Tandridge Open Space, Sport and Recreation Facilities Assessment:

Likely requirements for open space, sport and recreation provision for a potential Garden Village

(August 2017)
## Contents

1.0  Introduction  
2.0  Needs arising from potential Garden Villages  
3.0  Assessment of potential Garden Village locations  
4.0  Phasing of provision  

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>Introduction</td>
<td>2-4</td>
</tr>
<tr>
<td>2.0</td>
<td>Needs arising from potential Garden Villages</td>
<td>4-5</td>
</tr>
<tr>
<td>3.0</td>
<td>Assessment of potential Garden Village locations</td>
<td>6-10</td>
</tr>
<tr>
<td>4.0</td>
<td>Phasing of provision</td>
<td>11</td>
</tr>
</tbody>
</table>
1.0 Introduction

Background

High quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. The National Planning Policy Framework requires local planning authorities to set out policies to help enable communities to access high quality open spaces and opportunities for sport and recreation. These policies must be based on a thorough understanding of the local needs for such facilities and opportunities available for new provision.

Ethos Environmental Planning Ltd (in conjunction with Leisure and the Environment, and RQA Ltd) were commissioned by Tandridge District Council to undertake an Open Space, Sport and Recreation Facilities Assessment and Playing Pitch Strategy. The Study responds to national policy requirements and will inform the preparation of the Council’s emerging Local Plan.

The Open Space, Sport and Recreation Facilities Assessment

The Open Space, Sport and Recreation Facilities Assessment examines existing and projected needs for open space, sport and recreation provision, using a variety of data sources, together with independent investigation, stakeholder and community consultation and surveys. Analysis of the data gathered and the reporting of findings has followed appropriate national guidance.

In brief, the scope of the Study covers:

- Open space, including amenity and natural space, parks and recreation grounds, play space, allotments.
- Outdoor sports space.
- Built sports facilities (primarily sports halls and swimming pools).

How does this Report relate to the Open Space Sport and Recreation Assessment?

This report is one of six being provided as part of the overall Open Space, Sport and Recreation Facilities Assessment, which underpins and informs the emerging Local Plan. It should be noted that the overall district wide assessment is not yet complete, and the findings of this report should therefore be understood as an early indication of likely requirements for open space, sport and recreation facilities. The reports in bold have been published as part of the Garden Village Consultation.

The six reports are the:

- Tandridge Community and Stakeholder Consultation Report;
- Tandridge Open Space Study;

---

1 Raising the Standard: The Green Flag Award Guidance Manual (Green Flag Award/Department for Communities and Local Government 2016); Playing Pitch Strategy Guidance 2013 (Sport England 2013); Assessing Needs and Opportunities Guidance (Sport England 2014)
• Tandridge Playing Pitch Strategy and Action Plan;
• Tandridge Indoor, Built, and Outdoor (non-pitch) Sports Needs Assessment;
• Tandridge Proposed Open Space, Sport and Recreation Typologies and Standards;
• Likely Requirements for Open Space, Sport and Recreation Provision for a Garden Village (this report).

The Local Plan

The Council is preparing a Local Plan to deliver housing, employment and other types of development to meet local need up to 2033. The Council has already conducted two Local Plan consultations under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Local Plan: Issues and Approaches Consultation (2015) and the Local Plan: Sites Consultation (2016).

To guide the preparation of the Local Plan, going forward the Council has agreed a Preferred Strategy for the Local Plan, which seeks to deliver a strategic development that accords with the principles of a Garden Village to meet long-term development needs as part of a hybrid approach. The Garden Village will accommodate a mix of homes, employment and supporting infrastructure. In addition to education, healthcare and transport infrastructure, open space, sport or recreation facilities form part of the community infrastructure that is vital in creating a balanced, healthy and sustainable community.

A further Regulation 18 consultation is being carried out between August and October 2017 to explore potential broad locations for a Garden Village before the Council prepares the Draft Local Plan, which is likely to be subject to public consultation in 2018.

Purpose of this Report

To inform the broad locations for a Garden Village that are being considered for potential inclusion in the Local Plan, the Council carried out further assessment. As part of its commission, Ethos is required to estimate the impact that a Garden Village would have in respect of requirements for open space, sport and recreation provision. This Report applies the standards contained in the ‘Open Space, Sport and Recreation Typologies and Standards (August 2017)’ to the potential Garden Village locations to indicate the likely requirements for provision. This report considers four broad locations at:

• Blindley Heath;
• Land west of Edenbridge;
• Redhill Aerodrome; and
• South Godstone.

The term "Garden Village" is used to convey the intention of creating a new community based on Garden Village principles. However, the use of the term is not directly related to the Department for Communities and Local Government’s criteria for funding of Garden Villages.²

² Department for Communities and Local Government (2016) Locally-led garden villages, towns and cities
The Council are seeking to identify a broad location in the Local Plan and are considering a range of broad locations (see map below) as potential options through the evidence. However, for the purpose of estimating likely requirements for open space, sport and recreation facilities, it was necessary for the assessment to be guided by the site-specific details of scale and capacity that were available at the time of assessment. Strategic proposals are anticipated to continue evolving as the Local Plan is being prepared and detailed requirements for open space, sport and recreation provision will need to be refined when the detailed capacity and location of the Garden Village is determined.

The map below indicates the broad locations of the potential Garden Villages.

2.0 Needs arising from potential Garden Villages

The range of open space, sport and recreation needs generated will include:

- **Recreation open space**: including Allotments, Amenity/Natural Greenspace, Parks and Recreation Grounds (combined), and Children’s & Youth provision;
- **Outdoor sports space**: including sports pitches, tennis courts, bowling greens, Multi Use Games Areas (MUGAs) and ancillary space; and,
- **Leisure Centres**: including sports/activity halls, and swimming pools, and gyms.
The analyses are in part based on local standards of provision, developed as part of the Study, and which are detailed in ‘Open Space, Sport and Recreation Typologies and Standards (August 2017)’\(^3\). The quantitative components of the standards are:

- **Recreation Open Space**: 2.25 ha/1000 people, comprised of:
  - Amenity/Natural Greenspace (1 ha/1000 persons)
  - Parks/Recreation Grounds (1 ha/1000)
  - Allotments (0.2 ha/1000)
  - Children’s and Youth provision (0.05 ha/1000 persons)

- **Outdoor Sports Space**: 1.46 ha/1000 persons, comprised of:
  - Pitch sports space (1.26 ha/1000 persons)
  - Greens and Courts (0.2 ha/1000 persons)

- **Leisure centres**:
  - Sports halls- 0.273 court units/1000 persons
  - Swimming pools- 10.52 sqm/1000 persons
  - Accompanying gym and studio space (both to meet needs and to help ensure viability sustainability)

Each potential Garden Village location would generate substantial demands for open space sport and recreation opportunities. Many of these must be met on-site, but others may be better provided through the improvement and expansion of existing accessible facilities elsewhere.

Some of the new/improved sports facilities might be provided with schools, and/or within parks and recreation grounds. Where outdoor sports provision is likely to be managed by a club or school, it must be subject to binding Community Use Agreements (CUA).\(^4\)

---

\(^3\) Tandridge Open Space, Sport and Recreation Facilities Assessment: Open Space, Sport and Recreation Typologies and Standards (August 2017)

\(^4\) When an educational or other establishment has sports facilities that are planned, designed, and funded for community use, there should be a Community Use Agreement (CUA) to show how it is intended to operate. This should cover such matters as hours of availability, management arrangements, pricing policy etc. The use of a CUA should help secure well-managed and safe community access to sports facilities on educational and certain other sites that are not directly controlled by or on behalf of local authorities.
3.0 Assessment of potential Garden Village locations

Note: The estimated populations for each Garden Village are calculated by multiplying the given number of dwellings by 2.2 (assumed household size). The given number of dwellings represents the minimum provision based on the information available at the time of assessment.

<table>
<thead>
<tr>
<th>Broad location</th>
<th>Needs generated</th>
<th>Comments</th>
<th>Total requirement for open space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blindley Heath - 3,000 dwellings; estimated population of 6,600</td>
<td><strong>Recreational open space:</strong> 6.6 ha of Amenity/Natural Greenspace; 6.6 ha of Parks/Recreation Grounds; 1.32 ha of allotments; 0.33 ha of children’s and youth provision. <strong>Outdoor sports space:</strong> 8.32 hectares of pitch sport space, and 1.32 hectares of courts and greens (comprising provision for tennis/bowls/MUGAs). <strong>Leisure centres:</strong> 0.45 of a standard 4-court sports hall; and 0.33 of a standard 4-lane indoor swimming pool.</td>
<td>Comment: Much of this required provision would need to be provided on-site, given the size of the strategic proposal. However, there are some existing sports grounds and clubs that might be improved/upgraded as a contribution in lieu, and this is being addressed in the Playing Pitch Needs Assessment and Strategy. Comment: There may be some scope to improve existing leisure centres to help cater for increased demands, subject to new/revised CUA where appropriate. Some local provision should be made on-site. If a secondary school is proposed as part of the Garden Village at this location, then there could be investment into a dual-use facility subject to a CUA. The alternative would be to build appropriate dimensions into other</td>
<td><strong>24.45 hectares</strong> (Recreational open space: 14.85 hectares; and, Outdoor sports space: 9.64 hectares)</td>
</tr>
<tr>
<td>Broad location</td>
<td>Needs generated</td>
<td>Comments</td>
<td>Total requirement for open space</td>
</tr>
<tr>
<td>---------------</td>
<td>----------------</td>
<td>----------</td>
<td>--------------------------------</td>
</tr>
<tr>
<td><strong>land West of Edenbridge</strong> (all the strategic proposal, including that outside TDC) - 4,200 dwellings; estimated population 9,240 (estimated provision in Tandridge District is around 2,350 dwellings; estimated population 5,170)</td>
<td><strong>Recreational Open space:</strong> 9.24 ha of Amenity/Natural Greenspace; 9.24 ha of Parks/Recreation Grounds; 1.85 ha of allotments; 0.46 ha of children’s and youth provision. <strong>Outdoor sports space:</strong> 11.64 hectares of pitch sport space, and 1.85 hectares of courts and greens (comprising provision for tennis/bowls/MUGAs). <strong>Leisure Centres:</strong> Comprising 0.63 of a standard 4-court sports hall; and, 0.46 of a standard 4-lane indoor swimming pool.</td>
<td><em>general community halls. The above considerations are being addressed in the Built Sports Facility Needs Assessment.</em> <em>Comment: Much of this required provision needs to be provided on-site, given the size of the potential site. However, there are some existing sports grounds and clubs that might be improved/upgraded as a contribution in lieu, and this is being addressed in the Playing Pitch Needs Assessment and Strategy.</em> <em>Comment: There may be some scope to improve existing leisure centres to help cater for increased demands, subject to new/revised CUAs where appropriate. Some local provision should be made on-site. If a secondary school is proposed as part of the Garden Village at this location, then there could be investment into a dual-use facility subject to a CUA. The alternative would be to build appropriate dimensions into other general community halls. The above considerations are being addressed in</em></td>
<td><strong>34.28 hectares</strong> (Recreational Open space: 20.79 hectares; and, Outdoor sports space: 13.49 hectares).</td>
</tr>
<tr>
<td>Broad location</td>
<td>Needs generated</td>
<td>Comments</td>
<td>Total requirement for open space</td>
</tr>
<tr>
<td>--------------------------</td>
<td>--------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>----------------------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>the Built Sports Facility Needs Assessment.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Outside the district, Land West of Edenbridge also becomes a potential location for additional, subject to further analysis and site location review.</td>
<td></td>
</tr>
<tr>
<td>Redhill Aerodrome</td>
<td>Recreational open space: 13.2 ha of Amenity/Natural Greenspace; 13.2 ha of Parks/Recreation Grounds; 2.64 ha of allotments; 0.66 ha of children’s and youth provision.</td>
<td>Comment: Much of this required provision would need to be provided on-site, given the size of the strategic proposal. However, there are some existing sports grounds and clubs that might be improved/upgraded as a contribution in lieu, and this is being addressed in the Playing Pitch Needs Assessment and Strategy.</td>
<td>48.97 hectares (Recreational open space: 29.7 hectares; and, Outdoor sports space: 19.27 hectares).</td>
</tr>
<tr>
<td></td>
<td>Outdoor sports space: 16.63 hectares of pitch sport space, and 2.64 hectares of courts and greens (comprising provision for tennis/bowls/MUGAs).</td>
<td>Comment: This potential Garden Village may have the greatest impact on Redhill, outside the district. There may be some scope to improve existing leisure centres to help cater for increased demands, subject to new/revised CUAs where appropriate. If a secondary school is proposed as part of the Garden Village at this location, then there</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Leisure Centres: 0.9 of a standard 4-court sports hall; and 0.65 of a standard 4-lane indoor swimming pool.</td>
<td>Comment: This potential Garden Village may have the greatest impact on Redhill, outside the district. There may be some scope to improve existing leisure centres to help cater for increased demands, subject to new/revised CUAs where appropriate. If a secondary school is proposed as part of the Garden Village at this location, then there</td>
<td></td>
</tr>
<tr>
<td>Broad location</td>
<td>Needs generated</td>
<td>Comments</td>
<td>Total requirement for open space</td>
</tr>
<tr>
<td>----------------</td>
<td>----------------</td>
<td>----------</td>
<td>---------------------------------</td>
</tr>
</tbody>
</table>
| **South Godstone** (combined estimate of size)- 4,500 dwellings; estimated population of 9,900 | **Recreational open space:** 9.9 ha of Amenity/Natural Greenspace; 9.9 ha of Parks/Recreation Grounds; 1.98 ha of allotments; 0.49 ha of children’s and youth provision. **Outdoor sports space:** 12.47 hectares of pitch sport space. It would also generate a requirement for 1.98 hectares of courts and greens (comprising provision for tennis/bowls/MUGAs). **Leisure Centres:** 0.67 of a standard 4-court sports hall; and 0.49 of a standard 4-lane indoor swimming pool. | *could be investment into a dual-use facility subject to a CUA. The above considerations are being addressed in the Built Sports Facility Needs Assessment.*  
*Comment: Much of this required provision would need to be provided on-site, given the size of the strategic proposal. However, there are some existing sports grounds and clubs that might be improved/upgraded as a contribution in lieu, and this is being addressed in the Playing Pitch Needs Assessment and Strategy.* | **36.72 hectares** (Recreational open space: 22.27 hectares; and, Outdoor sports space: 14.45 hectares) |
<table>
<thead>
<tr>
<th>Broad location</th>
<th>Needs generated</th>
<th>Comments</th>
<th>Total requirement for open space</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>standalone wet/dry leisure centre could be justified. The above considerations are being addressed in the Built Sports Facility Needs Assessment.</td>
<td></td>
</tr>
</tbody>
</table>
4.0 Phasing of provision

Irrespective of which of the broad locations is developed, the scheme will take many years to complete, and it is essential that open space, sport and recreation provision (on and off-site) comes forward on an appropriate phased basis, so that the needs of new residents are met in reasonable fashion commensurate to the stage of development. A combination of on-site ‘new’ provision, allied to off-site improvements to existing provision, may help in this task.