.66	-3.38	8.26	-0.28	-0.30
Southgate	0.04	3.77	6.82	6.82	-3.58	-15.39	-0.17	0.15
Three Bridges	0.66	-0.24	-3.14	4.36	-1.14	0.23	-0.09	-0.04
Tilgate	0.65	2.06	101.59	101.59	0.28	40.06	-0.12	0.27
West Green	-0.52	0.19	-0.35	-0.35	-1.13	-5.73	-0.10	-0.10

6.3 Access analysis

This section uses the access standards to assess current access to different typologies at a borough wide level. Further comments in relation to localised access issues are highlighted in the neighbourhood profiles (section 8).

6.3.1 Access to allotments

Figure 6 Access to allotments showing a 480 metre buffer

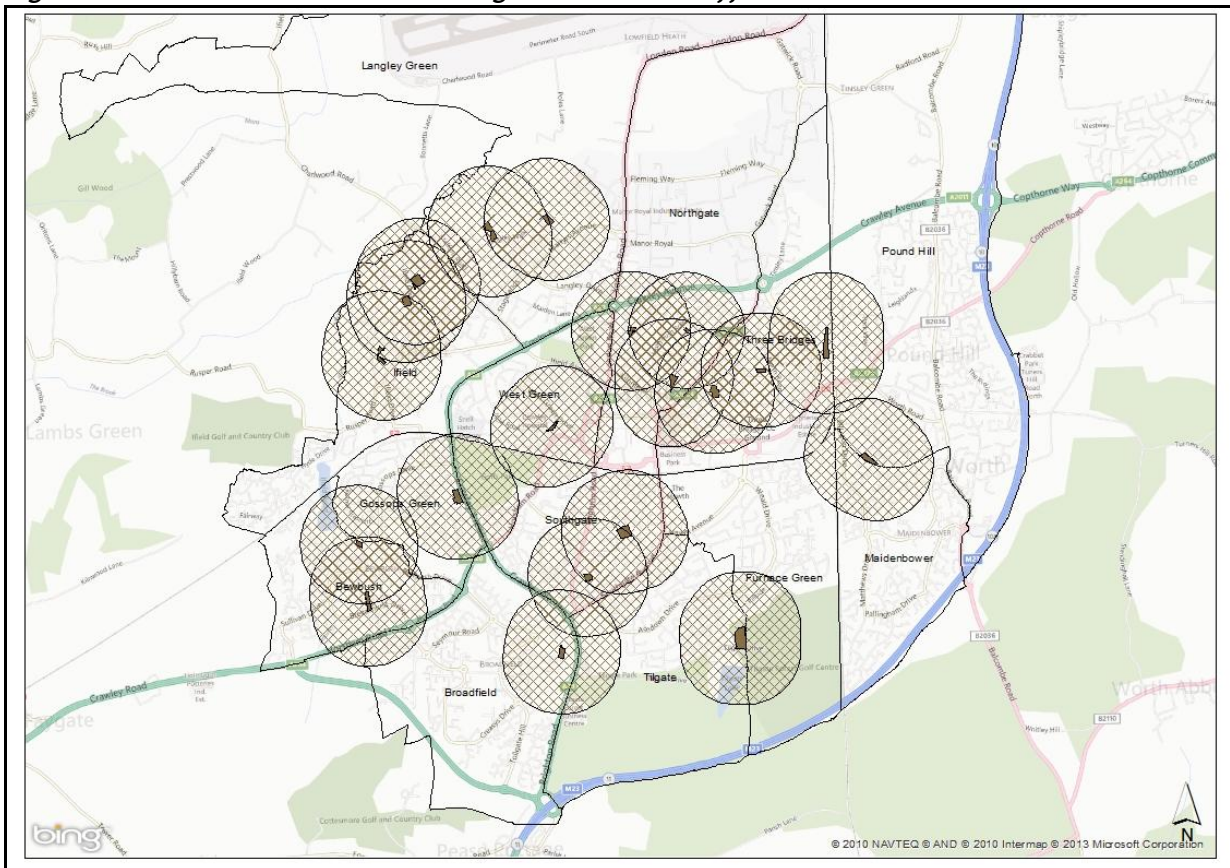


Figure 6 shows access to allotments across the borough. Access is generally sporadic with gaps in a number of neighbourhoods. There would be a need for new provision in a number of areas to meet the proposed access standards.

6.3.2 Access to amenity green space

Figure 7 Access to amenity green space (480 metre buffer)

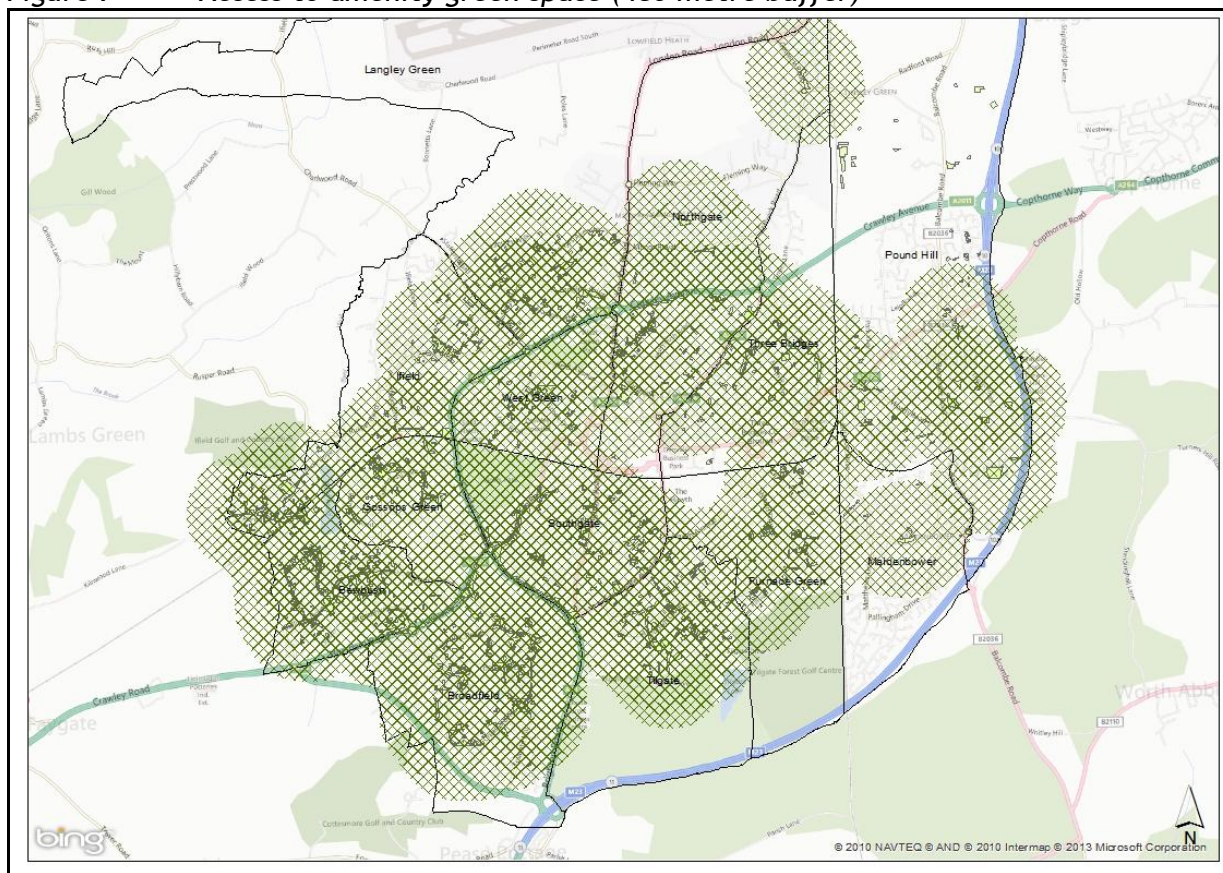


Figure 7 shows access to amenity green space which is greater than 0.2 hectares in size. Access is generally good with only a small gap in access within the area of the Town Centre.

6.3.3 Access to natural green space (720 metre buffer)

Figures 8 - 10 show the application of the local standards and ANGSt for natural green space.

Figure 8 shows access to natural green space using the local standard of 720 metres - using this standard, there is good access across the borough.

Figure 9 shows access at 300 metres, which shows access is still generally good, but does highlight gaps in access around Tilgate and Furnace Green in the south, and gaps in the central area around Southgate, West Green and Three Bridges.

Figure 10 shows access to sites greater than 20 hectares in size at a distance of 2 km - this shows the main gap is in the east of the borough.

There are no sites which are greater than 100 or 500 hectares within the borough, so no access analysis at this level is shown.

Figure 8 Access to natural green space (720 metre buffer)

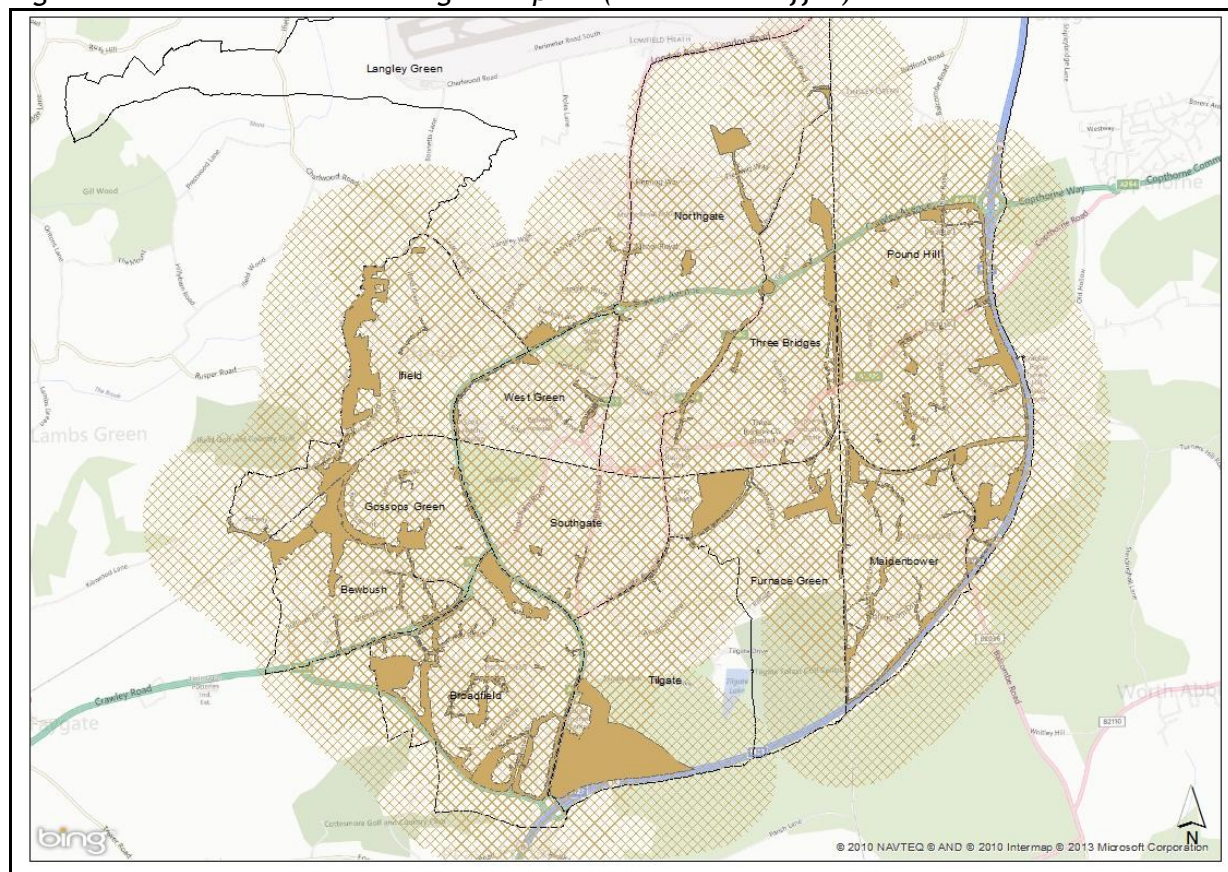


Figure 9 Access to natural green space (300 metre buffer -ANGSt)

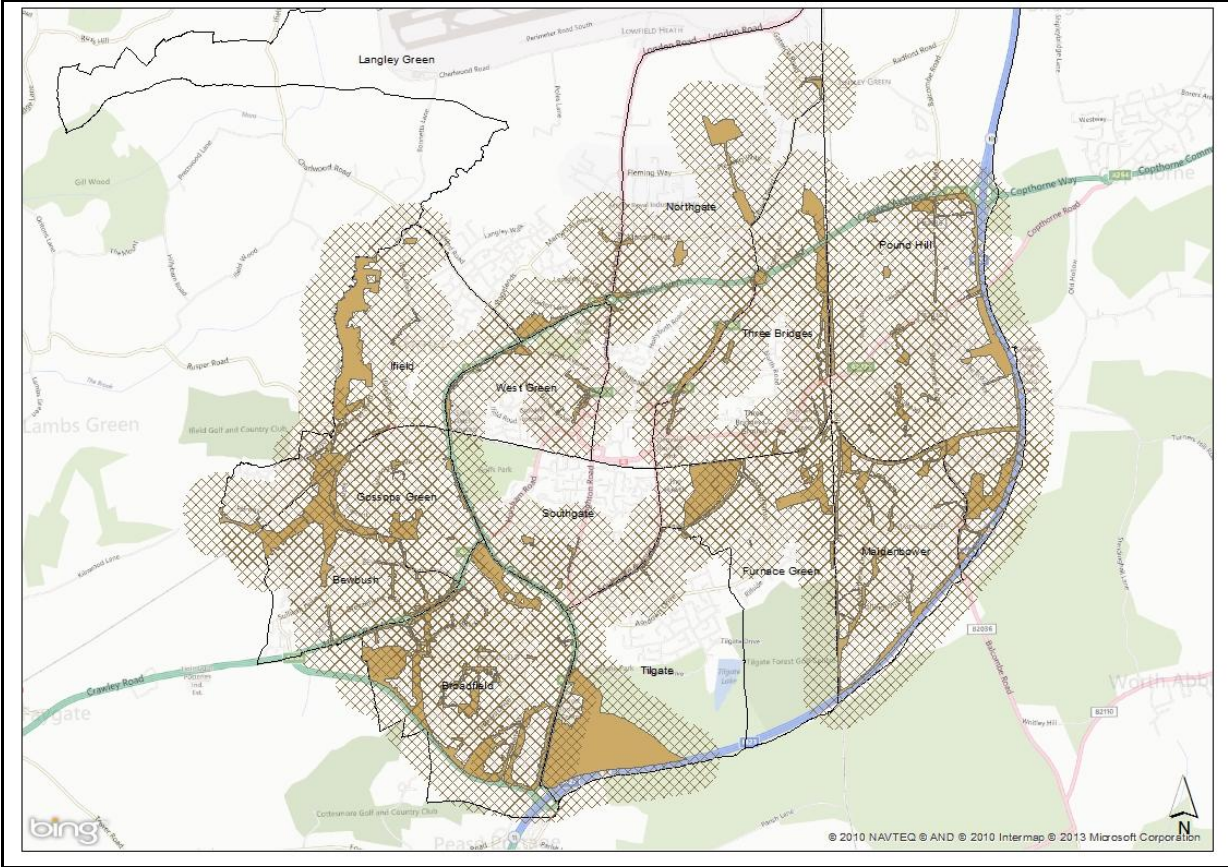
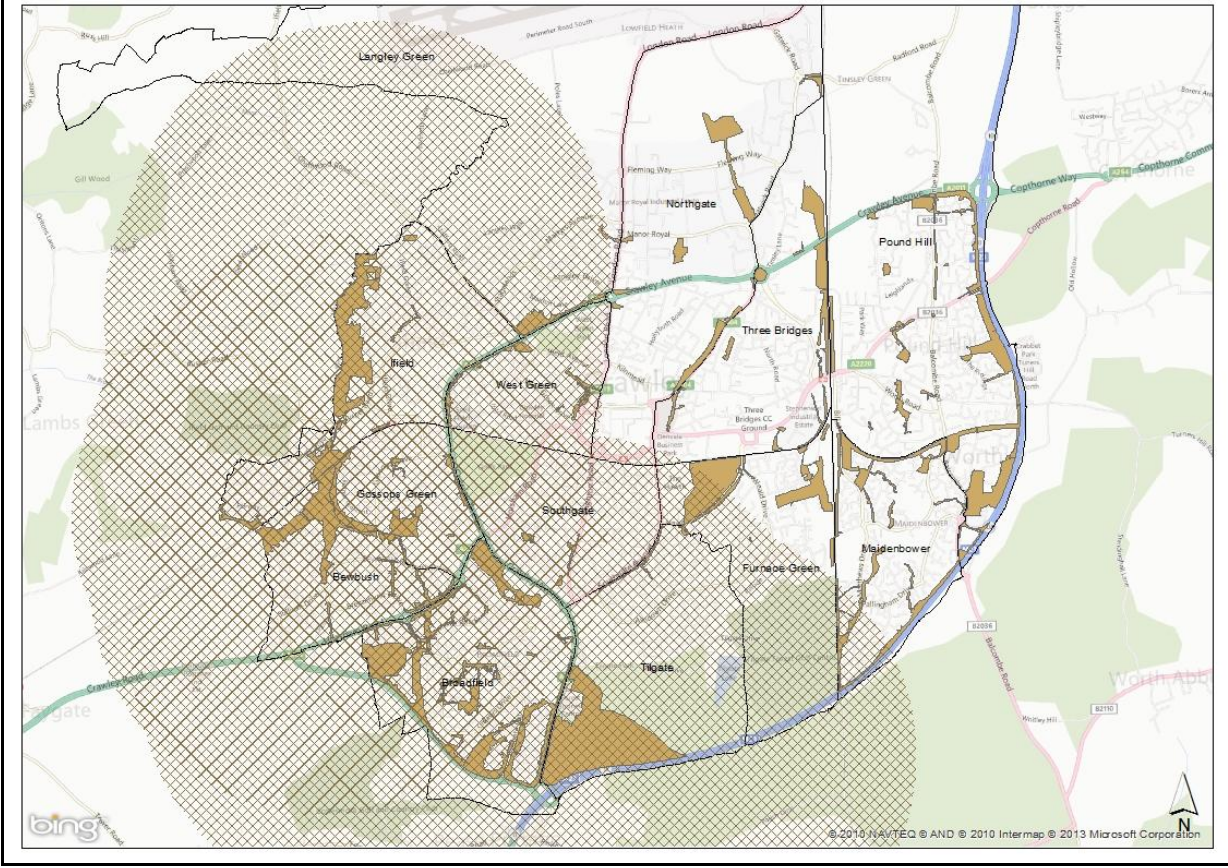


Figure 10 Access to natural green space (20 ha sites at 2km buffer)



6.3.4 Access to Parks & Recreation Grounds

Figure 11 Access to Parks & Recreation Grounds (600 metre buffer)

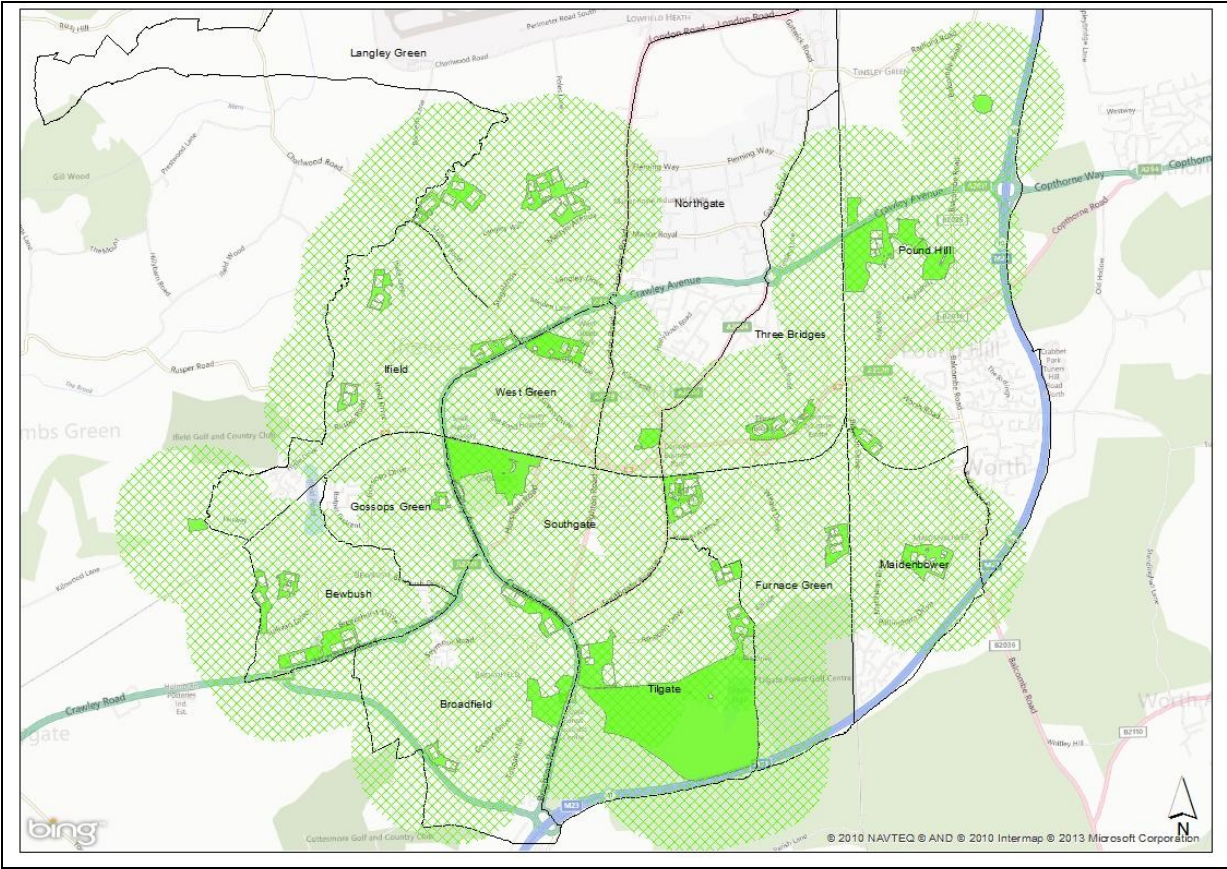


Figure 11 shows access to parks and recreation grounds at 600 metres. Access is generally good, with only a few gaps in Northgate and Pound Hill.

6.3.5 Access to Outdoor Sports Space (600 metre buffer)

Figure 12 Access to Outdoor Sports Space (600 metre buffer)

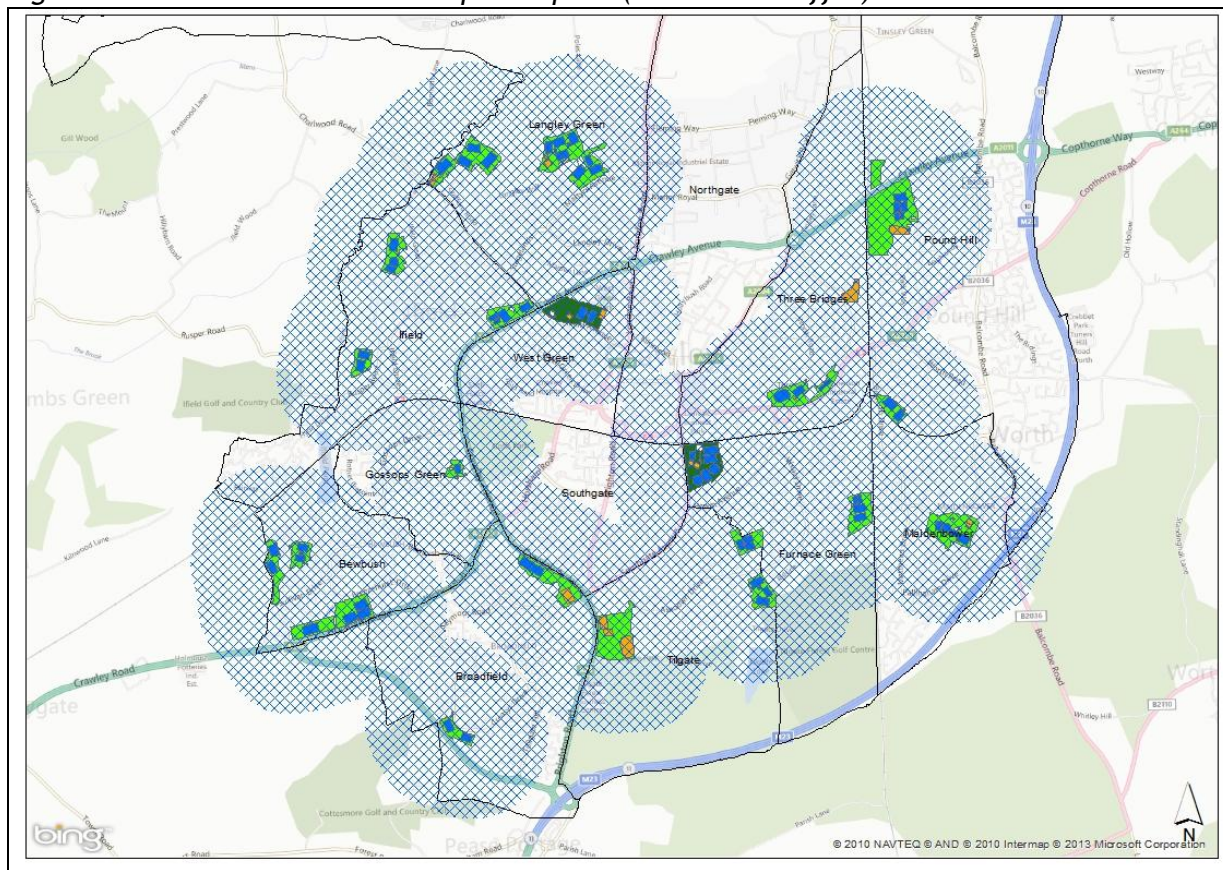


Figure 12 shows access to outdoor sports space at 600 metres. Access is met in the majority of neighbourhoods, with the exception of Southgate and Northgate and the eastern edge of Pound Hill.

6.3.6 Access to Play Space (Children)

Figure 13 Access to Play Space (Children) - 480 metre buffer

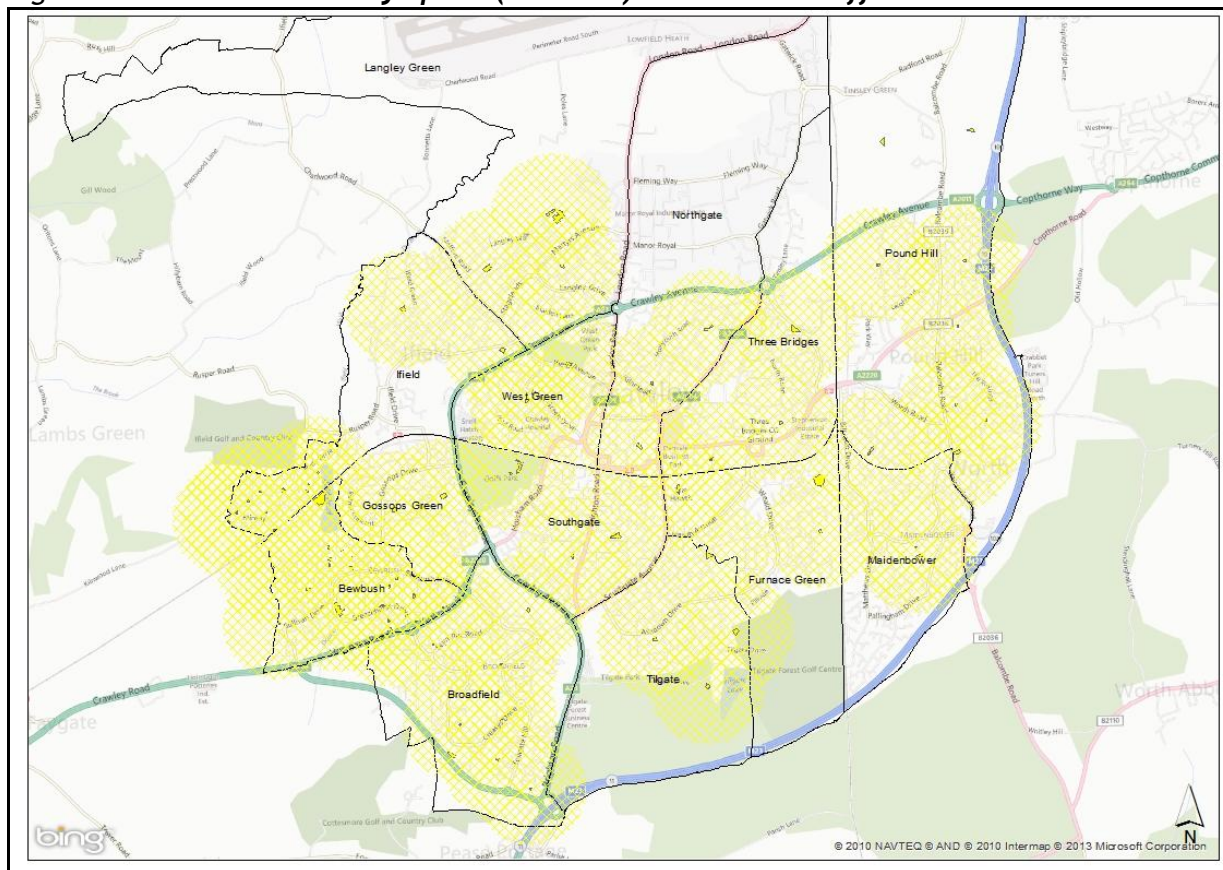


Figure 13 shows access to children’s play space which shows access is generally good across most of the neighbourhoods. There are gaps in access in the southern part of Tilgate and Maidenbower, part of Ifield and to the north of Crawley Avenue in Northgate.

6.3.7 Access to play space (Youth)

Figure 14 Access to play space (Youth) - 600 metre buffer

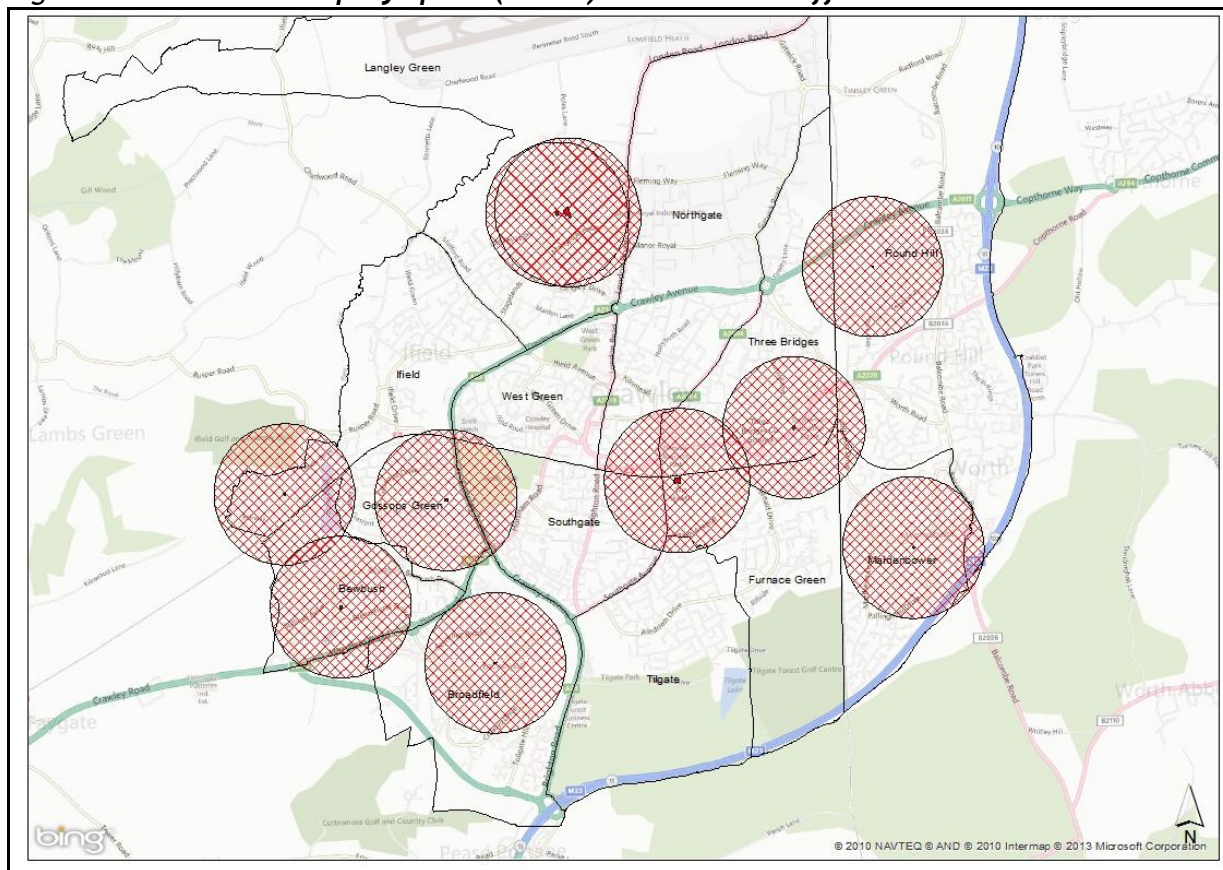


Figure 14 shows access to youth play space which shows a significant number of gaps across all neighbourhoods within the borough.

6.4 Quality Analysis

The quality assessment for the study focused on the key recreation grounds and parks and recreation grounds. Other typologies were not included within the audit due to limitations of resources available for the study. However, existing and future quality assessments of other typologies will be used to identify where improvements are needed.

Information on the quality of sites included within the audit is provided within the neighbourhood profiles in section 8 of this report.

7.0 FUTURE REQUIREMENTS FOR OPEN SPACE

7.1 Introduction

The borough is under intense pressure to deliver housing within its next local plan period. The preferred strategy consultation document identifies the total housing provision and housing mix which is set out within policy H1/H3 (page 80), and summarised in the table below:

Neighbourhood	Population 2011	Proposed Housing	Increase in population	Population estimate 2030
Bewbush	8865	133	331	9196
Broadfield	13216	5	12	13228
Furnace Green	5499	87	217	5716
Gossops Green	5252	54	134	5386
Ifield	8882	188	468	9350
Langley Green	8255	57	142	8397
Maidenbower	9369	0	0	9369
Northgate	5298	430	1071	6369
Pound Hill	14977	2060	5129	20106
Southgate	8533	316	787	9320
Three Bridges	7253	289	720	7973
Tilgate	6078	100	249	6327
West Green	5120	504	1255	6375

In terms of this study, these figures have been used to assess the future needs for open space resulting from proposed new development. Figure 5 (earlier in report) shows current proposals for housing by neighbourhood.

The provision of new housing will provide additional pressures on the current open space asset and as such, there will be a need for on-site and/or off site provision for open space through development.

Table 6 and 7 below shows the impact on the existing stock of open space using the proposed housing targets. Further analysis of the impact of proposed housing is made in the neighbourhood profiles in section 8, and in the strategic recommendations in section 9. It is important to take into account the differences by neighbourhood and not to look at the total figures, particularly as the majority of housing will be delivered through strategic development to the north of Pound Hill (see section 8.9).

Table 6 2011 Open space provision against standard (hectares)

Neighbourhood	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
Bewbush	-0.60	3.59	2.07	2.07	1.34	5.55	-0.13	0.65
Broadfield	-1.54	4.20	-1.67	0.85	-3.23	25.93	-0.23	-0.46
Furnace Green	-0.82	-0.14	5.34	5.34	2.56	15.60	0.12	-0.12
Gossops Green	-0.07	1.49	-6.79	-6.79	-1.83	0.62	-0.05	0.07
Ifield	0.35	2.04	-2.49	0.40	0.62	15.95	-0.15	0.07
Langley Green	-0.08	-0.33	9.17	9.17	3.78	-11.34	0.19	0.08
Maidenbower	-1.41	-3.75	-6.37	-6.37	-2.19	2.29	-0.16	-0.34
Northgate	0.09	1.85	-1.15	1.72	-0.77	5.98	-0.11	-0.01
Pound Hill	-1.65	-2.55	4.66	4.66	-3.38	8.26	-0.28	-0.30
Southgate	0.04	3.77	6.82	6.82	-3.58	-15.39	-0.17	0.15
Three Bridges	0.66	-0.24	-3.14	4.36	-1.14	0.23	-0.09	-0.04
Tilgate	0.65	2.06	101.59	101.59	0.28	40.06	-0.12	0.27
West Green	-0.52	0.19	-0.35	-0.35	-1.13	-5.73	-0.10	-0.10
Total	-4.90	12.17	107.67	123.45	-8.67	88.02	-1.26	-0.10

Table 7 2030 Open space provision against standard (hectares)

Neighbourhood	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
Bewbush	-0.65	3.44	1.54	1.54	1.20	4.89	-0.13	0.63
Broadfield	-1.54	4.20	-1.69	0.83	-3.24	25.90	-0.23	-0.46
Furnace Green	-0.86	-0.24	4.99	4.99	2.47	15.17	0.12	-0.14
Gossops Green	-0.09	1.43	-7.01	-7.01	-1.88	0.35	-0.05	0.06
Ifield	0.28	1.83	-3.24	-0.35	0.42	15.01	-0.16	0.04
Langley Green	-0.10	-0.40	8.94	8.94	3.72	-11.62	0.19	0.07
Maidenbower	-1.41	-3.75	-6.37	-6.37	-2.19	2.29	-0.16	-0.34
Northgate	-0.08	1.36	-2.86	0.01	-1.22	3.84	-0.13	-0.07
Pound Hill	-2.42	-4.86	-3.55	-3.55	-5.53	-2.00	-0.38	-0.56
Southgate	-0.08	3.42	5.56	5.56	-3.91	-16.96	-0.19	0.11
Three Bridges	0.55	-0.57	-4.30	3.20	-1.44	-1.21	-0.10	-0.08
Tilgate	0.61	1.95	101.19	101.19	0.17	39.57	-0.13	0.25
West Green	-0.71	-0.38	-2.36	-2.36	-1.66	-8.24	-0.13	-0.16
Total	-6.48	7.44	90.85	106.63	-13.09	66.99	-1.47	-0.63

Table 8 Overall change in provision 2011 - 2030

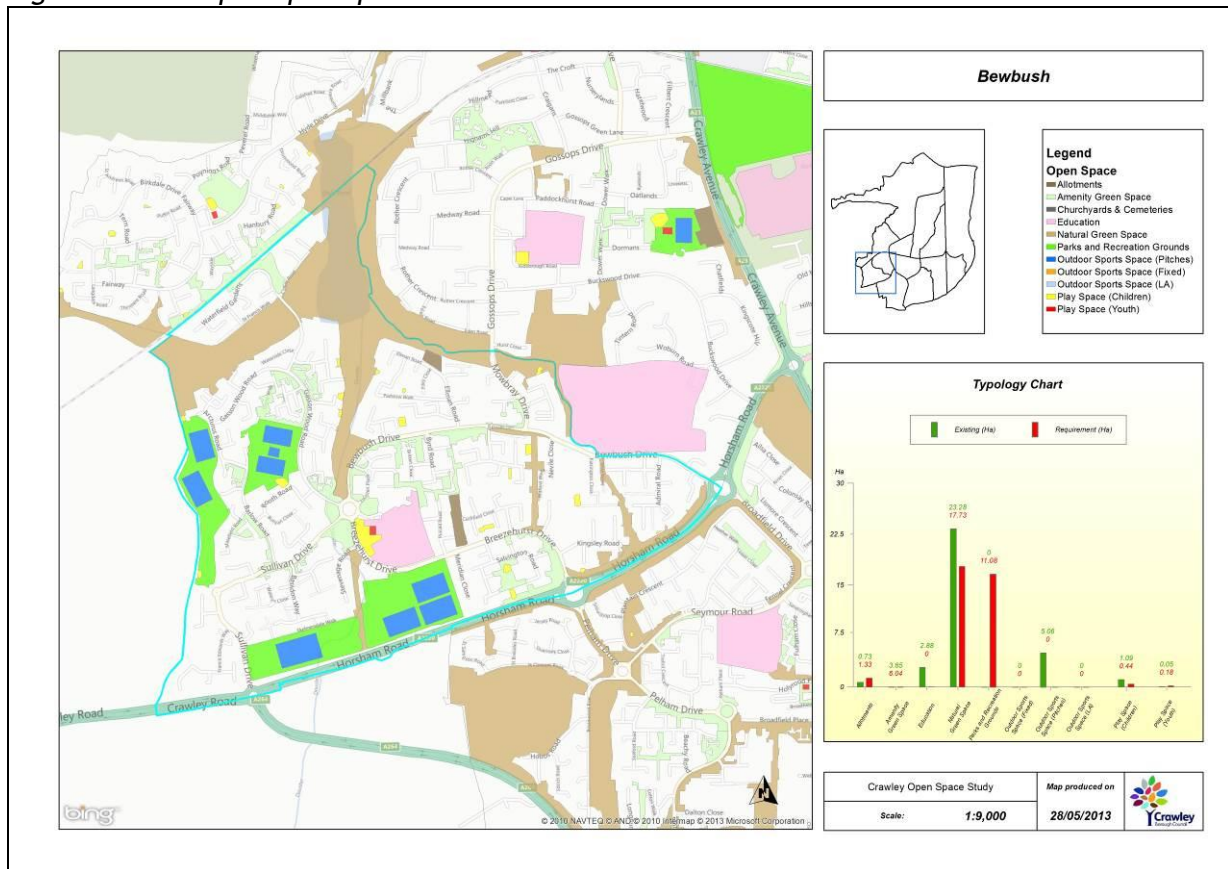
Population	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
2011	-4.90	12.17	107.67	123.45	-8.67	88.02	-1.26	-0.10
2030	-6.48	7.44	90.85	106.63	-13.09	66.99	-1.47	-0.63

8.0 NEIGHBOURHOOD PROFILES

In this section of the report, a profile of the main quantity, access and quality issues are highlighted for each of the 13 neighbourhoods within the borough. Each neighbourhood profile also includes an assessment of current and future requirements for open space and priorities for each neighbourhood. Maps provided are intended to be indicative, and full scale maps are available as electronic copies to be viewed in more detail.

8.1 Bewbush

Figure 15 Open space provision



8.1.1 Quantity analysis - Bewbush

Table 9 Open space provision in Bewbush

Typology	Existing provision (ha)	Existing provision (ha/1000)	Required provision (ha)	Required provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Provision
Allotments	0.73	0.08	1.33	0.15	-0.60	-0.07	UNDER SUPPLY
Amenity Green Space	7.58	0.86	3.99	0.45	3.59	0.41	SUFFICIENT SUPPLY
Parks and Recreation Grounds (Public & Private)	16.25	1.83	14.18	1.60	2.07	0.23	SUFFICIENT SUPPLY
- Parks and Recreation Grounds (Public)	16.25	1.83	14.18	1.60	2.07	0.23	N/A
- Parks and Recreation Grounds (excl pitches)	11.19	1.26	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (Pitches)	5.06	0.57	3.72	0.42	1.34	0.15	SUFFICIENT SUPPLY
- Outdoor Sports Space (Fixed facilities)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (LA)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
Natural Green Space	23.28	2.63	17.73	2.00	5.55	0.63	SUFFICIENT SUPPLY
Play Space (Youth)	0.05	0.01	0.18	0.02	-0.13	-0.01	UNDER SUPPLY
Play Space (Children)	1.09	0.12	0.44	0.05	0.65	0.07	SUFFICIENT SUPPLY
Education	2.88	0.32	0.00	0.00	0.00	0.00	N/A

8.1.2 Access Issues

- Allotments. Gap in access along the western fringe of the neighbourhood.
- Amenity Green Space. Good access across the neighbourhood.
- Natural Green Space. Good access against local standard and both ANGSt.
- Parks & Recreation Grounds. Good access across the neighbourhood.
- Play Space (Children). Good access across the neighbourhood.
- Play Space (Youth). Good access across the neighbourhood.
- Outdoor Sports Space. Good access across the neighbourhood.

8.1.3 Quality Issues

Bewbush The Green



Site has 2 football pitches and a cricket wicket. Pitches have areas which are very wet, and undulate gently. Otherwise sports pitches are good. Site has no changing rooms - assume that facilities at Bewbush West are used. Site would benefit from some pitch improvement works.

Bewbush West Playing Field



Site has changing facilities and two senior football pitches which are flat, but have wet areas and some damage at goal mouths. Dog fouling appears to be an issue. Again pitches would benefit from drainage.

Breezehurst Playing Fields



A number of pitches are unmarked and not currently in use. The main pitch adjacent to the club house and changing is high quality. The pitches that are unmarked appear to have issues with drainage.

8.1.4 Future requirements for open space

The table below shows the current and future requirements for open space within the neighbourhood. The increase in population within the neighbourhood is 117 dwellings or 291 people. The 117 dwellings will have a negligible impact on the current provision of open space.

Year	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
2011	-0.60	3.59	2.07	2.07	1.34	5.55	-0.13	0.65
2030	-0.65	3.44	1.54	1.54	1.2	4.89	-0.13	0.63

8.1.5 Priorities for the neighbourhood

Summary of key issues:

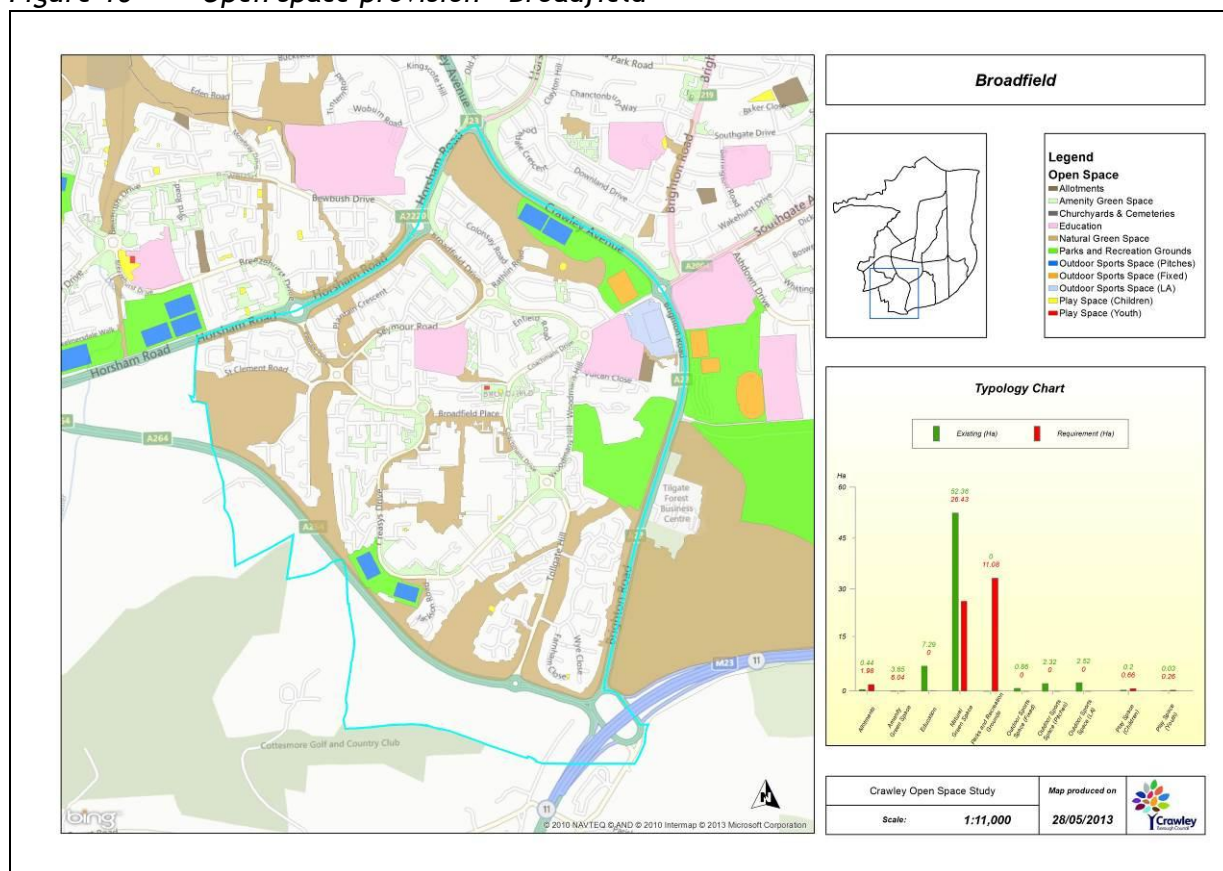
The neighbourhood has an under supply of allotments and youth play space. All other typologies are above the standard. Access to facilities is generally good, with the exception of allotments where there is a gap on the western fringe of the neighbourhood. There is minimal impact on current provision of open space from proposed future housing development with the neighbourhood, although further dwellings will trigger the need for some on site provision of open space.

Key priorities:

- There is a need for an additional allotment - ideally located in the west of the neighbourhood. There is potential for new provision for an allotment to be made in the planned major development at Kilnwood Vale, which would improve access in this area;
- There is surplus provision of amenity green space and this may provide an opportunity for alternative uses;
- There is also surplus provision of play space, and consideration could be given to rationalisation of provision within this neighbourhood - some spaces could be developed for youth space for example;
- The neighbourhood exceeds the provision for Parks and Recreation Grounds, and the quality audit has identified issues with the quality and capacity of pitches. There is potential to rationalise provision in return for improving the quality of retained provision.

8.2 Broadfield

Figure 16 Open space provision - Broadfield



8.2.1 Quantity analysis – Broadfield

Table 10 Open space provision in Broadfield

Typology	Existing provision (ha)	Existing provision (ha/1000)	Required provision (ha)	Required provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Provision
Allotments	0.44	0.03	1.98	0.15	-1.54	-0.12	UNDER SUPPLY
Amenity Green Space	10.15	0.77	5.95	0.45	4.20	0.32	SUFFICIENT SUPPLY
Parks and Recreation Grounds (public & private)	22.00	1.66	21.15	1.60	0.85	0.06	UNDER SUPPLY
- Parks and Recreation Grounds (public)	19.48	1.47	21.15	1.60	-1.67	-0.13	N/A
- Parks and Recreation Grounds	16.30	1.23	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (Pitches)	2.32	0.18	5.55	0.42	-3.23	-0.24	UNDER SUPPLY
- Outdoor Sports Space (Fixed)	0.86	0.07	0.00	0.00	0.86	0.07	N/A
- Outdoor Sports Space (LA)	2.52	0.19	0.00	0.00	2.52	0.19	N/A
Natural Green Space	52.36	3.96	26.43	2.00	25.93	1.96	SUFFICIENT SUPPLY
Play Space (Youth)	0.03	0.00	0.26	0.02	-0.23	-0.02	UNDER SUPPLY
Play Space (Children)	0.20	0.02	0.66	0.05	-0.46	-0.03	UNDER SUPPLY
Education	7.29	0.55	0.00	0.00	0.00	0.00	N/A

8.2.2 Access Issues

- *Allotments*. Gap in access across most of the neighbourhood except north east corner.
- *Amenity Green Space*. Good access across the neighbourhood.
- *Natural Green Space*. Good access against local standard and both ANGSt.
- *Parks & Recreation Grounds*. Good access across the neighbourhood.
- *Play Space (Children)*. Good access across the neighbourhood.
- *Play Space (Youth)*. Good provision covers most of the neighbourhood.
- *Outdoor Sports Space*. Good access across the neighbourhood.

8.2.3 Quality Issues

Creasey’s Drive



Site includes two junior pitches adjacent to children’s centre. Pitches are currently not marked out, but are in good condition. No significant priorities for improving the site.

Rathlin Road Playing Field



Site includes play area and pitches which are currently not marked out. Pitch area is very wet, and there are no ancillary facilities, access to site is poor. At the southern

end of the site is a full size artificial turf pitch with changing facilities, which are open to the public and good quality.

Broadfield Stadium

This is a private site, home to Crawley Town FC - it is a high quality facility, but with limited access to the public.

8.2.4 Future requirements for open space

The table below shows the current and future requirements for open space within the neighbourhood. The increase in population within the neighbourhood is 5 dwellings or 12 people which has no impact on current provision of open space.

Year	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
2011	-1.54	4.20	-1.67	0.85	-3.23	25.93	-0.23	-0.46
2030	-1.54	4.20	-1.69	0.83	-3.24	25.90	-0.23	-0.46

8.2.5 Priorities for the neighbourhood

Summary of key issues:

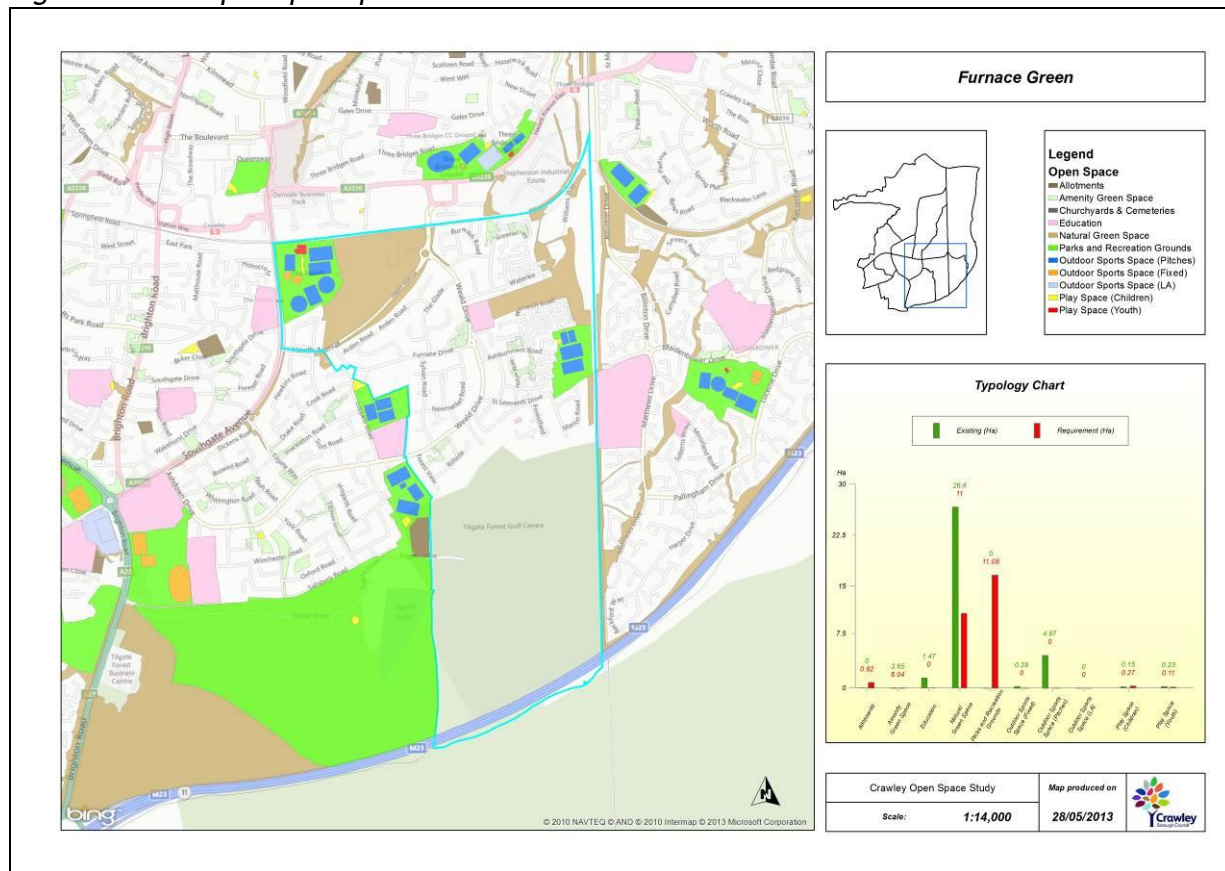
- There is an under supply of all typologies except amenity green space and natural green space;
- Access to open space is good with only gaps in provision for allotments;
- There are issues over the existing quality of sports pitches at Rathlin Road;
- There is minimal impact of proposed housing on current open space provision.

Key priorities:

- There is a need for additional allotments in the neighbourhood, both quantity and access falls below the standard;
- There is under provision of Parks and Recreation Grounds, and the current provision has issues with regards to quality and access. The site at Rathlin Road provides opportunity for improvement and higher quality provision - increasing the capacity of pitches here and improving quality of facilities could go part way to meeting shortfalls. There is also opportunity for improving the quality of provision at Creasey's Drive;
- There is a surplus of provision of amenity green space, with potential scope for alternative uses for site - for example as an allotment or play space.

8.3 Furnace Green

Figure 17 Open space provision



8.3.1 Quantity analysis - Furnace Green

Table 11 Open space provision in Furnace Green

Typology	Existing provision (ha)	Existing provision (ha/1000)	Required provision (ha)	Required provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Provision
Allotments	0.00	0.00	0.82	0.15	-0.82	-0.15	UNDER SUPPLY
Amenity Green Space	2.33	0.42	2.47	0.45	-0.14	-0.03	UNDER SUPPLY
Parks and Recreation Grounds (public & private)	14.14	2.57	8.80	1.60	5.34	0.97	SUFFICIENT SUPPLY
- Parks and Recreation Grounds (public)	14.14	2.57	8.80	1.60	5.34	0.97	N/A
- Parks and Recreation Grounds	8.98	1.63	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (Pitches)	4.87	0.89	2.31	0.42	2.56	0.47	SUFFICIENT SUPPLY
- Outdoor Sports Space (Fixed)	0.29	0.05	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (LA)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
Natural Green Space	26.60	4.84	11.00	2.00	15.60	2.84	SUFFICIENT SUPPLY
Play Space (Youth)	0.23	0.04	0.11	0.02	0.12	0.02	SUFFICIENT SUPPLY
Play Space (Children)	0.15	0.03	0.27	0.05	-0.12	-0.02	UNDER SUPPLY
Education	1.47	0.27	0.00	0.00	0.00	0.00	N/A

8.3.2 Access Issues

- *Allotments*. Provision is limited to part of the western fringe.
- *Amenity Green Space*. Good access across the neighbourhood.
- *Natural Green Space*. Good access against local standard, but gaps in access to both ANGSt.
- *Parks & Recreation Grounds*. Good access across the neighbourhood.
- *Play Space (Children)*. Good access across the built up area of the neighbourhood.
- *Play Space (Youth)*. Access is limited to the northern fringe.
- *Outdoor Sports Space*. Good access across the neighbourhood.

8.3.3 Quality Issues

Southgate Park



This is a major park with excellent range of facilities and likely to provide facilities for people from across the borough, not just the neighbourhood. There are several sports pitches for football, cricket and rugby, as well as bowls, tennis, play area, skate park and half MUGA. There is a good quality clubhouse and changing facilities. Overall facilities are good quality and the site has potential as a Green Flag park.

Ashburnham Road



Site has 2 senior football pitches and space for mini/junior pitches, changing facilities and a play area. At the time of the audit the pitches is were in good condition, although it is understood that there are issues with quality and capacity of these pitches.

8.3.4 Future requirements for open space

The table below shows the current and future requirements for open space within the neighbourhood. The increase in population within the neighbourhood is 87 dwellings or 217 people which has only a minor impact on current provision of open space within the neighbourhood.

Year	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)		Natural Green Space	Play Space (Youth)	Play Space (Children)
2011	-0.82	-0.14	5.34	5.34	2.56	15.60	0.12	-0.12
2030	-0.86	-0.24	4.99	4.99	2.47	15.17	0.12	-0.14

8.3.5 Priorities for the neighbourhood

Summary of key issues:

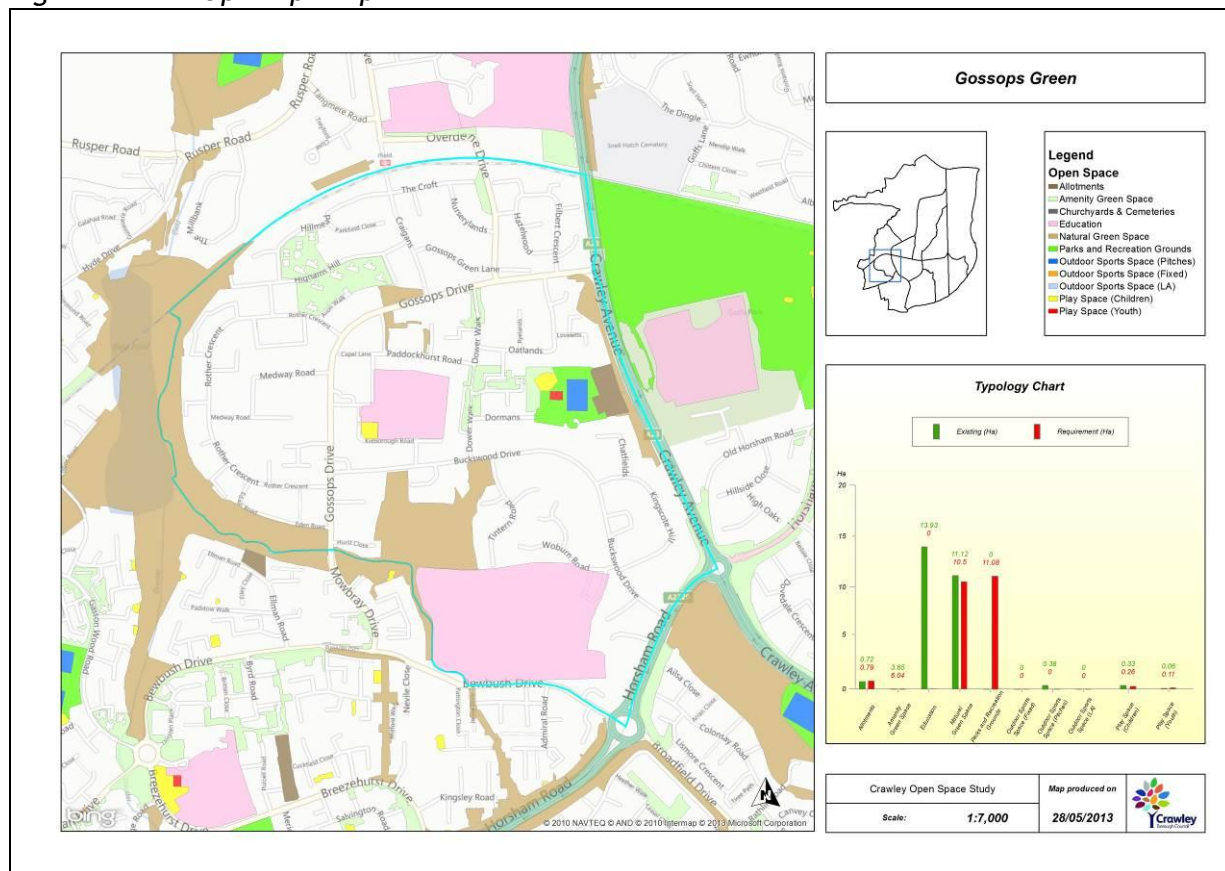
- There is an under supply of allotments, amenity green space and children’s play space;
- There are gaps in access to allotments and youth play space;
- Proposed development in the neighbourhood has a minor impact on open space provision.

Key priorities:

- There is a need for additional allotments, amenity green space and children’s play space in the neighbourhood;
- New development should seek provision of amenity green space and children’s play space on site.

8.4 Gossops Green

Figure 18 Open space provision



8.4.1 Quantity analysis - Gossops Green

Table 12 Open space provision in Gossops Green

Typology	Existing provision (ha)	Existing provision (ha/1000)	Required provision (ha)	Required provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Provision
Allotments	0.72	0.14	0.79	0.15	-0.07	-0.01	UNDER SUPPLY
Amenity Green Space	3.85	0.73	2.36	0.45	1.49	0.28	SUFFICIENT SUPPLY
Parks and Recreation Grounds (public & private)	1.61	0.31	8.40	1.60	-6.79	-1.29	UNDER SUPPLY
- Parks and Recreation Grounds (public)	1.61	0.31	8.40	1.60	-6.79	-1.29	N/A
- Parks and Recreation Grounds	1.23	0.23	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (Pitches)	0.38	0.07	2.21	0.42	-1.83	-0.35	UNDER SUPPLY
- Outdoor Sports Space (Fixed)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (LA)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
Natural Green Space	11.12	2.12	10.50	2.00	0.62	0.12	SUFFICIENT SUPPLY
Play Space (Youth)	0.06	0.01	0.11	0.02	-0.05	-0.01	UNDER SUPPLY
Play Space (Children)	0.33	0.06	0.26	0.05	0.07	0.01	SUFFICIENT SUPPLY
Education	13.93	2.65	0.00	0.00	0.00	0.00	N/A

8.4.2 Access Issues

- *Allotments*. Good access with small gaps in north of neighbourhood.
- *Amenity Green Space*. Good access across the neighbourhood.
- *Natural Green Space*. Good access against local standard and both ANGSt.
- *Parks & Recreation Grounds*. Small gap in access on the west of the neighbourhood.
- *Play Space (Children)*. Good access across the neighbourhood.
- *Play Space (Youth)*. Good access across the neighbourhood.
- *Outdoor Sports Space*. Good access across the neighbourhood.

8.4.3 Quality Issues

Gossops Green Playing Field



The site has 1 senior football pitch and a new MUGA and is located adjacent to a youth centre. The pitch is average condition. The site has potential for improvement.

8.4.4 Future requirements for open space

The table below shows the current and future requirements for open space within the neighbourhood. The increase in population within the neighbourhood is 54 dwellings or 134 people which has only a minor impact on current provision of open space within the neighbourhood.

Year	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
2011	-0.07	1.49	-6.79	-6.79	-1.83	0.62	-0.05	0.07
2030	-0.09	1.43	-7.01	-7.01	-1.88	0.35	-0.05	0.06

8.4.5 Priorities for the neighbourhood

Summary of key issues:

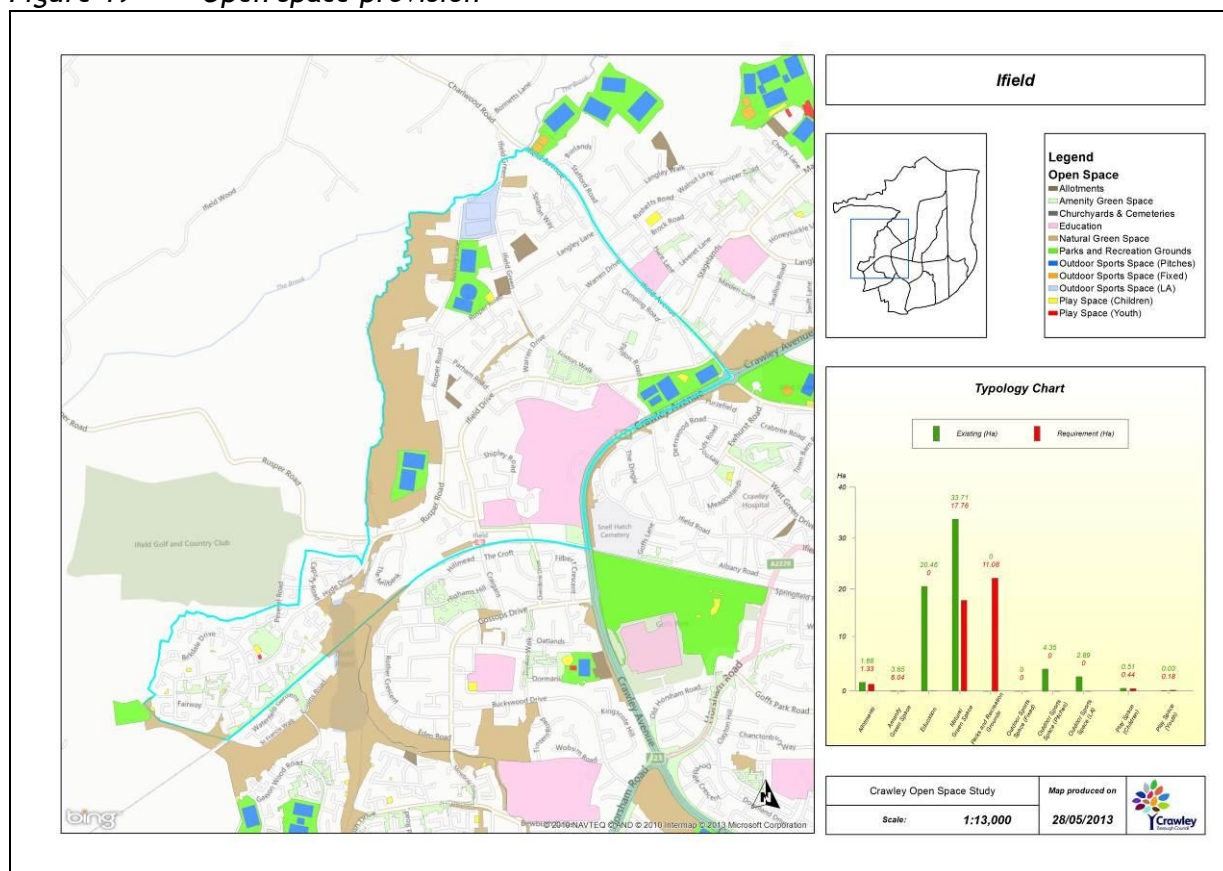
- There is an under supply of allotments, parks and recreation grounds and youth play space;
- Despite an under provision of some facilities, access to open space is good;
- There is minimal impact from development on open space in the neighbourhood.

Key priorities:

- The major under provision in this neighbourhood is for parks and recreation grounds, there is only one site at Gossops Green Playing Field, which does provide opportunity for improvement. The site is restricted in its size to accommodate additional facilities, therefore the focus should be on providing high quality facilities;
- Considering the lack of provision for parks and recreation grounds in this neighbourhood, there is potential to bring some educational facilities into dual use for sport (there is 13.93 ha of education space available in this area).

8.5 Ifield

Figure 19 Open space provision



8.5.1 Quantity analysis - Ifield

Table 13 Open space provision in Ifield

Typology	Existing provision (ha)	Existing provision (ha/1000)	Required provision (ha)	Required provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Provision
Allotments	1.68	0.19	1.33	0.15	0.35	0.04	SUFFICIENT SUPPLY
Amenity Green Space	6.04	0.68	4.00	0.45	2.04	0.23	SUFFICIENT SUPPLY
Parks and Recreation Grounds (public & private)	14.61	1.64	14.21	1.60	0.40	0.04	SUFFICIENT SUPPLY
- Parks and Recreation Grounds (public)	11.72	1.32	14.21	1.60	-2.49	-0.28	UNDER SUPPLY
- Parks and Recreation Grounds (private)	7.37	0.83	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (Pitches)	4.35	0.49	3.73	0.42	0.62	0.07	SUFFICIENT SUPPLY
- Outdoor Sports Space (Fixed)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (LA)	2.89	0.33	0.00	0.00	2.89	0.33	N/A
Natural Green Space	33.71	3.80	17.76	2.00	15.95	1.80	SUFFICIENT SUPPLY
Play Space (Youth)	0.03	0.00	0.18	0.02	-0.15	-0.02	UNDER SUPPLY
Education	0.51	0.06	0.44	0.05	0.07	0.01	SUFFICIENT SUPPLY
Play Space (Children)	20.46	2.30	0.00	0.00	0.00	0.00	N/A

8.5.2 Access Issues

- *Allotments*. Access limited to the northern half of the neighbourhood.
- *Amenity Green Space*. Good access across the neighbourhood.
- *Natural Green Space*. Good access against local standard and both ANGSt.
- *Parks & Recreation Grounds*. Good access across the neighbourhood.
- *Play Space (Children)*. Gap in access across the southern half of the neighbourhood.
- *Play Space (Youth)*. Good access across the neighbourhood.
- *Outdoor Sports Space*. Good access across the neighbourhood.

8.5.3 Quality Issues

Ifield Green Playing Field



Large site with football and cricket pitches, good new play area, MUGA/basketball, changing rooms and club house. Facilities are generally good quality. At the north of the site is a privately owned playing field which has an abandoned pavilion and pitches - consideration needs to be given to future of this site.

Rusper Road



2 senior football pitches, no changing rooms, car park. Pitches are of average quality and undulate. Potential to improve this site or develop uses.

Ewhurst outdoor sports pitches



Senior football pitch and junior and mini pitch. Changing facilities, car park. Poor quality play area. Pitches are of average quality. Site has potential for improvement or alternative uses.

8.5.4 Future requirements for open space

The table below shows the current and future requirements for open space within the neighbourhood. The increase in population within the neighbourhood is 196 dwellings or 488 people which has some impact on the current provision of open space.

New development should seek to provide on site parks and recreation grounds and youth space where feasible. If this is not feasible, off site contributions should be sought to increase the quality and capacity of existing facilities.

Year	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
2011	0.35	2.04	-2.49	0.40	0.62	15.95	-0.15	0.07
2030	0.28	1.83	-3.24	-0.35	0.42	15.01	-0.16	0.04

8.5.5 Priorities for the neighbourhood

Summary of key issues:

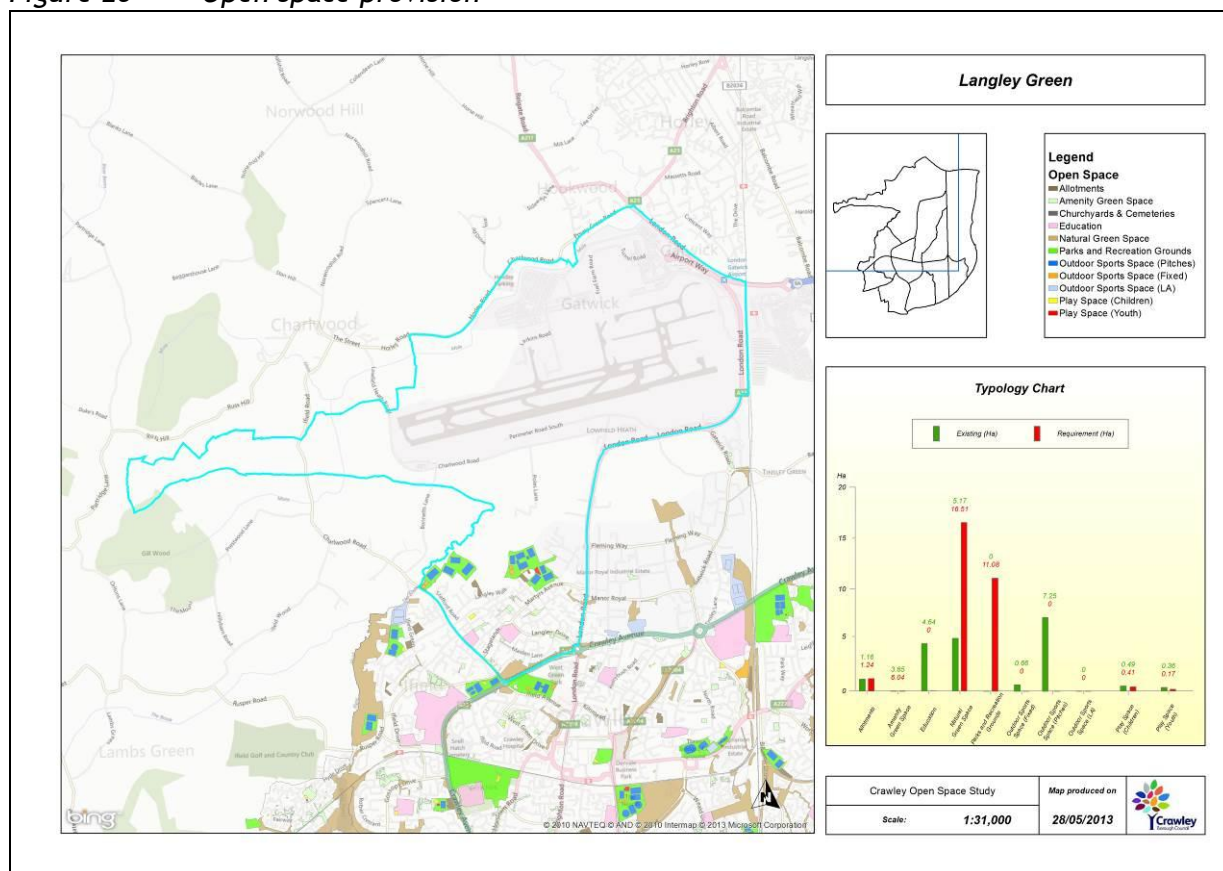
- Generally there is sufficient provision of open space with the exception of parks and recreation grounds (if private space is not included) and youth play space;
- There are gaps in access to allotments, children's play space and parks and recreation grounds;
- Proposed development in the neighbourhood has the potential to impact current provision of open space, and the priority is to provide parks and recreation ground and new youth play space;
- Private sports space contributes towards the overall provision of parks and recreation grounds in the neighborhood - if private spaces are excluded, there is an overall shortage of this typology.

Key priorities:

- Seek to improve the quality of existing open space across the neighbourhood where development provides opportunity;
- Retention of some private outdoor sports facilities to prevent an under supply of parks and recreation grounds in the neighbourhood;
- Provide additional youth facilities through new development;
- There is opportunity to rationalise the provision of some facilities, such as amenity green space;
- New provision in Kilnwood Vale could provide an opportunity to improve access to facilities such as allotments (filling the current gap in the south of the neighbourhood).

8.6 Langley Green

Figure 20 Open space provision



8.6.1 Quantity analysis - Langley Green

Table 14 Open space provision in Langley Green

Typology	Existing provision (ha)	Existing provision (ha/1000)	Required provision (ha)	Required provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Provision
Allotments	1.16	0.14	1.24	0.15	-0.08	-0.01	UNDER SUPPLY
Amenity Green Space	3.38	0.41	3.71	0.45	-0.33	-0.04	UNDER SUPPLY
Parks and Recreation Grounds (public & private)	22.38	2.71	13.21	1.60	9.17	1.11	SUFFICIENT SUPPLY
- Parks and Recreation Grounds (public)	22.38	2.71	13.21	1.60	9.17	1.11	SUFFICIENT SUPPLY
- Parks and Recreation Grounds	14.47	1.75	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (Pitches)	7.25	0.88	3.47	0.42	3.78	0.46	SUFFICIENT SUPPLY
- Outdoor Sports Space (Fixed)	0.66	0.08	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (LA)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
Natural Green Space	5.17	0.63	16.51	2.00	-11.34	-1.37	UNDER SUPPLY
Play Space (Youth)	0.36	0.04	0.17	0.02	0.19	0.02	SUFFICIENT SUPPLY
Play Space (Children)	0.49	0.06	0.41	0.05	0.08	0.01	SUFFICIENT SUPPLY
Education	4.64	0.56	0.00	0.00	0.00	0.00	N/A

8.6.2 Access Issues

- *Allotments*. Good access in central part of neighbourhood, gap in south.
- *Amenity Green Space*. Good access across the neighbourhood.
- *Natural Green Space*. Good access against local standard, gap in access against 300m ANGSt, but meets provision against 20ha ANGSt.
- *Parks & Recreation Grounds*. Good access across the settlement area within the neighbourhood.
- *Play Space (Children)*. Good access across the neighbourhood.
- *Play Space (Youth)*. Good access, with small gap in south.
- *Outdoor Sports Space*. Good access across the neighbourhood.

8.6.3 Quality Issues

Willoughby Fields



Crawley Rugby Club, includes 4 rugby pitches, car park, clubhouse and changing and areas of natural green space and hedgerow. The main pitch is of good quality and the other pitches are average to good. The site is important for both sport and biodiversity, and is an important asset for the future.

Cherry Lane



This is a major site with large playing fields for football and cricket, the pitches are generally good quality. There is a large car park, changing facilities, clubhouse, bowling green, tennis courts, play area, small cycle track. The site has some valuable hedgerows and trees. Next to the site is an adventure playground and good quality MUGA. Overall the site is an important asset for protection and enhancement.

8.6.4 Future requirements for open space

The table below shows the current and future requirements for open space within the neighbourhood. The increase in population within the neighbourhood is 59 dwellings or 147 people which will have a minor impact on the current provision of open space.

Year	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
2011	-0.08	-0.33	9.17	9.17	3.78	-11.34	0.19	0.08
2030	-0.10	-0.40	8.94	8.94	3.72	-11.62	0.19	0.07

8.6.5 Priorities for the neighbourhood

Summary of key issues:

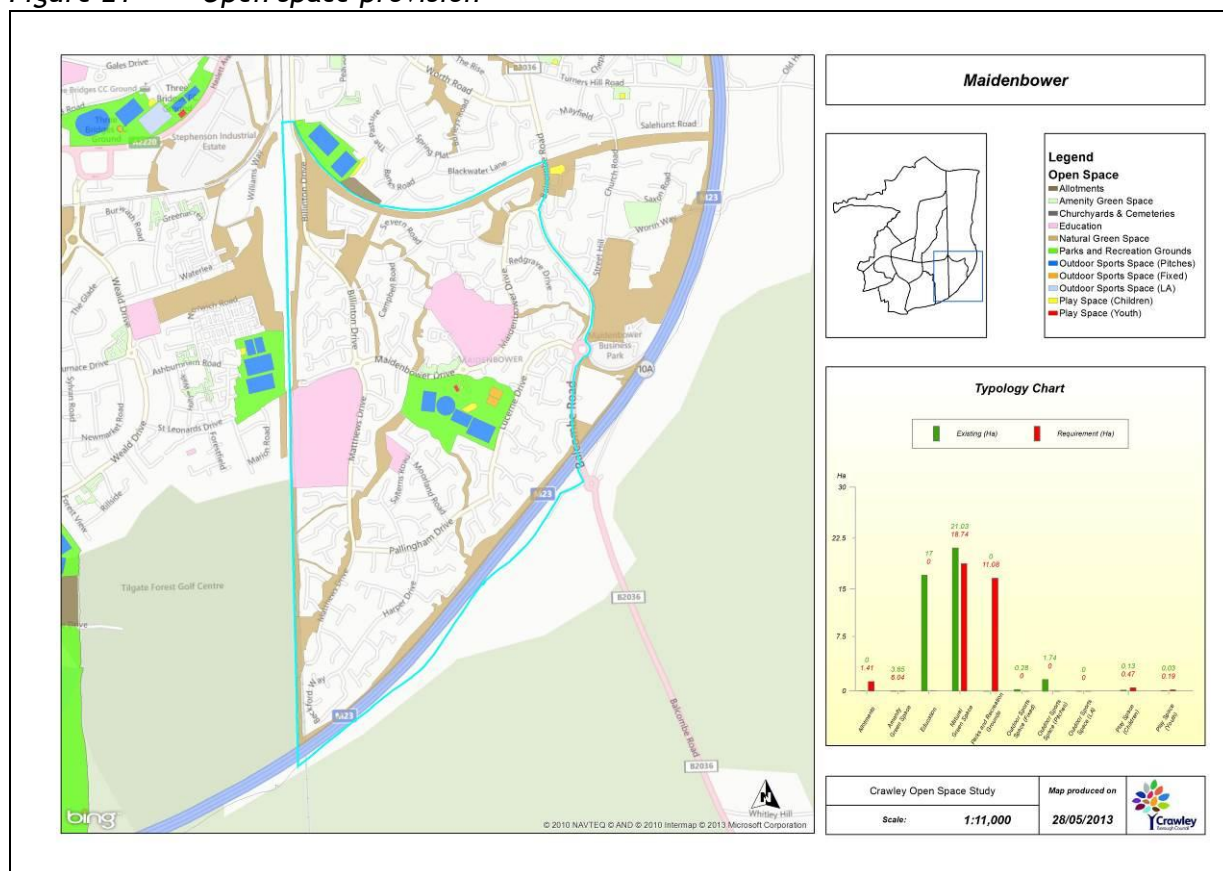
- There is an under supply of allotments, amenity green space and natural green;
- There are gaps in access to allotments and natural green space;
- Proposed development in the neighbourhood will have a minor impact on existing open space provision.

Key priorities:

- There is good access to the wider countryside through rights of way to the north providing good access, this makes a contribution to existing poor access to more formal areas of natural green space;
- The over supply of parks and recreation grounds may provide an opportunity for areas to have alternative uses or re-designation as other types of open space;
- The proposed development in the neighbourhood is too small to provide any significant open space, therefore the focus should be on enhancing existing facilities.

8.7 Maidenbower

Figure 21 Open space provision



8.7.1 Quantity analysis - Maidenbower

Table 15 Open space provision in Maidenbower

Typology	Existing provision (ha)	Existing provision (ha/1000)	Required provision (ha)	Required provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Provision
Allotments	0.00	0.00	1.41	0.15	-1.41	-0.15	UNDER SUPPLY
Amenity Green Space	0.47	0.05	4.22	0.45	-3.75	-0.40	UNDER SUPPLY
Parks and Recreation Grounds (public & private)	8.62	0.92	14.99	1.60	-6.37	-0.68	UNDER SUPPLY
- Parks and Recreation Grounds (public)	8.62	0.92	14.99	1.60	-6.37	-0.68	UNDER SUPPLY
- Parks and Recreation Grounds (private)	6.60	0.70	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (Pitches)	1.74	0.19	3.93	0.42	-2.19	-0.23	UNDER SUPPLY
- Outdoor Sports Space (Fixed)	0.28	0.03	0.00	0.00	0.28	0.03	N/A
Outdoor Sports Space (LA)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
Natural Green Space	21.03	2.24	18.74	2.00	2.29	0.24	SUFFICIENT SUPPLY
Play Space (Youth)	0.03	0.00	0.19	0.02	-0.16	-0.02	UNDER SUPPLY
Play Space (Children)	0.13	0.01	0.47	0.05	-0.34	-0.04	UNDER SUPPLY
Education	17.00	1.81	0.00	0.00	0.00	0.00	N/A

8.7.2 Access Issues

- *Allotments*. Access restricted to northern fringe.
- *Amenity Green Space*. Gap in access in the south of neighbourhood.
- *Natural Green Space*. Good access against local standard and 300m ANGSt, but falls below 20 ha ANGSt.
- *Parks & Recreation Grounds*. Small gap in access in the south of the neighbourhood.
- *Play Space (Children)*. Gap in south of the neighbourhood.
- *Play Space (Youth)*. Gap in south of the neighbourhood
- *Outdoor Sports Space*. Gap in south of the neighbourhood

8.7.3 Quality Issues

Maidenbower Park



Site includes football pitches, café, pavilion and changing, artificial turf pitch for training, good play area, tennis courts, and car park. Quality is good and the site is an important asset to be afforded protection for the future.

8.7.4 Future requirements for open space

There are no current proposed housing developments within the neighbourhood.

8.7.5 Priorities for the neighbourhood

Summary of key issues:

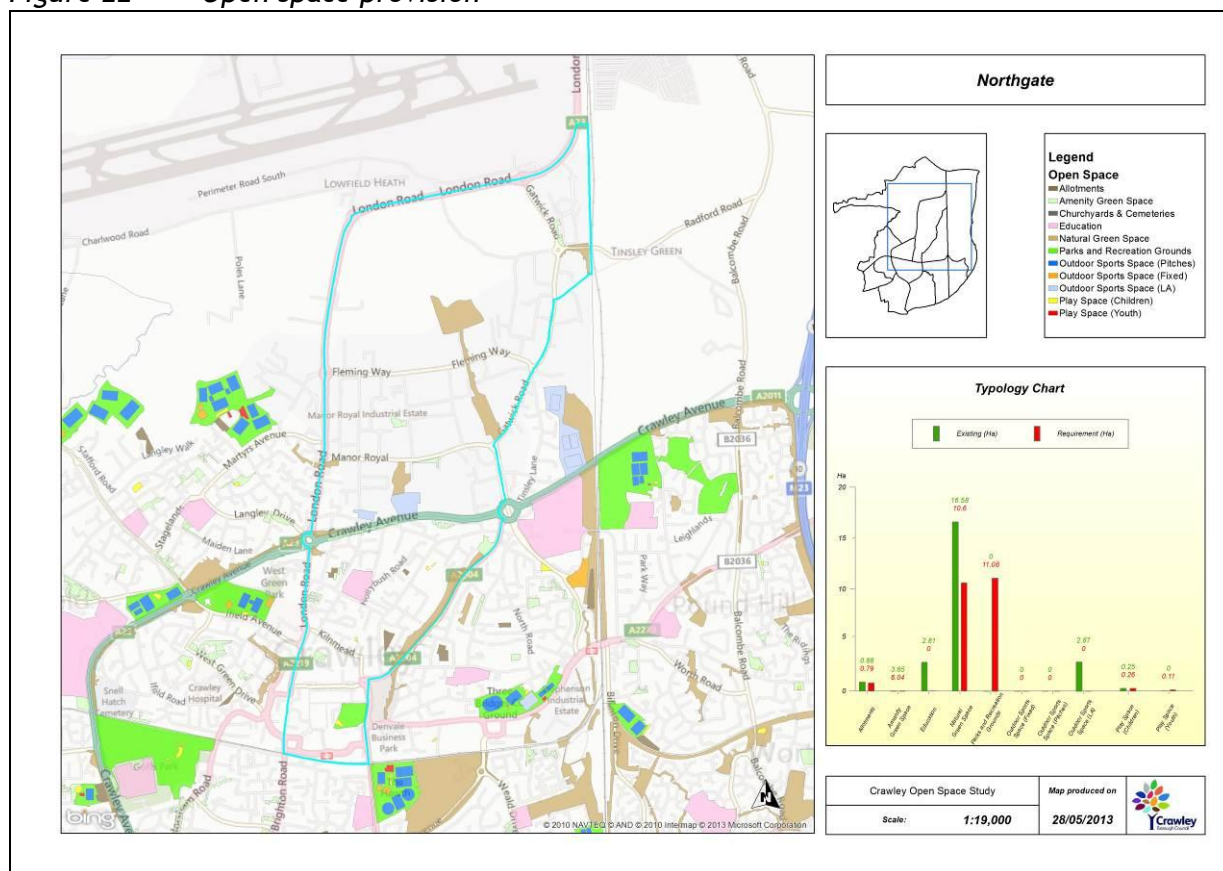
- There is an under supply of all types of open space with the exception of natural green space where there is a small surplus against the standard;
- There are gaps in access across all typologies, particularly in the southern part of the neighbourhood.

Key priorities:

- Current quantity and access to open space in the neighbourhood falls below the standards, therefore all provision should be protected and where possible opportunities sought to enhance the quality of provision to increase capacity;

8.8 Northgate

Figure 22 Open space provision



8.8.1 Quantity analysis - Northgate

Table 16 Open space provision in Northgate

Typology	Existing provision (ha)	Existing provision (ha/1000)	Required provision (ha)	Required provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Provision
Allotments	0.88	0.17	0.79	0.15	0.09	0.02	SUFFICIENT SUPPLY
Amenity Green Space	4.23	0.80	2.38	0.45	1.85	0.35	SUFFICIENT SUPPLY
Parks and Recreation Grounds (public & private)	10.20	1.93	8.48	1.60	1.72	0.33	UNDER SUPPLY
- Parks and Recreation Grounds (public)	7.33	1.38	8.48	1.60	-1.15	-0.22	UNDER SUPPLY
- Parks and Recreation Grounds (excl pitches)	5.87	1.11	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (Pitches)	1.46	0.28	2.23	0.42	-0.77	-0.14	UNDER SUPPLY
- Outdoor Sports Space (Fixed)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (LA)	2.87	0.54	0.00	0.00	2.87	0.54	N/A
Natural Green Space	16.58	3.13	10.60	2.00	5.98	1.13	SUFFICIENT SUPPLY
Play Space (Youth)	0.00	0.00	0.11	0.02	-0.11	-0.02	UNDER SUPPLY
Play Space (Children)	0.25	0.05	0.26	0.05	-0.01	-0.00	UNDER SUPPLY
Education	2.81	0.53	0.00	0.00	0.00	0.00	N/A

8.8.2 Access Issues

- *Allotments*. Gap in access in the north of the neighbourhood.
- *Amenity Green Space*. Gap in access in the north of the neighbourhood.
- *Natural Green Space*. Good access against local standard and 300m ANGSt, but falls below 20 ha ANGSt.
- *Parks & Recreation Grounds*. Poor access across most of the neighbourhood.
- *Play Space (Children)*. Gap in access in the north of the neighbourhood.
- *Play Space (Youth)*. Gap in access in the north of the neighbourhood.
- *Outdoor Sports Space*. Gap in the centre of the neighbourhood.

Note: although there is a gap in access to a number of typologies in the north of this neighbourhood, this area is largely covered by Manor Royal Business District - therefore poor access in this area is less of an issue.

8.8.3 Quality Issues

None of the sites within this neighbourhood were included within the quality audit.

8.8.4 Future requirements for open space

The table below shows the current and future requirements for open space within the neighbourhood. The increase in population within the neighbourhood is 614 dwellings or 1529 people which will have an impact on the existing provision of open space. The neighbourhood already falls below the quantity standard across a number of typologies, and the level of proposed housing will exacerbate the situation. It is therefore recommended that any proposed development within this neighbourhood provides new open space in line with the recommended standards as part of the development proposals.

Year	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
2011	0.09	1.85	-1.15	1.72	-0.77	5.98	-0.11	-0.01
2030	-0.08	1.36	-2.86	0.01	-1.22	3.84	-0.13	-0.07

8.8.5 Priorities for the neighbourhood

Summary of key issues:

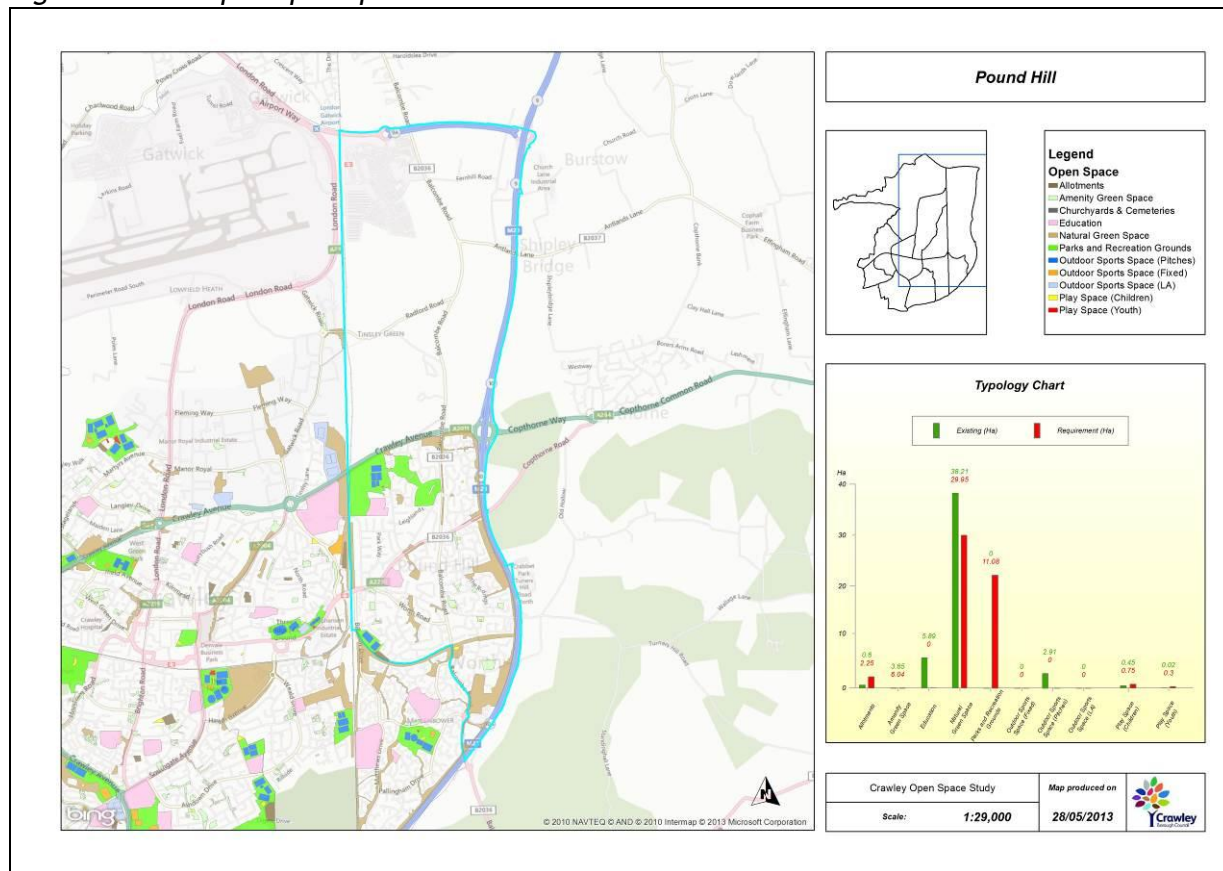
- There is an under supply of parks and recreation grounds, children’s and youth play space within the neighbourhood;
- There are gaps in access to all typologies of open space, although this varies, and many of the gaps are actually within the Manor Royal Business District;
- There is significant housing planned for the neighbourhood and this has the potential to place additional pressure on the existing provision of open space.

Key priorities:

- Any new development needs to provide open space on site in line with the quantity standards, where the size of the development makes this feasible. Where this is not feasible (which is highly likely in many of the town centre north developments proposed), then off site contributions should be made for improving the quality and capacity of existing open spaces;
- Where the size of the development means on site provision is not feasible contributions should be pooled (in line with current CIL regulations), to provide new provision off site;
- Further work is required to identify potential land for providing new open space and/or determining if additional open space can be provided within new developments (which may utilise the pooled contributions);
- Developers should be made aware of the need to provide new open space within the master plan for proposed developments, particularly on larger sites of 50+ dwellings.

8.9 Pound Hill

Figure 23 Open space provision



8.9.1 Quantity analysis - Pound Hill

Table 17 Open space provision in Pound Hill

Typology	Existing provision (ha)	Existing provision (ha/1000)	Required provision (ha)	Required provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Provision
Allotments	0.60	0.04	2.25	0.15	-1.65	-0.11	UNDER SUPPLY
Amenity Green Space	4.19	0.28	6.74	0.45	-2.55	-0.17	UNDER SUPPLY
Parks and Recreation Grounds (public & private)	28.62	1.91	23.96	1.60	4.66	0.31	SUFFICIENT SUPPLY
- Parks and Recreation Grounds (public)	28.62	1.91	23.96	1.60	4.66	0.31	SUFFICIENT SUPPLY
- Parks and Recreation Grounds	25.71	1.72	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (Pitches)	2.91	0.19	6.29	0.42	-3.38	-0.23	UNDER SUPPLY
- Outdoor Sports Space (Fixed)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (LA)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
Natural Green Space	38.21	2.55	29.95	2.00	8.26	0.55	SUFFICIENT SUPPLY
Play Space (Youth)	0.02	0.00	0.30	0.02	-0.28	-0.02	UNDER SUPPLY
Play Space (Children)	0.45	0.03	0.75	0.05	-0.30	-0.02	UNDER SUPPLY
Education	5.89	0.39	0.00	0.00	0.00	0.00	N/A

8.9.2 Access Issues

- *Allotments*. Access restricted to south and west of neighbourhood.
- *Amenity Green Space*. Access restricted to the southern fringe of neighbourhood.
- *Natural Green Space*. Good access against local standard and 300m ANGSt, but falls below 20 ha ANGSt.
- *Parks & Recreation Grounds*. Gap in access in the east of the neighbourhood.
- *Play Space (Children)*. Good access across the existing settlement area of the neighbourhood.
- *Play Space (Youth)*. Gap in access in south of neighbourhood.
- *Outdoor Sports Space*. Gap in access in east of neighbourhood.

8.9.3 Quality Issues

Grattons Park



Site includes football pitches which have slight slope/undulation but are generally good, changing facilities, good quality play area, MUGA, attractive hedgerow/woodland edges, car park. Site is an important facility for the neighbourhood.

Knepp Close



Site has 2 good quality senior football pitches, changing rooms and a good quality children’s play area. Site is a good facility for the neighbourhood.

8.9.4 Future requirements for open space

The table below shows the current and future requirements for open space within the neighbourhood. There is major development planned for the north of this neighbourhood with 2010 dwellings (or 5005 people) proposed. This will have a major impact on the existing provision of open space. The master plan for the development site includes provision for open space, however, this was developed prior to the completion of this report. As this development already has planning permission, there is little scope for changing the quantity of open space proposed, however, there may be an opportunity for influencing the type of provision.

Considering existing provision, the neighbourhood already falls below the quantity standard across a number of typologies, and the level of proposed housing will exacerbate the situation. It is therefore recommended that any proposed development within this neighbourhood provides new open space in line with the recommended standards as part of the development proposals.

In light of the above, as there is only minimal housing planned outside of the major expansion (10 dwellings), the table below just considers the current situation.

Year	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
2011	-1.65	-2.55	4.66	4.66	-3.38	8.26	-0.28	-0.30

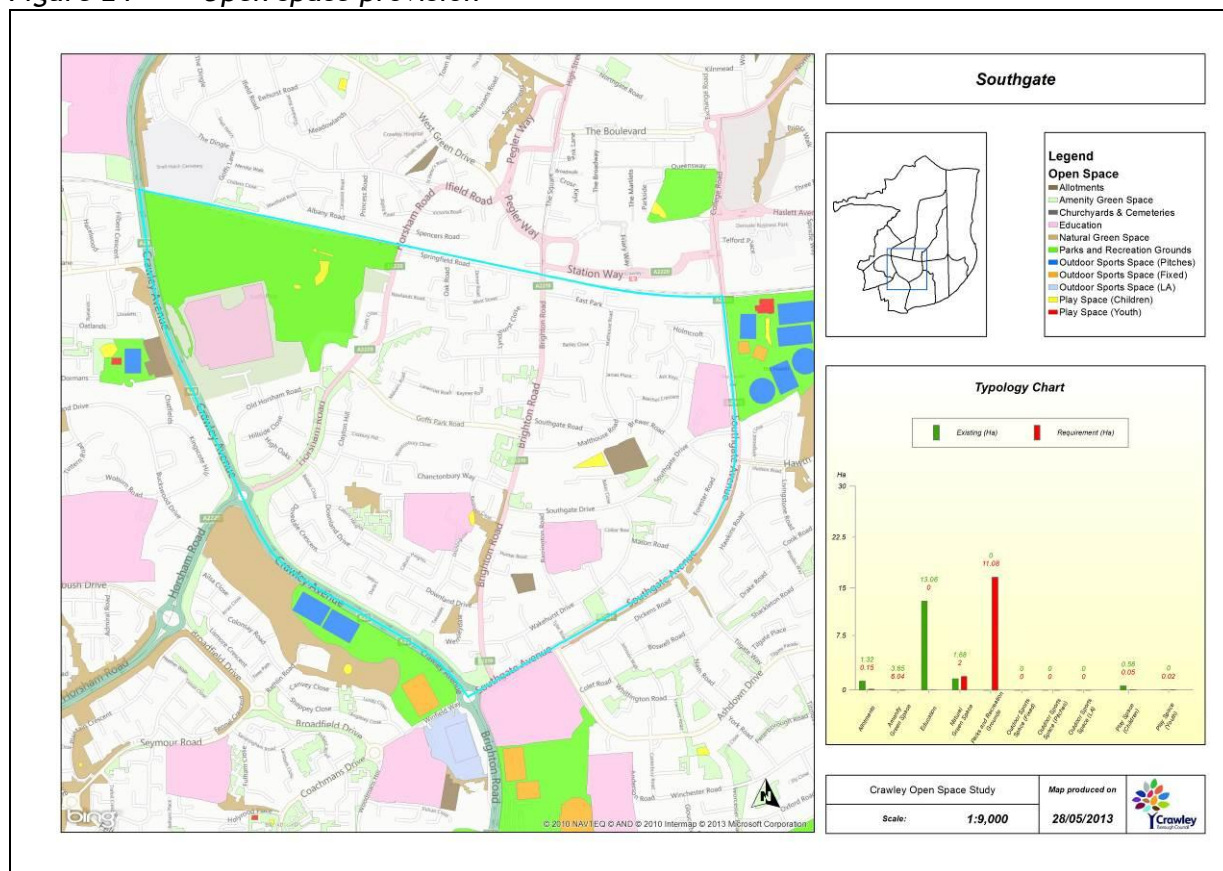
8.9.5 Priorities for the neighbourhood

Summary of key issues:

- There is an under supply of all typologies except natural green space and outdoor sports space;
- There are gaps in access to all types of open space except for children’s play space;
- There may be an opportunity for influencing the typologies of open space provided in the master plan for the major new development in the north of the neighbourhood.

8.10 Southgate

Figure 24 Open space provision



8.10.1 Quantity analysis - Southgate

Table 18 Open space provision in Southgate

Typology	Existing provision (ha)	Existing provision (ha/1000)	Required provision (ha)	Required provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Provision
Allotments	1.32	0.15	1.28	0.15	0.04	0.00	SUFFICIENT SUPPLY
Amenity Green Space	7.61	0.89	3.84	0.45	3.77	0.44	SUFFICIENT SUPPLY
Parks and Recreation Grounds (public & private)	20.47	2.40	13.65	1.60	6.82	0.80	SUFFICIENT SUPPLY
- Parks and Recreation Grounds (public)	20.47	2.40	13.65	1.60	6.82	0.80	SUFFICIENT SUPPLY
- Parks and Recreation Grounds	20.47	2.40	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (Pitches)	0.00	0.00	3.58	0.42	-3.58	-0.42	UNDER SUPPLY
- Outdoor Sports Space (Fixed)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (LA)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
Natural Green Space	1.68	0.20	17.07	2.00	-15.39	-1.80	UNDER SUPPLY
Play Space (Youth)	0.00	0.00	0.17	0.02	-0.17	-0.02	UNDER SUPPLY
Play Space (Children)	0.58	0.07	0.43	0.05	0.15	0.02	SUFFICIENT SUPPLY
Education	13.06	1.53	0.00	0.00	0.00	0.00	N/A

8.10.2 Access Issues

- *Allotments*. Small gap in access in the centre of the neighbourhood.
- *Amenity Green Space*. Good access across the neighbourhood.
- *Natural Green Space*. Good access against local standard, but falls below 300m ANGSt but meets 20 ha ANGSt.
- *Parks & Recreation Grounds*. Good access across the neighbourhood.
- *Play Space (Children)*. Good access across the neighbourhood.
- *Play Space (Youth)*. Only partial access on east and west fringes, poor access elsewhere.
- *Outdoor Sports Space*. Gap in access in central part of neighbourhood.

8.10.3 Quality Issues

Goffs Park



This is a high quality park with a Green Flag award. The park has range of facilities including play area for all age ranges, miniature railway, café, pond, pitch and putt golf, toilets, car park, basketball and planting and landscape features. An important asset for the neighbourhood, and also likely to attract visitors from across the borough. To the north of the park is 'Goffs Park North' which is an area of good quality semi-improved grassland and a woodland copse.

8.10.4 Future requirements for open space

The table below shows the current and future requirements for open space within the neighbourhood. The increase in population within the neighbourhood is 209 dwellings or 520 people which will have an impact on the existing provision of open space. There is also a potential for an additional 30 dwellings, although this will have negligible further impact. The neighbourhood already falls below the quantity standard across a number of typologies, and the level of proposed housing will exacerbate the situation. It is therefore recommended that any proposed development within this neighbourhood provides new open space in line with the recommended standards as part of the development proposals.

Year	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
2011	0.04	3.77	6.82	6.82	-3.58	-15.39	-0.17	0.15
2030	-0.08	3.42	5.56	5.56	-3.91	-16.96	-0.19	0.11

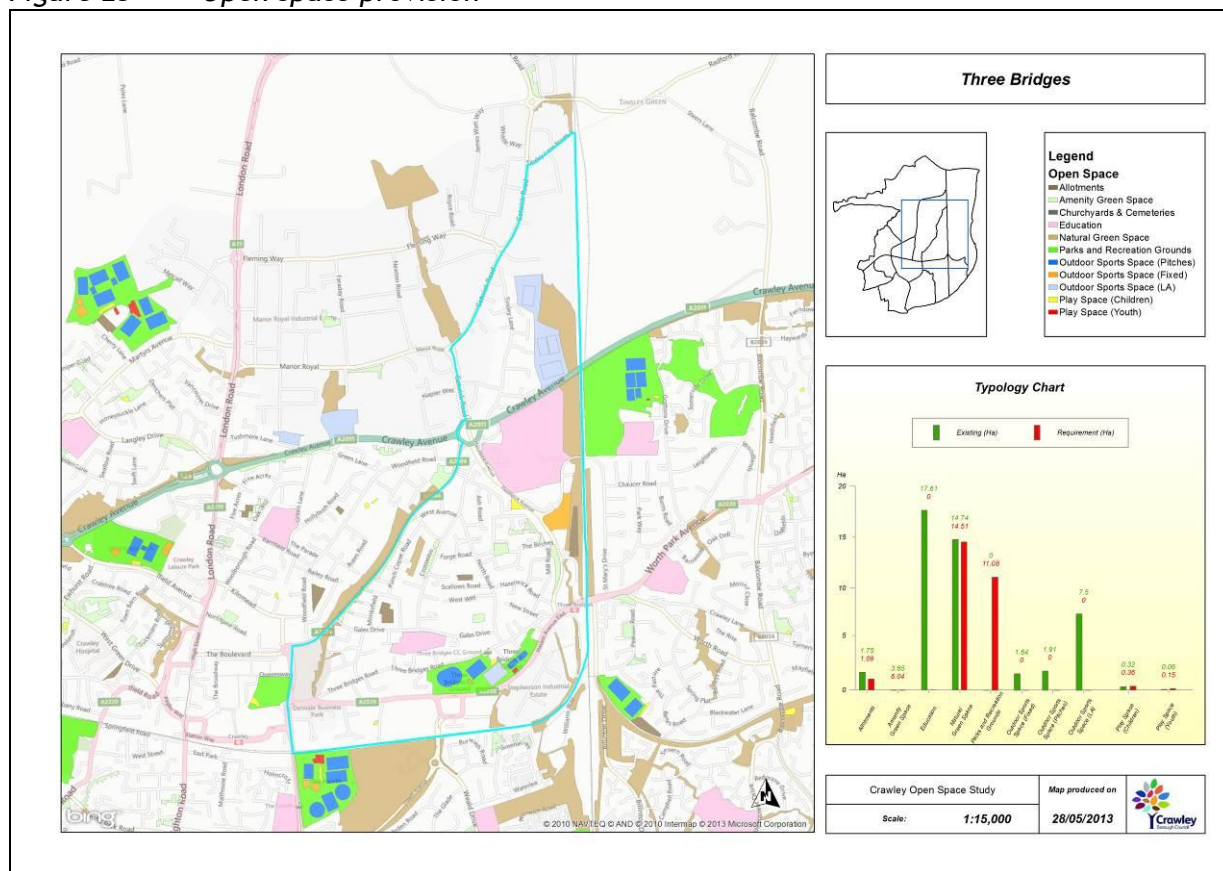
8.10.5 Priorities for the neighbourhood

Summary of key issues:

- There is an under supply of natural green space and youth play space;
- There is a gap in access to allotments, youth play space and outdoor sports space;
- Proposed development within the neighbourhood is at a level which will have an impact on the existing provision of open space, therefore new development should provide open space on site in line with the standards in this study.

8.11 Three Bridges

Figure 25 Open space provision



8.11.1 Quantity analysis - Three Bridges

Table 19 Open space provision in Three Bridges

Typology	Existing provision (ha)	Existing provision (ha/1000)	Required provision (ha)	Required provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Provision
Allotments	1.75	0.24	1.09	0.15	0.66	0.09	SUFFICIENT SUPPLY
Amenity Green Space	3.02	0.42	3.26	0.45	-0.24	-0.03	UNDER SUPPLY
Parks and Recreation Grounds (public & private)	15.96	2.20	11.60	1.60	4.36	0.60	SUFFICIENT SUPPLY
- Parks and Recreation Grounds (public)	8.46	1.17	11.60	1.60	-3.14	-0.43	UNDER SUPPLY
- Parks and Recreation Grounds	4.91	0.68	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (Pitches)	1.91	0.26	3.05	0.42	-1.14	-0.16	UNDER SUPPLY
- Outdoor Sports Space (Fixed)	1.64	0.23	0.00	0.00	1.64	0.23	N/A
- Outdoor Sports Space (LA)	7.50	1.03	0.00	0.00	7.50	1.03	N/A
Natural Green Space	14.74	2.03	14.51	2.00	0.23	0.03	SUFFICIENT SUPPLY
Play Space (Youth)	0.06	0.01	0.15	0.02	-0.09	-0.01	UNDER SUPPLY
Play Space (Children)	0.32	0.04	0.36	0.05	-0.04	-0.01	UNDER SUPPLY
Education	17.61	2.43	0.00	0.00	0.00	0.00	N/A

8.11.2 Access Issues

- *Allotments*. Good access across the neighbourhood.
- *Amenity Green Space*. Good access across the neighbourhood.
- *Natural Green Space*. Meets local standards, small gap in access to ANGSt in centre of neighbourhood, falls below 20ha ANGSt.
- *Parks & Recreation Grounds*. Small gap in access in the west of the neighbourhood.
- *Play Space (Children)*. Gap in north of neighbourhood.
- *Play Space (Youth)*. Provision restricted to southern part of neighbourhood.
- *Outdoor Sports Space*. Good access across the neighbourhood.

8.11.3 Quality Issues

Three Bridges Playing Fields



Site includes senior and junior football pitches, good quality cricket pitch, changing and pavilion, car park, play area, MUGA. Adjacent is Three Bridges FC ground which is a high quality pitch and stand with limited access to the public. Overall, the site is an important asset to the neighbourhood.

Tinsley Lane



The site is privately owned, it is split into a southern and northern part. The northern end has 3 good quality pitches. The southern end is unmaintained and has long grass which appears to have been left for a number of seasons. It is understood that there are proposals for development of this site for housing. The quality audit identified potential ecological value of this site, with long grass and hedgerow fringes, the unmanaged nature of the site means there is potential for reptiles, and this should be subject to further ecological assessment prior to submitting an application to develop the site.

8.11.4 Future requirements for open space

The table below shows the current and future requirements for open space within the neighbourhood. The increase in population within the neighbourhood is 339 dwellings or 844 people which will have an impact on the existing provision of open space. There is also potential for a further 125 dwellings which will have further impact. The neighbourhood already falls below the quantity standard across a number of typologies, and the level of proposed housing will exacerbate the situation. It is therefore recommended that any proposed development within this neighbourhood provides new open space in line with the recommended standards as part of the development proposals.

Year	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
2011	0.66	-0.24	-3.14	4.36	-1.14	0.23	-0.09	-0.04
2030	0.55	-0.57	-4.30	3.20	-1.44	-1.21	-0.10	-0.08

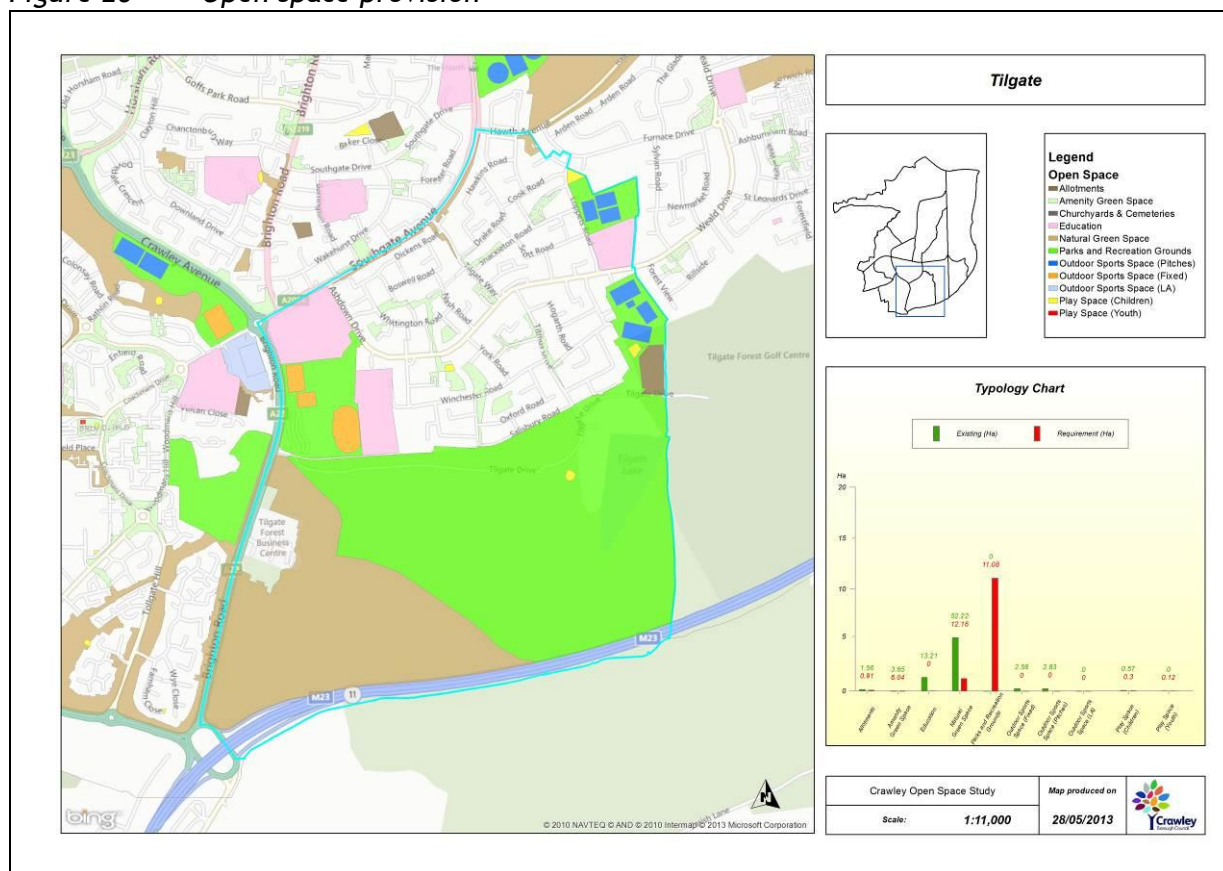
8.11.5 Priorities for the neighbourhood

Summary of key issues:

- There is an under supply amenity green space, parks and recreation grounds (excluding private spaces), children’s and youth play space;
- Access to open space varies, with allotments, amenity green space, parks and recreation grounds and outdoor sports space meeting the standard, whilst other typologies have gaps;
- Proposed development within the neighbourhood should seek to provide open space on site, priorities are for amenity and or natural green space and children and youth play space.
- Additional development also result in a subsequent under supply of natural green space, and opportunities for creating new natural areas within any proposed development or existing open spaces should be explored.

8.12 Tilgate

Figure 26 Open space provision



8.12.1 Quantity analysis - Tilgate

Table 20 Open space provision in Tilgate

Typology	Existing provision (ha)	Existing provision (ha/1000)	Required provision (ha)	Required provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Provision
Allotments	1.56	0.26	0.91	0.15	0.65	0.11	SUFFICIENT SUPPLY
Amenity Green Space	4.80	0.79	2.74	0.45	2.06	0.34	SUFFICIENT SUPPLY
Parks and Recreation Grounds (public & private)	111.31	18.31	9.72	1.60	101.59	16.71	SUFFICIENT SUPPLY
- Parks and Recreation Grounds (public)	111.31	18.31	9.72	1.60	101.59	16.71	SUFFICIENT SUPPLY
- Parks and Recreation Grounds	105.90	17.42	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (Pitches)	2.83	0.47	2.55	0.42	0.28	0.05	SUFFICIENT SUPPLY
- Outdoor Sports Space (Fixed)	2.58	0.42	0.00	0.00	2.58	0.42	N/A
- Outdoor Sports Space (LA)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
Natural Green Space	52.22	8.59	12.16	2.00	40.06	6.59	SUFFICIENT SUPPLY
Play Space (Youth)	0.00	0.00	0.12	0.02	-0.12	-0.02	UNDER SUPPLY
Play Space (Children)	0.57	0.09	0.30	0.05	0.27	0.04	SUFFICIENT SUPPLY
Education	8.88	1.46	0.00	0.00	0.00	0.00	N/A

8.12.2 Access Issues

- *Allotments*. Access restricted to northern and eastern fringes of the neighbourhood.
- *Amenity Green Space*. Good access across the settlement area of the neighbourhood.
- *Natural Green Space*. Good access against local standard and both ANGSt.
- *Parks & Recreation Grounds*. Good access across the neighbourhood.
- *Play Space (Children)*. Good access across the neighbourhood.
- *Play Space (Youth)*. No access across the neighbourhood.
- *Outdoor Sports Space*. Good access across the settlement area of the neighbourhood.

8.12.3 Quality Issues

Loppets Road

Site has 3 reasonable quality senior football pitches, small car park and small play area adjacent. No changing facilities which must restrict use of the pitches.



Tilgate Playing Field



Site has football pitches and cricket pitch, changing, play area, small car park. Generally good facility, however, there is potential to improve the pitches and play facilities.

Tilgate Park

This is a major park which is a facility for the neighbourhood and wider borough. It has a range of facilities including a nature centre, walled garden, café, car parks, play areas, lakes and fishing.

K2 Crawley

Within this neighbourhood is K2 Crawley which is a major leisure destination with Olympic pool, athletics track, gym and indoor sports facilities.

8.12.4 Future requirements for open space

The table below shows the current and future requirements for open space within the neighbourhood. The increase in population within the neighbourhood is 96 dwellings or 239 people which will only a minor impact on the existing provision of open space. It is understood that the proposed new housing will be through a single development site. As the neighbourhood is relatively well provided for open space, it is recommended that the new development focuses on providing youth play space (which is in under supply) set within an appropriate landscape. The rest of the requirements for open space should be made off site on improving existing facilities.

Year	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
2011	0.65	2.06	101.59	101.59	0.28	40.06	-0.12	0.27
2030	0.61	1.95	101.19	101.19	0.17	39.57	-0.13	0.25

8.12.5 Priorities for the neighbourhood

Summary of key issues:

- The neighbourhood is well provided for across all typologies except youth play space, although the major facilities at K2 and mountain bike trails in Tilgate Park make significant contributions to this short fall;
- There is generally good access to all typologies except partial access to allotments and no access to parks and recreation grounds;
- Proposed development in the neighbourhood will have a minimal impact on the current provision of open space.

Key priorities:

- Seek provision of a new youth play space as part of the proposed development for 96 dwellings;

- All other contributions for open space should be targeted at improving existing facilities. There are opportunities for improving facilities at Loppets Road Tilgate Playing Fields, in particular the provision of changing facilities.

8.13 West Green

Figure 27 Open space provision



8.13.1 Quantity analysis - West Green

Table 21 Open space provision in West Green

Typology	Existing provision (ha)	Existing provision (ha/1000)	Required provision (ha)	Required provision (ha/1000)	Supply (ha)	Supply (ha/1000)	Provision
Allotments	0.25	0.05	0.77	0.15	-0.52	-0.10	UNDER SUPPLY
Amenity Green Space	2.49	0.49	2.30	0.45	0.19	0.04	SUFFICIENT SUPPLY
Parks and Recreation Grounds (public & private)	7.84	1.53	8.19	1.60	-0.35	-0.07	UNDER SUPPLY
- Parks and Recreation Grounds (public)	7.84	1.53	8.19	1.60	-0.35	-0.07	UNDER SUPPLY
- Parks and Recreation Grounds	6.43	1.26	0.00	0.00	0.00	0.00	N/A
- Outdoor Sports Space (Pitches)	1.02	0.20	2.15	0.42	-1.13	-0.22	UNDER SUPPLY
- Outdoor Sports Space (Fixed)	0.39	0.08	0.00	0.00	0.39	0.08	N/A
- Outdoor Sports Space (LA)	0.00	0.00	0.00	0.00	0.00	0.00	N/A
Natural Green Space	4.51	0.88	10.24	2.00	-5.73	-1.12	UNDER SUPPLY
Play Space (Youth)	0.00	0.00	0.10	0.02	-0.10	-0.02	UNDER SUPPLY
Play Space (Children)	0.16	0.03	0.26	0.05	-0.10	-0.02	UNDER SUPPLY
Education	0.00	0.00	0.00	0.00	0.00	0.00	N/A

8.13.2 Access Issues

- *Allotments*. Gap along the north west fringe.
- *Amenity Green Space*. Good access across the neighbourhood.
- *Natural Green Space*. Good access against local standard and 20 ha ANGSt, but falls below 300m ANGSt.
- *Parks & Recreation Grounds*. Good access across the neighbourhood.
- *Play Space (Children)*. Good access across the neighbourhood.
- *Play Space (Youth)*. No provision across the neighbourhood.
- *Outdoor Sports Space*. Gap in provision in the south of the neighbourhood.

8.13.3 Quality Issues

West Green Park



Site with football and cricket facilities, car park, sports/social club, good play area. Good facility for the neighbourhood.

8.13.4 Future requirements for open space

The table below shows the current and future requirements for open space within the neighbourhood. The increase in population within the neighbourhood is 389 dwellings or 969 people which will have some impact on the existing provision of open space. The neighbourhood is already poorly provided for in terms of open space, and the additional housing will exacerbate this situation. It is therefore recommended that the larger development sites (50 + dwellings) provide open space on site across a range of typologies where feasible. Contributions from smaller developments should be pooled to provide new facilities and/or improve the quality and capacity of existing facilities.

Year	Allotments	Amenity Green Space	Parks and Recreation Grounds (public)	Parks and Recreation Grounds (public and private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
2011	-0.52	0.19	-0.35	-0.35	-1.13	-5.73	-0.10	-0.10
2030	-0.71	-0.38	-2.36	-2.36	-1.66	-8.24	-0.13	-0.16

8.13.5 Priorities for the neighbourhood

Summary of key issues:

- There is an existing under supply of all typologies of open space except amenity green space;
- Access to open space varies, with gaps in access to allotments, natural green space, youth play space and outdoor sports space;
- Proposed new development has the potential to exacerbate the shortfall of open space, therefore new on site provision should be sought through new development where feasible.

Key Priorities:

- There is a need for new provision of open space to be provided through new development where feasible;
- Where it is not feasible to provide open space in new development, contributions should be sought for improving the quality and capacity of existing facilities.

9.0 STRATEGIC RECOMMENDATIONS

9.1 Introduction

The analysis and recommendations in this study have been developed to support the delivery of the Local Plan. The information will inform a number of key areas of the plan, including:

- Informing decisions related to requirements and contributions for open space arising through new development (either through Section 106 or CIL);
- Informing decisions related to alternative uses of open space;
- Informing priorities for investment in open space;
- Informing local priorities for open space.

The neighbourhood profiles in section 8 of this report provide priorities for each area, highlighting current issues, potential impact of new development and requirements for future open space provision. This section outlines higher level strategic options which may be applicable at neighbourhood and/or borough wide level.

The strategic options addresses four key areas:

- 1) Existing provision to be protected;
- 2) Existing provision to be enhanced;
- 3) Opportunities for re-location/re-designation of open space;
- 4) Identification of areas for new provision;
- 5) Facilities that may be surplus to requirement.

9.2 Delivering Strategic Options

Since the change in government in 2010, and the subsequent adoption of the National Planning Policy Framework, the planning environment is still in a state of change and flux.

The abolition of regional spatial strategies, and the move towards localism, puts more focus on local authorities to work with local communities to make decisions and deliver services, rather than relying on national or regional guidance. This will clearly impact how some of the recommendations in this study will be delivered.

Whilst the Borough Council will have an important role in delivering open space, sport and recreation facilities, their role may move from that of 'deliverer' to 'facilitator'. The aim will be to work with community organisations to make local decisions about how facilities and services will be provided. Organisations such as neighbourhood forums, residents groups, voluntary organisation, sports clubs and societies will all have a key role in this.

The following sections, consider the key issues for open space in the Borough, and the recommendations that emerge need to be taken in context with local decision

making. The following sections serve to highlight issues, but do not necessarily resolve how they may be delivered.

9.3 Existing provision to be protected

The starting point of any policy adopted by the Council should be that all open space should be afforded protection unless it can be proved it is not required.

Existing open space or sport and recreation facilities which should be given the highest level of protection by the planning system are those which are either:

- Critically important in avoiding deficiencies in accessibility, quality or quantity; or
- Of particular nature conservation, historical or cultural value.

The area profiles in section 8 of this study provide more detailed results at neighbourhood level as to the above considerations. The following draws on this and makes some more general observations and recommendations.

Open Space Policies:

- OS1** Crawley is blessed relatively well with open space, as a new town part of the under lying principles of its design was the provision of community facilities including open space. However, the distribution of open space varies across the borough, with some neighbourhoods having more than sufficient provision, whilst others fall below the recommended standards. It is therefore recommended that priority is placed on protecting those open spaces where there is an existing shortfall of supply as highlighted in the neighbourhood profiles.
- OS2** Sites which are critical to avoiding deficiencies in quality, quantity or access should be protected unless suitable alternative provision can be provided.
- OS3** Sites which have significant nature conservation, historical or cultural value should be afforded protection, even if there is an identified surplus in quality, quantity or access in that local area.
- OS4** There is an under supply of facilities for young people across the Borough. Loss of any existing provision should be avoided, unless alternative new provision can be provided.
- OS5** The importance of privately managed spaces (e.g. sports grounds) as a community facility has been highlighted in this study. Therefore it is recommended they should be afforded protection. Loss of these spaces could be considered if:
- there is an identified overall surplus of open space and surplus of that typology in the local area and locality,

- alternative provision can be made or an acceptable mitigation package developed,
 - the development results in an overriding community benefit,
 - The playing pitch strategy identifies a surplus of provision.
- OS6** There is a significant supply of semi-natural green space across the borough, it is unlikely any of this is 'surplus to requirement' as it is largely protected, however, it does offer opportunity to provide alternative provision, e.g. creation of natural play areas, BMX tracks and signed routeways where there is an existing under supply of these facilities. These opportunities would need to be considered on a site by site basis, due to the sensitivity of biodiversity on some sites.
- OS7** Future LDD's should consider the opportunities for creating both utility and recreation routes for use by foot and bike in both urban and rural areas. Creative application of the amenity green space and the semi-natural green space components of the proposed overall standard in respect of new development should be explored.

9.4 Existing provision to be enhanced

In areas where there is a quantitative deficiency of provision but no accessibility issues then increasing the capacity of existing provision may be considered. Alternatively, in areas where facilities or spaces do not meet the relevant quality standards, enhancements will be required.

This includes those spaces or facilities which:

- Are critically important in avoiding deficiencies in diversity, accessibility or quantity, **but**
- Scored poorly in the quality or value assessment.

Those sites which require enhancement are identified within the neighbourhood profiles in this study, and in the quality audit that was undertaken as part of the 2008 open space study. Some of the key observations related to site enhancement include:

1. The importance of providing high quality provision of formal facilities such as Parks, Sport and Recreation Grounds and Play Space.
2. The role of private sports spaces to some local communities and the need to provide opportunity for investment.
3. The need to ensure high quality open spaces are designed and provided through new development where feasible.
4. The importance of semi-natural green space within the borough, and the need to maintain and enhance provision for biodiversity.
5. The role of open space in contributing to wider initiatives and strategies, for example providing background information for the boroughs emerging green infrastructure strategy.

Open Space Policies:

- OS8** The study makes recommendations for improving the quality of open space across the borough. However, a long term strategy for achieving improvements is required which could be delivered through a Green space Strategy and be considered within the Community Infrastructure Levy (CIL).
- OS9** Priorities for improvement include the enhancement of the existing provision for children and young people and the improvement of sports pitches.
- OS10** Management plans should be developed for the main parks, sport and recreation grounds. These priorities could be considered by the local community.
- OS11** Contributions received through CIL should enable investment in all typologies of open space. Specific improvements will need to be identified as part of this process.

9.5 Opportunities for re-location/re-designation of open space

In some areas it may be possible to make better use of land by relocating an open space or sport and recreation facility, especially if this will enhance its quality or accessibility for existing users, or use land which is not suitable for another purpose. This needs to be determined at a local level, considering the quality, quantity and access to facilities at neighbourhood level and in some cases at a borough wide level.

If local communities to be involved in decision making, the information provided within the neighbourhood profiles in this study will form a good basis to inform any decisions related to the provision of open space, sport and recreation facilities.

These decisions could include the spatial and investment plans for green space, and set the foundations for green space provision (e.g. for the next 20 years). They should outline where different types of facilities and space - such as children's playgrounds, sports pitches, young people's facilities etc. are to be located. It will also identify if any green space is no longer needed and its disposal or re use can be used to fund improvements to other spaces.

Each plan should apply the standards and policies set out in this study and ensure that the significant investment anticipated for green spaces is prioritised with the help of stakeholders and communities. The standards agreed in this study can determine a minimum level of quality and quantity of green space provision and the maximum distance people should have to travel to access different types of green space.

The neighbourhood profiles provided with this study provide information on the existing supply of different types of open space, an analysis of access and identify local issues related to quality. They will act as a good starting point for feeding into any consultation with the local community.

Open Space Policies:

- OS12 Develop a pilot project within one of the localities (for example linked to a major growth area) to develop a neighbourhood plan which incorporates green space planning.

9.6 Identification of areas for new provision

New provision may be required where there is a new development and a planned increase in population, and/or an existing deficiency in supply or access to facilities exists. The neighbourhood profiles outline the existing situation with regards to supply and access to open space. This study can be used as the basis for decision making, as follows:

Quantity

The neighbourhood profiles show the existing provision of open space against the proposed standards. For each typology, there is an identified 'sufficient supply' or 'under supply' for each neighbourhood.

If an area has an existing under supply of any typology, there may be need for additional provision. This could be delivered through developing a new site (for example as part of a housing development), acquiring land or changing the typology of an existing space (which may be in over supply).

The supply statistics should be used as part of the decision making process in development control to determine if a new development should provide facilities on site or enhance existing provision through CIL.

The use of the quantity statistics should not be in isolation, and considered alongside the access standards.

Access

This study considers how access to different types of open space varies across neighbourhoods against the proposed standards. The maps show where there are deficiencies and potential over supply of facilities. This information can be used alongside the quantity statistics to determine if new provision is required in an area. For example, if a new development is proposed, the maps should be consulted to determine if there is an existing gap in provision of a particular typology which could be met by the development.

Therefore, even though the quantity statistics may identify a sufficient supply of a particular typology, there may be gaps in access, and thus a new facility may still be required.

Delivering new provision

There are a number of opportunities for delivering new facilities through new development - CIL and Section 106 and to a lesser extent through capital and grant funding.

New development, CIL and Section 106

Crawley Borough Council are in the process of developing their priorities and policy for the Community Infrastructure Levy (CIL). The provision of new open space will sit alongside many other community needs and aspirations which will have a call on this levy. This open space study clearly identifies that there are needs for new and /or enhanced open space provision, particularly where new development is planned.

Whilst accepting other priorities will be considered in relation to CIL, it is the duty of this study to highlight the need for open space to be a priority within CIL for Crawley Borough.

Outside of CIL, new development may also be required to provide on-site open space through section 106 agreements. Whilst not all developments will be of a size that will generate the requirement for on-site open space, when considering future housing numbers for the borough, there will be many that will. This study should be used to make local decisions about where and when new on site provision will be required.

Capital and grant funding

Although the availability of capital and grant funding has diminished in recent years, nevertheless funding does become available for providing facilities for open space, sport and recreation. National and governing bodies for individual sports should be consulted where new infrastructure is required, such as changing rooms and sports pitches. Environmental grants and stewardship schemes are available for managing natural green space. As neighbourhood and open space priorities are established, funding requirements will be identified and delivery through grant funding can be considered.

Open Space Policies:

OS13 New provision of open space may be required as part of new development in neighbourhoods where there are existing deficiencies in quantity or access to open space and/or where the new development will exacerbate such deficiencies.

Where on site provision is required, it should be provided in line with the proposed open space standards. Where on site provision is deemed impractical, or not required, off site contributions will be required to meet the quantity, access and quality standards where possible.

OS14 CIL plays a crucial role in delivering open space, sport and recreation facilities through new development, and open space should be considered

as a priority in the CIL.

OS15 The priorities for new provision are for allotments and young people's space.

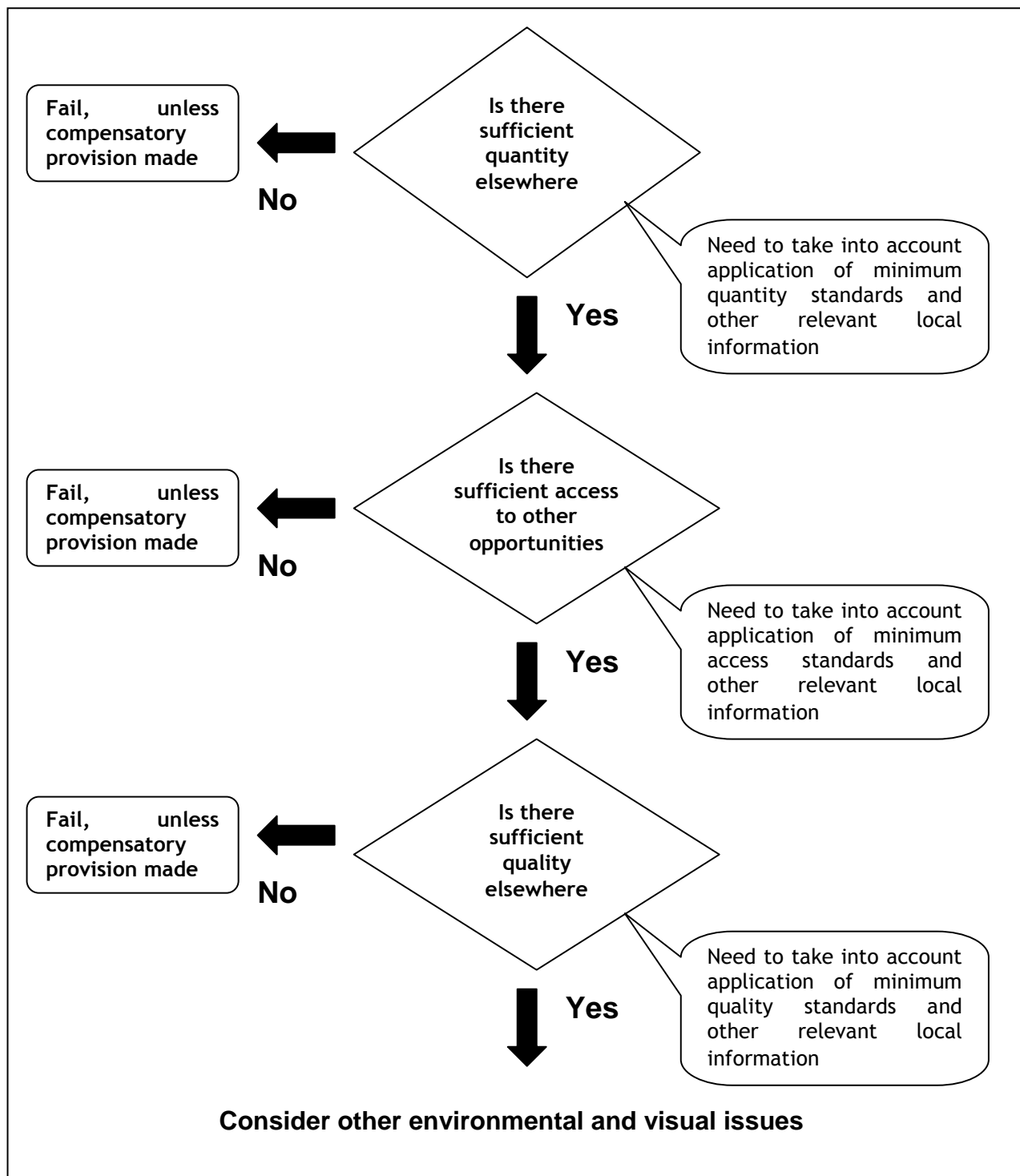
9.7 Facilities that are surplus to requirement

In addition to the strategic options outlined above, consideration should also be given to facilities that are surplus to requirement. There are important issues to resolve in terms of getting the correct balance of open spaces across the borough before any disposal can be contemplated. Whilst there is under provision relative to the minimum standards in several neighbourhoods, there are other areas where provision compares favourably with the standards. However, it is once again emphasised that the proposed standards are for *minimum* levels of provision. Factors to be taken into account before any decision to release open space for alternative uses can be taken include:

- The local value and use of a given open space - as it may be a locally popular resource.
- Whether future local development/population growth might generate additional demands for open space.
- Whether there is a demonstrable need for some other type of open space within the locality that a given space (subject to a change of management regime) would be well placed to meet.
- Other non-recreational reasons that suggest a space should be retained (which might include ecological and visual reasons).

Figure 28 suggests an outline of the decision process that should be followed before the development of an open space can be seriously contemplated.

Figure 28: Outline decision making process in relation to sanctioning (re)development of open space



A hypothetical example of how this might be applied follows, and relates to an area of amenity green space.

Q. Is there sufficient quantity?

A. If the minimum quantitative standard for amenity green space is achieved in a defined geographical area, the relative provision of other forms of open space must

then be considered. (Amenity green space can in principle be converted into other forms of open space where the need arises). If a) provision meets the minimum quantitative standard; b) there is no significant local information suggesting a need to retain the site; and, c) there is not a perceived lack of other forms of open space. The next question can be addressed.

Q. Is there sufficient access to other opportunities?

A. Within the defined geographical area there may be good overall provision of amenity green space relative to the quantity standard, but is it in the right place and can it be easily reached? Applying the accessibility component of the minimum standards will help to answer this question. If other similar open space cannot be easily reached, the site's disposal for other uses may be unacceptable.

Q. Are other accessible and similar opportunities elsewhere of sufficient quality?

A. If it can be demonstrated that alternative opportunities are sufficient both in quantity and accessibility, there may still exist issues with the quality of these alternative provisions. The quality component of the proposed standards may indicate that certain improvements to alternative opportunities must be made which should be funded and secured before development is sanctioned.

Even if these three tests are passed there may be other reasons for the site to remain as open space. For example, it may have value as a natural habitat or be visually important. Such considerations are important, but beyond the scope of this report.

10.0 DEVELOPER CONTRIBUTIONS

This section sets out higher level strategic recommendations and recommends an approach to developer contributions in accordance with the CIL regulations.

10.1 Capital cost of providing open space

In order to calculate developer contributions for facilities, a methodology has been adopted which calculates how much it would cost the Local Authority to provide them. These costs have been calculated using local information, and have also been benchmarked against other Local Authorities costs for providing facilities. A summary of the costs are outlined in table 22 below.

Contributions towards the provision or improvement of open space are calculated using the capital cost of provision. The same charges apply to both provision of new facilities and the upgrading/improvement of existing facilities, which more often than not includes new provision. This is in line with Paragraph B9 of Circular 05/2005, according to which obligations “should be fairly and reasonably related in scale and kind to the proposed development”. Contribution per person is therefore taken to be a reasonable measure of that impact, irrespective of whether new provision or improvement of existing facilities is required.

Table 22 Costs for providing open space

Typology	Standard (m ²)	Cost of provision	
		Cost / m ²	Contribution per person
Allotments	1.5	£30.00	£45.00
Amenity Green Space	4.5	£15.00	£67.50
Play Space (children’s and Youth combined)	0.7	£170.00	£119.00
Outdoor Sports Space	12.5	£21.00	£262.50
Parks and recreation grounds	13	£72.00	£936.00
Natural Green Space (new provision)	10	£15.00	£150.00
Total	42.20		£1,580

This shows that it costs £1,580 per person to provide new open space to meet the Crawley standard for open space. These calculations are to be used to calculate developer contributions required through CIL, which is discussed below.

If the open space study identifies the need for a development to provide open space on site, CIL will not be applicable, but the development will be required to provide open space in line with the Crawley Standards.

10.2 Applying costs to CIL

CIL is charged per square metre of development. The above calculations show costs per person, therefore a conversion rate has been applied using average dwelling sizes (CABE, 2010⁵). Using the average rates, the contribution for open space required would be £42.58 per square metre, as shown in table 23 below.

Table 23 Costs for providing open space per metre square of new development

Dwelling Size	Household Size	Open space contribution	Size of dwelling (square metres)	Contribution per metre square of new development
1 bed	1.5	£2,370	64.3	£36.86
2 bed	2.5	£3,950	71.2	£55.48
3 bed	2.5	£3,950	95.6	£41.32
4+ beds	2.8	£4,424	120.6	£36.68
Average rate				£42.58

10.3 Maintenance Contributions

If a development is required to provide open space on site, the developer would be expected to maintain the open space for a minimum period of 1 year. Developers will then be asked to maintain the new provision for up to 10 years, after which arrangements must be put in place for a management company and/or third party to manage the open space.

If the developer does not wish to assume responsibility for maintaining the open space, the council may be willing to accept a commuted sum and make arrangements for management of the open space through the council or a third party. The amount payable for the commuted sum will be calculated using the figures in table 24.

Table 24 Commuted sums payable for open space

Typology	Cost/m ²
Children & Young People’s Space	£3.67
Parks and recreation grounds	£2.20
Outdoor Sports Space	£0.92
Amenity Green Space	£0.62
Natural Green Space	£0.42
Allotments	£0.13

⁵ Housing standards: evidence and research (CABE, 2010)

10.4 Eligible types of development

Table 25 outlines the type of housing that will be considered eligible for making contributions towards open space.

Table 25 Eligible types of residential development

Category	Open Market Housing / Flats	Affordable Housing	Housing for the active elderly	Permanent mobile homes
Play Space	✓	×	×	✓
Outdoor Sports Space	✓	×	✓	✓
Parks and recreation grounds	✓	×	✓	✓
Amenity green space	✓	×	✓	✓
Natural Green Space	✓	×	✓	✓
Allotments	✓	×	✓	✓

Includes agricultural workers' dwellings. Excludes extensions (for administrative reasons)
Excludes replacement dwellings and nursing houses types.

10.5 Thresholds for provision

The required open space, sport and recreation facilities can be provided by on-site provision, or through CIL. Where facilities are to be provided on-site, the Council will expect the developer to provide the land for the facility and either:

- Design and build the provision to the satisfaction of the Council; or
- Make a financial contribution to the Council so that it may arrange for the construction and development of the required facility.

The decision on whether facility provision is to be on-site, off-site or both depends on the following considerations:

- The size of the proposed development;
- The existing provision of facilities within the neighbourhood and/or the sub area;
- Existing access to facilities within the neighbourhood and/or sub area.

Table 26 provides an indicative guide to assess which types of housing generate a need for facilities in the categories listed - developers will have the opportunity to determine precise arrangements within these overall guidelines.

Table 26 Requirement for open space, sport and recreation facilities

Type of Provision	1-9 dwellings	10-49 dwellings	50-199 dwellings	200-599 dwellings	600+ dwellings
Play Space	*	✓	✓	✓	✓
Amenity Green Space	*	✓	✓	✓	✓
Outdoor Sports Space	*	*	✓	✓	✓
Allotments	*	*	✓	✓	✓
Parks and recreation grounds	*	*	*	✓	✓
Natural Green Space	*	*	*	✓	✓

KEY: ✓ on site provision normally sought * off site provision normally required

10.6 Future housing and developer contributions

This section considers the requirements for developer contributions outlined above in relation to the key findings of the study and how this will be impacted by future population and housing growth across the study area.

10.6.1 Demand from proposed housing

Table 27 below shows the supply of open space against the standards using the 2011 census data and then applying population growth using the current housing projection number of 4223 dwellings (10,515 people). Note that at the time of writing the housing numbers were subject to consultation and change, so the calculations below are assumed to be for illustrative purposes.

Table 27 Open space requirements

Year	Allotments	Amenity Green Space	Parks & Recreation (Public)	Parks and Rec (Public and Private)	Outdoor Sports Space (Pitches)	Natural Green Space	Play Space (Youth)	Play Space (Children)
2011	-4.90	-4.90	107.67	123.45	-8.67	88.02	-1.26	-0.10
2030	-6.48	7.44	90.85	106.63	-13.09	66.99	-1.47	-0.63

As can be seen, the main issues relate to the requirement for additional allotments, parks and recreation grounds, children’s’ and youth play space and outdoor sports space. These figures provide a requirement across the whole borough, and much of this results from the major expansion at Pound Hill (circa. 2000 dwellings). Therefore, much of the open space will be provided on site, and will not be subject to CIL. However, the neighbourhood profiles also identify that a number of developments are too small to provide open space on site, and for these, it will be necessary to have off site provision, which will be collated through S106 and/or CIL.

The current housing projections identify 1,900 dwellings at the new neighbourhood of Forge Wood (NES) which is currently within Pound Hill. This site is expected to provide open space on-site to meet the needs of residents. An additional 2163 dwellings on deliverable and developable sites and broad locations have been identified in other neighbourhoods. Of these it is expected that the following sites can provide on-site open space:

Breezehurst Drive - 100

Tinsley Lane - 138

Bewbush West Playing fields - 48

This leaves an additional 1,877 dwellings to be delivered through smaller developments, which in many cases will be too small to provide on-site open space. 972 dwellings equates to 4,674 people, which is the figure that has been used to calculate the requirements for offsite open space provision.

The cost of providing open space across all typologies for an increased population of 4,674 people is £7,384,920 (2420 people x £1580). This figure could be raised through CIL or in certain cases there be an opportunity to pool up to 5 developments through S106.

Through CIL, a rate of £42.58 per metre square of floor space will be applicable. For S106, a rate of £1580 per person will be applied using the household sizes in table 23 (e.g. a 3 bed house with 2.5 people would attract a contribution of £3,950 for open space).

APPENDIX 1

Stakeholder Notes (unedited)

Crawley Open Space Study - Stakeholder Interviews - Kate Wilson - 14th March 2013

Kate is the Borough Council's Community Services Manager and is responsible for Play Services, Crawley Wellbeing, Sports Development, Community Arts and additional project management work in leisure/recreation.

1. Play and Youth Provision

The Play Strategy

- The new play strategy is set to go to committee in June and Kate is hopeful that it will be approved. It follows a natural progression from the 2007 strategy.
- Play England tools and good practice guidance has been used throughout the process.
- Safe access in relation to traffic and links to the footpath and cycle network has been an important factor in the strategy process.
- The strategy aims to consolidate provision in a sustainable manner and the programme of improvements has been based on a strategic assessment of sites in relation to need; and a fair distribution across the Borough to enable access for all.
- Part of the plan is to improve provision at 9 strategic sites (including the 4 adventure playgrounds) located so that each neighbourhood has access to a high quality facility for all child/teen age ranges.
- The new/refurbished sites will be developed with full community engagement in terms of design, location etc.
- The plan also includes the removal of play equipment with a relatively low play value at 15 small play sites and the re-landscaping of those sites bearing play opportunities in mind. These sites will therefore remain as local "playable space". The aim remains that homes in all residential areas in the Borough will still have access to local sites suitable for play within a 5 minute walk time.

Teenage Provision

- The play strategy aim is that each of the 9 strategic sites will include provision for teenagers including challenging play equipment that provide appropriate levels of risk within a safe environment.
- There are 15 MUGAs and kickabout areas across the Borough with a good geographic spread to provide reasonable access for all teenagers.
- There are a number of youth shelters but potential for more.
- There is a new BMX track at Langley Green (fairly central to the Borough) in close proximity to the adventure playground. There is also a track suitable for use by disabled children. There are plans to provide appropriate accessible toilets.
- There is a well-used Skate Park at Southgate Playing Field which is a fairly central location within the Borough.
- Broadly speaking teenage provision has improved since the PMP report and the implementation of the Play Strategy would continue that trend.

2. Sports

General

- Crawley has relatively high levels of participation according to the SE Active People survey. This is growing, for example, over the past few years use of K2 has grown from about 400,000 visits to 1.4m. This is probably as a result of providing a wide programme to meet many different interests.

Football

- The Council manage a full size floodlit 3G pitch at Broadfield and 2 smaller AGP pitches at Maidenbower.
- There is also a full size floodlit AGP at K2 (and a floodlit MUGA); 8 lane athletics track also.
- There are also STPs at secondary schools that have community use outside of school hours - Thomas Bennett, Ifield Community, Oriol High, St Wilfreds and Hazelwick.
- Broadly speaking Crawley seems to have enough grass pitches and AGPs to meet local needs currently but demand is growing and a further 3G pitch would probably be well used also (particularly for training).

Cricket

- Just about enough pitches to meet demand currently but there is a need to plan for the future.
- Top priority, though, is to consolidate what is there and to up and maintain quality e.g. the ground at Three Bridges needs improvement as does its pavilion.

Hockey

- Crawley Hockey Club plays at Hazelwick Community School. The Council do not have clubs using any of their facilities for league play.

Rugby

- Crawley RUFC play at Willoughby Fields and are currently planning to build a 3G pitch for their own use and to hire out to others e.g. for football.

Tennis

- The Council provide free open access courts at various locations across the Borough but other than around Wimbledon they have lots of capacity and potential for additional use.
- The town's tennis clubs also have their own courts.
- West Green Park - there are plans to develop tennis at this site to provide a covered facility via an inflatable "bubble" cover. This is a partnership project with a tennis club and a development programme would also be offered. This may also stimulate additional demand for the other courts in the Borough which are currently under-used.

Bowls

- It appears that demand for bowls is falling meaning provision may need to be reduced to ensure sustainability.
- At K2 the indoor bowls facility is relatively lightly used while there is a waiting list of over 1000 to take part in Gym activities. There is also a 6 rink indoor bowls facility at Pound Hill which could accommodate additional play.

**Crawley Open Space, Sport and Recreation - Telephone interview - Karen Rham
Cemeteries and Sports Grounds Manager (7th March 2013)**

Karen is responsible for the management of all the Borough Council's grass sports pitches and hard surface tennis courts. We discussed the adequacy of provision and issues relating to supply and demand in relation to the different sports. She is responsible for provision on 22 sites all of which bar two (Rathlin Road and Creasys Drive) currently have pitches in use.

Football

Quantity

- Overall there is enough pitch space available to cater for demand from Clubs. Prior to each season the Council mark out and maintain pitches in line with the requests from the leagues. In effect they always have a "reserve" of pitches that can be brought into play as needed.
- When pitches are not marked out they manage the space as additional public open space and it is used by local people for informal recreation.
- The position for adult football is straightforward. There are plenty of pitches and it is reasonably straightforward to plan each year. Not only do they provide for all teams in the Borough but some teams travel in from adjacent boroughs to play. Karen observed that if anything the trend in demand for adult pitches is downward. There has been a noticeable decline over recent years.
- There is a trend to play on synthetic pitches and small sided indoor football so the study should also look at the need for more artificial grass pitches. Karen's view was that additional AGPs were needed, particularly for training so that grass pitches didn't get overused and damaged.
- The situation for junior football is more challenging as demand is still rising. While there is sufficient pitch space to accommodate league requests the practicalities of providing it are difficult - with different age ranges having different sized pitches and goal sizes. As goal posts are literally set in concrete it is quite a task (and relatively costly) to replace with goals for 9x9 games etc! Often the leagues don't provide detail of requirements until shortly before the beginning of the season which makes things harder. So far, however, the Council have managed to get pitches ready in time.

Quality

- The sites and pitches are of variable quality mainly due to the effectiveness of the drainage systems on the individual sites. Crawley has a clay soil which does not drain well without a good and effective drainage system.

- Last season was particularly difficult due to the exceptional amount of rain which meant that an unusually large number of matches needed to be cancelled and rescheduled.
- The Council have identified drainage works required across the Borough to improve quality and have prioritised potential sites and pitches where work is most needed. Unfortunately resources are very limited in terms of actually implementing such work.
- Changing accommodation is available at all sites bar one (where there is a short walk to off-site changing). The units were built in the 60s/70s and are a bit old fashioned but they are well built and have been maintained to a decent standard. The Council don't get many complaints from teams.
- However, their design is very limiting in terms of today's standards. They were built as single sex changing so cannot accommodate men's and ladies games at the same time, nor can you segregate children from adults. At main sites therefore there would be real benefit in a fundamental refurbish/internal redesign.
- Car Parking - in general the sites are adequately provided for but some can be very busy on match days.

Cricket

Quantity

- The Council currently have enough cricket squares to accommodate the needs of local clubs but demand from cricket is growing and use is just about at capacity. The Council have advised the West Sussex league that they have no more capacity for new clubs.
- Two of the bigger clubs in Crawley are Three Bridges and Ifield. These clubs manage their own grounds and facilities and the council do some of the maintenance of the square and outfield on a contractual basis. Ifield manage their own square.
- There are also seven other smaller clubs, some with a number of teams, that book Council cricket pitches and associated facilities on an annual basis.
- The cultural diversity in Crawley includes ethnic minorities who traditionally enjoy cricket. These communities are still expanding which is another reason why demand is likely to grow in the future.
- With additional housing anticipated it is very likely that in the medium/long term demand will outstrip supply and that additional pitches will be needed. In planning to allocate space for such within new developments it is important to provide sufficient space beyond the outfield to provide an additional buffer zone. Management and maintenance issues also need to be thought through as it is unlikely that the Council could afford to take on any new financial commitments to manage and maintain these.
- There may well be sufficient available green space within the current Council holding to theoretically provide additional cricket grounds but the capital and revenue maintenance costs of developing such are too high for it to be a realistic option currently or in the foreseeable future without major ongoing funding or local clubs taking on full responsibility.

- Unlike football, the Council do not take bookings from clubs/teams from outside the Borough.

Quality

- The Council pitches are adequately maintained to allow play but some clubs have very high expectations which would be beyond the Council's resources to deliver without raising charges significantly.
- The Council would be happy for clubs to take on greater responsibility for the management and maintenance of cricket facilities and would be more than happy to offer clubs long-term leases. In this respect it may be possible for some clubs to merge to take on such responsibilities.

Other Issues

- While access is reasonable some clubs would prefer grounds nearer to their local community base.
- There is capacity in adjacent Boroughs and a strategic approach from local leagues could perhaps direct new clubs in Crawley to available pitches in these Boroughs.

Rugby

Quantity

- The Council manage 6 Rugby pitches which are used for both Rugby Union and Australian rules football.
- The two main clubs are Crawley RUFC (which has a number of teams - adult and junior) and St Francis RUFC.
- Rugby seems to be growing in popularity. Crawley RUFC is expanding and the 4 pitches they use are nearing capacity. There may be a need for additional pitches but a better alternative would be to provide a 3G artificial grass pitch. With this used for training the existing stock of pitches would be sufficient to meet league play demand. Crawley RUFC is actively pursuing this currently. They would also hire out this pitch to other clubs (football included).
- St Francis RUFC has sufficient pitches to meet their needs.

Quality

- As the pitches are also used for training it is difficult to maintain pitch quality to a high standard. A 3G AGP training pitch would largely solve this problem.

Bowls

- Demand for bowls in Crawley is slowly declining.
- The Council own two sites for outdoor bowls which are expensive to maintain to the standard the two clubs would wish for.

- Both club sites are managed by a local club on a long-term lease and the greens are maintained by the Council. They each have a club house which the clubs manage. The council maintain the fabric of the buildings but the clubs are responsible for internal management and maintenance.
- The two clubs are finding it a bit difficult to sustain themselves as membership income is falling along with declining numbers of members.
- It may be that in the long run there is not sufficient demand to maintain two bowling clubs. One club running one facility may be more realistically sustainable unless interest and membership starts to grow.

Tennis

- The Council manages 8 hard surface tennis courts. None are floodlit. These are free to use and bookable but in practice they are open access sites i.e. turn up and play.
- There is strong local demand for tennis (probably growing) and at peak times they are full to capacity. There may be a case for some additional courts. They are little used in winter.
- The courts used to be used for Netball over the winter months but this has all but ceased due to better facilities being available elsewhere.
- Currently there are plans to work in partnership with a local tennis club to develop facilities at West Green. This would involve providing an inflatable cover and lights to enable play in evenings and winter. The idea is for it to act as a pilot to test demand.

Croquet

- The Council manage two Croquet lawns at Worth Park (about twice the size of a bowling green). It is used by a club with about 30 members. The site is due to be improved through a successful Heritage Lottery bid. This would include the refurbishment of the on-site summer house and provision of toilets.

Golf

- Goff's Park has an 18 hole pitch and putt course which is very popular. There is also a nine hole putting green.

Crawley Open Spaces Study - Kevin Tidy - Parks Manager - Notes from telephone interview - 6th March 2013

Kevin has overall responsibility for parks and greenspace across Crawley Borough including playing fields, allotments etc. Some key points from the discussions are noted below:

- Overall in terms of the quantity of parks and greenspace under Council management there has been little change since the PMP study of 2008. His view was that overall there are sufficient parks, green spaces and playing fields to meet demand and no obvious gaps in provision.

- Broadly speaking the maintenance regime has been provided at a similar level since the PMP study was completed and quality in general is similar (though with some minor variations and improvements to a number of specific sites). Feedback from the public tends to be very positive.
- As regards access Kevin thought that in the main parks, gardens, playing fields etc were easy to access by footpath and many had good cycle links. He highlighted the need for improvements to some cycle routes and noted a current project underway to make improvements to the cycle infrastructure within Crawley.
- His view was that there are sufficient sports pitches of reasonable quality to cater for football, but that provision for Cricket is just about at capacity.
- Kevin also highlighted the importance of parks for general health and wellbeing - informal exercise and mental health. There was a good Healthy Walks initiative that made regular use of parks and green space. The Council were also planning to install a number of new outdoor gym “trim trails” at appropriate locations within parks.
- Kevin noted that they good relationships with a number of voluntary groups, for example, the local orienteering group who they are working with to develop and improve provision - currently at Tilgate Park. Another positive partnership was with the local Wildlife Trust who provided activities within some parks.
- One of the most pressing issues for the future in terms of maintaining quality overall was the need to secure greater revenue income to balance the service budget in the light of savings requirements. This means that the Council will need to charge the public for some services and facilities that were previously free e.g. in Tilgate Park (which now has an income target of £150,000) there will be a charge for visiting the Nature Centre, which has previously been free entry.
- Kevin was aware of the shortfall in teenage facilities identified in the PMP study and while this was mainly being addressed through the Community Services section (which also has responsibility for play areas) Parks were introducing a number of initiatives to provide challenging opportunities for young people: for example, Tree Top Activity courses (to be delivered by Go Ape) in Tilgate Park and cycling and boating activities provided by Dynamic Adventures. He noted though that these were commercial ventures and that there would be charges levied to take part rather than free open access.
- Kevin was also aware of the shortfall of allotment plots to meet demand noted in the PMP report. In response to this the council have reinstalled a derelict allotment site. Though the waiting list for allotments was now shorter than it was, there is still more demand for plots than can be accommodated on current sites.
- As regards Tennis, for which the PMP consultation indicated a relatively high demand for additional courts, he noted that current provision was similar to when the PMP study was completed but that there were plans (led by Community services) to provide additional courts e.g. at West Green. For council sites tennis courts are currently offered free of charge.

Crawley Open Space Study - Stakeholder Interviews - Crawley Wellbeing - Matt Lethbridge (13th March 2012) - Notes

Matt is the manager of the Crawley Wellbeing team. Crawley Wellbeing is funded through a partnership including the Borough Council and NHS. It promotes activity and provides advice on many aspects of health and wellbeing.

One of the key aims of Crawley Wellbeing is to encourage local residents to become more physically active in a manner that suits them. Though it includes promoting participation in sports it is more involved in promoting informal active recreation such as walking, cycling running and play. Much of this activity uses the various parks and public green space throughout the Borough.

Outdoor sports

- Freedom Leisure now manages most of the Community Sports Development initiatives on behalf of the council, for example a local football in the community scheme aimed at children and young people.
- Most, perhaps all, football, cricket and rugby clubs use Council sites or have their own grounds. Matt was not aware of any sports clubs or teams covering these sports playing on school grass pitches. He thought that some clubs may occasionally use school facilities for training but had no specific knowledge of such.
- However, Crawley Hockey Club uses the STP at Hazelwick School for their home games and training.
- Matt's experience indicated that overall there were enough football pitches to meet local demand.
- Some schools used facilities at the K2 centre e.g. Thomas Bennett Community College used the astro turf pitches.
- The tennis clubs in Crawley have their own courts and there is a good network of council courts in the parks.

Informal recreation

- Initially the Crawley Wellbeing programme was targeted at 3 areas of relative deprivation and poor health - Langley Green, Bewbush and Broadfield (local Neighbourhood Improvement Areas). The remit has now been extended to cover the entire Borough.
- Parks, green space and the rights of way network are essential to the promotion of health and wellbeing for local people in Crawley. Crawley Wellbeing uses them widely in promoting participation in walking, running and cycling.
- The health walks initiative is a good example. This project aims at encouraging and supporting the over 50s to take regular physical activity through regular short walks (1-3 miles)
 - Walks programmes, led by trained volunteers, are provided at 8 locations throughout the Borough planned so that everyone can fairly easily access a local programme (i.e. to cover all neighbourhoods).
 - Most walk routes take place within easily accessible parks and public green space such as Tilgate, Goff and Worth Parks; with some e.g. the one at Langley Green, using local footpaths and bridleways.
 - They are popular with regular attendances of 5 to 15 (depending on the weather) active walkers. The walks always run even if numbers are low so that residents are always sure that the walk will be taking place.

- As well as providing regular opportunities for physical activity the walks are very much a social occasion.
- There are a similar number of male and female participants.
- Gatwick Green Spaces organise longer walks that use rights of way and the countryside more extensively.
- Crawley Wellbeing have also organised a similar programme for mothers of young children called “Buggy walks” which are planned so they accessible for push chairs.

Crawley Open Space Study - Stakeholder Interviews - Rob Channon - 14th March 2013

Rob is the Borough Council’s Community Facilities Manager and is responsible for the management and maintenance of the Council’s indoor and outdoor community facilities (not green space) including play areas, youth facilities etc.

Youth Facilities

- There have been various improvements in outdoor provision for teenagers since the PMP report including:
 - BMX track at Langley Green near the Adventure Playground (also has a flat track that can be used by all abilities).
 - Skate Park at Southgate playing fields
 - A “Parkour” facility at Bewbush Pocket Park (designed for “free running” type activity). Bewbush also has provision for all age ranges and is model to aim at elsewhere in Crawley.
 - Additional MUGAs e.g. Dobbins Place, Three Bridges and Northgate
- The implementation of the play strategy will also ensure further improvement for teenage facilities. Each of the nine neighbourhoods will have a play area with more challenging facilities for teenagers.
- There are a few teen shelters but potential for more

Play Areas

- Rob manages the Council’s play areas and a number of these have been refurbished and improved since the PMP report.
- The play strategy will reduce the number of play areas with traditional fixed equipment but retain those sites (re-landscaped) as spaces for play. Other play areas will be improved with a wider range of equipment for all ages so that all the neighbourhoods have access to high quality play provision.
- The play areas are broadly speaking well spaced geographically across the Borough with no obvious gaps.

Sports

- There is a full size 3G pitch at Broadfield and 7x7 3G pitch at Maidenbower
- K2 also have a full size sand based synthetic turf pitch
- There are also a number of MUGAs/kickabout areas well spread across the Borough (open access and in the main floodlit until 10pm).
- In addition many of the schools have synthetic pitches that have community use.

- There is a need for some kind of covered artificial grass pitch (football “barn” type facility). The Council are in discussion with Crawley Town FC about such a development with one option being a cover for the Broadfield 3G pitch.

Sussex Cricket Board - 6th March - Notes from discussion with Simon Funnell

- The Cricket Board had not itself highlighted any specific strategic gaps or development plans for facility development in Crawley Borough.
- The clubs in Crawley tended to be fairly independent but there is a Crawley Cricket Development Group. Simon had encouraged clubs and the development groups to respond directly.
- He was aware of a need and aspirations for improvements to facilities at Crawley Eagles Cricket Club (recently merged with Serendib CC) and Ifield Cricket Club (both of which the board would support).
- Some of the clubs playing at Borough Council owned grounds were concerned about the recent imposition of rent obligations which could be detrimental to clubs plans for development e.g. Ifield Cricket Club’s plans to improve changing facilities in partnership with local football clubs.
- He suggested that there was potential for improvement in the communications between cricket clubs in Crawley and the Borough Council.

Stuart Lamb (FA) by email

- According to FA standards, there is a need for 3 full size 3G pitches in Crawley.
- At present, there is a full size 3G at Broadfield.
- Therefore, a definite need for additional 3G. We have identified a potential refurbishment of an existing sand-dressed AGP at Oriel School, but no approach has been made yet to the school.