

# Tandridge District Open Space Assessment

## Report of findings

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# 1 Tandridge District open space assessment

## 1.1 Introduction

- 1.1.1 The National Planning Policy Framework is clear about the role open space plays in delivering sustainable communities which promote health, wellbeing and improve people's quality of life.
- 1.1.2 In recognition of this, Tandridge District Council developed a number of policies that informed how open space should be provided, used and maintained across the District. This included the Core Strategy, adopted in 2008 which set out planning policies on open space and recreation and the 2007-2011 Tandridge Play Area Strategy which set out how play areas should be provided and maintained across the district.
- 1.1.3 The Council is now in the process of developing a Local Plan which will replace the Core Strategy and as such is updating all its policies and strategies relating to open space across the District.
- 1.1.4 The Local Plan will set out high level, strategic policies on open space and recreation and the Play Area Strategy will be replaced by a Wellbeing Space Strategy which will look at how open space should be provided in local communities to address health and wellbeing needs and enable more joined up, informed commissioning of and investment in open space.
- 1.1.5 To inform the Local Plan and Wellbeing Space Strategy, the Council commissioned TSE Research in collaboration with Groundwork to carry out a detailed assessment of existing open space provision, and review the qualitative and quantitative need for additional provision now and in the future.
- 1.1.6 This Open Space Needs Assessment presents the findings of our assessment and provides advice and recommendations for the development of the Local Plan and Wellbeing Space Strategy.

## 1.2 Study objectives

- 1.2.1 This assessment provides a robust assessment of the quantity, accessibility, quality and intrinsic benefits of existing provision for open space across the District.
- 1.2.2 In addition to considering whether provision is meeting or not meeting current needs, the requirement for new provision arising from future needs in line with ONS sub-national population projections up to 2033<sup>1</sup> is also assessed. Such projections are, however, only indicative and will need to be revised following the 2021 Census. This assessment uses such projections for the District, but it should be recognised that the Council may not plan for such population growth.
- 1.2.3 The specific objectives of the assessment were as follows:
- To establish an up to date baseline of current open space;

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<sup>1</sup> The subnational population projections published by the Office for National Statistics (ONS) provide estimates of the future population of English regions, local authorities and clinical commissioning groups. These projections are based on the 2012 mid-year population estimates published on 26 June 2013 and a set of underlying demographic assumptions regarding fertility, mortality and migration based on local trends.

- To identify deficiencies or surpluses in the provision of open space;
- To use the audit and assessment to set locally derived open space standards for quantity, accessibility, quality, and intrinsic benefit;
- To inform the future management of open spaces and facilitate decision making on the current and future needs for open space.

## 1.3 Strategic context

### *National policy context*

- 1.3.1 The National Planning Policy Framework (NPPF) sets out the planning policies for England. It details how these changes are expected to be applied to the planning system and provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.
- 1.3.2 It states that the purpose of the planning system is to focus on the three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF specifies that local plans should meet objectively assessed needs.
- 1.3.3 The NPPF is clear about the role that open space and recreation can play in delivering sustainable communities by promoting health and well-being and improving people's quality of life and under the promoting healthy communities theme, it states that planning policies should be based on robust, up-to-date assessments of the needs for open space and opportunities for new provision<sup>2</sup>. Specific needs and quantitative and qualitative deficiencies and surpluses in local areas should also be identified. Such assessments should be used to inform what provision is required in an area.
- 1.3.4 As a prerequisite the NPPF states existing open space should not be built on unless:
- An assessment has been undertaken, which has clearly shown the site to be surplus to requirements.
  - 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.
  - The development is for alternative sports and recreational provision, the need for which clearly outweighs the loss.
- 1.3.5 Up until very recently, this type of assessment has been informed by the guidance available in *Assessing Needs and Opportunities: A Companion Guide to PPG17*. However, the guide was withdrawn on 7 March 2014 and replaced by new planning practice guidance available online on <http://planningguidance.planningportal.gov.uk> and Sport England's guidance on how to assess the need for sports and recreation facilities which meet the requirements of the National Planning Policy Framework (paragraph 73).
- 1.3.6 For this study we have consulted the Sport England guidance but the overall approach has been informed by the PPG17 Companion Guide. The approach suggested in the PPG17 Companion

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<sup>2</sup> Since March 2012, Local Plans are required to be produced in accordance with the National Planning Policy Framework (NPPF) and since 2014, the related Planning Practice Guidance (PPG). Paragraph 73 of the NPPF is very clear that planning policies should support access to open spaces and opportunities for sport and recreation. The paragraph further explains that planning policies on such issues should be based on a robust and up-to-date assessment of need. The PPG reiterates such aims.

Guide has been widely endorsed and used for all the earlier Local Authority open space reviews we have come across, including a number of studies carried out in 2014. It provides a very clear and logical step-wise process to undertaking assessments and we feel offers far more detailed and practical instructions than offered in the latest guidance. We discuss the approach in greater detail in Chapter 2 of this report.

### **Local policy context**

- 1.3.7 The Tandridge District Playing Pitch and Open Spaces Strategy 2005-2015 identified, at the time the work was undertaken, the amount of open space and formal sport pitches in the District. From the assessment that formed part of the Strategy, it concluded that there was no shortfall in provision based on nationally accepted targets. The Strategy helped inform the open space and recreation policy (CSP13) that was contained in the District's Core Strategy adopted in 2008. The Core Strategy articulates very clearly its commitment to preserving open spaces. Under its spatial objectives its states:

*'Protection and provision of open space, sports, play, recreational facilities, community and cultural services that are sufficient to meet the community's needs and that are accessible to all'.*

- 1.3.8 The Council, however, recognises that robust and up-to-date assessment of local need is required by the new planning framework. As part of the production of Local Plan Part 1, the Council is reviewing its existing approach to open space and recreation to ensure support of these elements for the future. This includes updating the Open Space Strategy adopted in 2008. Moreover, in updating the Strategy, the Council has taken account of the Health and Social Care Act 2012 which conferred new duties on local authorities to improve public health and the work of Active Surrey, a county-level partnership responsible for shaping and influencing the strategic direction of sport and physical activity across the County.
- 1.3.9 Changes to the policy landscape and key areas of concern identified by Active Surrey have been taken on board by the Council and its partners on the Tandridge Health and Wellbeing Board in developing a Wellbeing Space Strategy which will replace the 2007 Tandridge Play Area Strategy. The new strategy will look at how open space should be provided in local communities to address health and wellbeing needs and will enable a more joined up and informed approach to the commissioning of and investment in open space in the District.
- 1.3.10 To this end, this study provides the Council with a greater understanding of its existing open spaces and the needs and opportunities for current and future provision.

## **1.4 Structure of report**

- 1.4.1 The report is split into 7 Chapters. Following the introduction, Chapter 2 sets out the methodology for undertaking the study and a profile of the local population is presented in Chapter 3.
- 1.4.2 Chapters 4, 5 and 6 present respectively the recommended standards and their application for quantity (Chapter 4), accessibility (Chapter 5), quality and intrinsic value (Chapter 6). The assessment draws on findings from site visits and community consultation. The latter involved gathering feedback from residents and Parish Councils. Chapter 7 summarises the key issues, and the implications for the planning system.

## 2 Methodology

### 2.1 Scope of the study

2.1.1 The methodology for the study has been informed by Government guidance on open space planning, together with Sport England's Assessing Needs and Opportunities Guidance and the Playing Pitch Methodology.

2.1.2 Following consultation with the Council's planning team the types of open space included in this study are presented in Table 1.

**Table 1: Open space typologies recorded in Tandridge**

| Type of open space                           |   | Primary purpose  |
|--|---|--|
| <b>Parks and gardens</b>                     | <p>Two main types:</p> <p><u>Formal Parks</u> are located within settlements and are extensively managed and maintained. They may contain formal flower beds and an array of facilities and landscaping.</p> <p><u>Country Parks</u> are larger sites often located outside of settlement boundaries. They offer a less structured environment and act as a gateway to the wider countryside.</p> | <p>To provide accessible, high quality opportunities for informal recreation and community events.</p> <p>Their landscaped features such as lawns and flower beds also add to the aesthetic appeal of the surrounding local area.</p> <p>They also frequently offer ecological benefits, particularly in more urban areas.</p> |
| <b>Natural and semi-natural green spaces</b> | Includes woodlands, urban forestry, scrub, grasslands (e.g. down lands, commons and meadows) wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits).   | <p>To provide wildlife conservation, biodiversity, environmental education and awareness.</p> <p>The recreational opportunities provided by these spaces are also important.</p>   |
| <b>Outdoor sports facilities</b>             | Facilities included under this category are playing pitches (including football, rugby, cricket, and hockey), synthetic turf pitches, tennis courts, bowling greens, and athletics tracks.  | <p>To provide participation in outdoor sports.</p> <p>They are often a focal point of a local community, functioning as a recreational and amenity resource in addition to a formal sports facility.</p>   |
| <b>Amenity green space</b>                   | Amenity green space essentially covers village greens, informal recreational areas, and green space in and around housing. Typically they will be little more than a small area of useable grassland.   | <p>To provide opportunities for informal recreational activities close to home or work.</p> <p>They are also used to enhance the appearance of residential or other areas.</p>   |
| <b>Provision for children and teenagers</b>  | This typology encompasses a vast range of provision, from small areas of green space with a single piece of equipment (similar to the typology of amenity green space) to large, multi-purpose play areas.  | <p>To provide opportunities for children and young people to interact with their peers and learn social and movement skills within their home environment.</p> <p>At the same time, their presence must not create nuisance for other residents or appear threatening.</p>   |
| <b>Allotments</b>                            | Allotments include community gardens, and city (urban) farms.   | To provide opportunities for those who wish to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.   |



- 2.1.3 There are other PPG17 typologies which were not specifically examined in this study. The first is 'Green corridors' - this open space type includes towpaths along canals and riverbanks, cycleway, and rights of way. They tend to be linear routes with a primary purpose of providing opportunities for walking, cycling and horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration. Green corridors can be particularly valuable in towns, facilitating links between open spaces and local residents and valuable linkages between the towns and outlying rural settlements.
- 2.1.4 There is approximately 580km of public rights of way in Tandridge which include footpaths, bridleways and byways. The major cycle routes include the North Downs Way National Trail route which runs in the District between Ockley Hill and south of Tatsfield and the Greensand Way which runs from South Nutfield to Limpsfield Chart via Oxted. The sheer size of the public rights of way network and the length of cycleways would make it impractical to assess each and every route.
- 2.1.5 There are also limited policy options available in terms of green corridors as much is out of the direct control of the District Council. Surrey County Council is responsible for the maintenance of public rights of way and has recently prepared a Public Rights of Way Improvement Plan, the aim of which is 'to enable the rights of way network adequately to provide for the needs of walkers, cyclists, equestrians and those with mobility difficulties.' A review of the network including whether provision is meeting demand will form part of that exercise and does not need to be repeated here. Furthermore, the current provision and future needs for cycling in the District both for recreation and non-recreation purposes is being addressed in the Tandridge Local Transport Strategy & Forward Programme adopted in 2014.
- 2.1.6 Also excluded from this study were the following open spaces: civic spaces, cemeteries, churchyards and other burial grounds. The District has no civic spaces as defined under the terms of the PPG17 typology. Cemeteries, churchyards and other burial grounds are considered as part of infrastructure by the Council and not open space. Under the definition of open space used in this assessment, only sites which are accessible to the public have been included. This assessment, therefore, excludes sites within the educational or private sector which are not available for community use.

## 2.2 PPG 17 – 5 step process

- 2.2.1 The PPG17 Companion Guide sets out a five step logical process for undertaking a local assessment of open space and this process was used in undertaking this study.
- 2.2.2 The five step process is as follows:
- Step 1 – Identifying local needs
  - Step 2 – Auditing local provision
  - Step 3 – Setting provision standards
  - Step 4 – Applying provision standards
  - Step 5 – Drafting policies – recommendations and strategic priorities.
- 2.2.3 The following sections summarise the key tasks that were undertaken for each of these five steps.

## 2.3 Step 1 - Identifying local needs

- 2.3.1 PPG17 states that community consultations are essential to identify local attitudes to existing provision and local expectations for additional or improved provision.
- 2.3.2 As part of our work, feedback was gathered from local residents and Parish Councils.

## **Resident Survey**

- 2.3.3 The resident survey provided an opportunity for local people to comment on the quantity, accessibility, quality and intrinsic benefit of open space as well as any site-specific issues in the District. The survey was designed to capture the views of both users and non-users of open spaces. The PPG17 typology for open space was modified in the questionnaire in order to provide descriptions which the planning team felt would have more resonance with local people. The feedback from residents formed a critical part of our assessment of the provision of each typology of open space (see Chapters 4, 5 and 6).
- 2.3.4 To maximise opportunities to gather feedback from as many residents as possible and achieve a geographically representative sample, three survey methods were used.
- Personal interviews with residents at locations across Tandridge including parks, libraries, playing fields and sport centres. 431 interviews were completed.
  - An online survey hosted on the Council's website. 540 online questionnaires were completed.
  - Self-completion paper questionnaires distributed to each community centre across the District. 60 completed questionnaires were returned.
- 2.3.5 In total, 1,031 residents took part in the survey. This level of response means that the results are accurate to around +/- 3% at the 95% confidence interval. This means that if 70% of the survey sample said that they think that the number of playing fields in the District is sufficient, we can be 95% confident that had we interviewed the entire population of the District the results would have been between 67% and 73%. A copy of the survey questionnaire can be found in Appendix 1.

## **Parish Councils**

- 2.3.6 An online questionnaire was sent to all Parish Council secretaries to provide an understanding of current issues and future aspirations within their settlements. Responses were received from 12 of the 23 Parish Councils contacted. A copy of the survey questionnaire can be found in Appendix 2.

## **2.4 Step 2 - Auditing local provision**

- 2.4.1 Over the years different departments within TDC have held databases of known open spaces across the District. We began the study by reviewing these databases and identified records for 360 sites. However, several records were for land parcels for the same open space. For the purpose of this study, we have merged each land parcel covering one site to account for one overall open space. This original database of sites was rationalised (e.g. duplicates removed), sites were re-designated or re-named if necessary, and any data gaps such as missing postcodes were added to provide 196 main sites to be audited. This figure was subsequently changed following cross checks and receipt of information from local site visits. This included a number of sites being added and some being deleted. The final number of open spaces identified was 208.
- 2.4.2 A key consideration in the rationalisation of the original database concerned how to treat sites which are multi-functional. For example, many outdoor playing fields will also have equipped play areas for children and young people. Given their different roles, they fall into different typologies – the former as 'Outdoor Sports Facilities' and the latter as 'Provision for Children and Young People'. Our approach was to consider these sites as two separate open spaces and record accordingly on the master data file. However, spaces classified under two typologies on the same site were flagged up on the file to ensure that when measuring hectares per 1000 population for

local standard setting we were clear in defining the size of the open space which is used as a playing pitch, and the size of the open space which is used as a children's playing ground.

- 2.4.3 We also used the concept of “primary purpose” to assist with site designation in instances where the appropriate typology for the space was not clear, e.g. amenity green spaces which often have multi-functional uses. This involved using observational findings from site visits on how the space was being most commonly used by local residents.
- 2.4.4 An Excel database was developed to hold all of the information from the site audits, including addresses and further site specific information such as size and ownership. The database is linked to a GIS dataset of the sites to enable spatial analysis.
- 2.4.5 To add to the information obtained above, an assessment of the quality of the sites was established through site visits. The qualitative survey work was based upon the guidance contained within the Green Flag Award. See Appendix 3 for a copy of the form.
- 2.4.6 Site assessments involved a visit to each site listed on the database by Groundwork consultants over August and September 2015.
- 2.4.7 On many smaller open spaces (Talbot Road Recreation Ground – 1.34 hectares for example), the entire public open space could be surveyed from the entrance to the open space, and the condition of access points and facilities could be audited easily and quickly. However, at some larger sites including woodlands and commons (e.g. Tilburstowhill Common), it was not feasible to visit the full extent of the site, and therefore the assessment was based on a visit to one or two entrance points only.
- 2.4.8 A very notable finding from site visits was how difficult many of the open spaces were to find. Understandably, smaller local neighbourhood children's play area may have not warranted signage, however, there were many larger public open spaces (e.g. Hamsey Green Open Space, Warlingham & Mill Lane Playing Field for example) that could only be found by walking up down the road looking for clues of an entrance. It should also be noted that the visits took place during a particularly wet summer and it is likely that many sporting activities had been cancelled. Therefore, use of pitches may not have been as heavy as expected. For the same reason, a number of children's play grounds assessed were also not as busy as would be expected.
- 2.4.9 Based on the results of the visits each site was given a mean score for each aspect assessed. The scoring of open spaces ranged from 1 to 10, with 10 being awarded to those sites that were considered the best in the District. A score of 1 was awarded to those sites that appeared to offer little value, that perhaps were devoid of interesting features, and was difficult to access.
- 2.4.10 These scores were then reviewed in light of results from the resident survey and survey of Parish Councils. Interim findings were discussed with Council officers at Tandridge District Council and in collaboration a set of local standards for quantity, accessibility, quality and intrinsic were established. These standards and their application are presented under separate Chapter headings (see Chapters 4, 5 and 6). Each chapter includes a presentation of the results from the Resident Survey and Parish Council Survey and this feedback forms an important part of setting local standards.

## 2.5 Step 3 - Setting provision standards

2.5.1 Having identified the types of open spaces in Tandridge, we set local standards for Quantity, Accessibility, Quality, and Intrinsic Benefit to provide a measure against which existing provision could be assessed. This involved consulting published guidance such as the Fields in Trust<sup>3</sup> standards contained in *Planning and Design for Outdoor Sport and Play*, Natural England's *Accessible Natural Green Space (ANGSt)* standards and Sport England's *Spatial Planning for Sport and Active Recreation* guidance and *Guide for Indoor and Outdoor Sports Facilities*, to obtain a reference point for setting the standards. We also consulted the FiT's recent (2015) re-examination of its standards for outdoor play which involved a review of open space standards used by 119 planning authorities in England and Wales. This review provided us with an invaluable benchmark of the median level of provision among the participating planning authorities for playing pitches and other outdoor sports, children's play spaces and amenity green space.

2.5.2 In order to ensure the standards were relevant to Tandridge, we also considered existing local standards for each typology that are currently applied by the Council. This included reviewing the standards set out in the Playing Pitch and Open Spaces Strategy 2005-15 and the aspirations and objectives set out in the Core Strategy. We also considered standards adopted by neighbouring authorities in Surrey to provide another useful benchmark. Most importantly, we took into account the current level and quality of provision compared to the perceived community need.

2.5.3 The process undergone to set local standards was as follows:

|  |
|--|
| <b>National standards</b>  |
| Analysis of any existing national standards for each typology and national guidance. It was important to ensure that national standards were taken into account as part of the determination of local standards.   |
| <b>Existing local standards</b>  |
| Consideration of existing local standards for each typology that are currently applied by the Council and neighbouring authorities. One of the processes of developing open space standards, was to benchmark proposed Tandridge standards against those of adjacent authorities. This is a useful reality-check on standards considered acceptable and feasible in other parts of the county. Relevant local planning policies and strategies were also reviewed. |
| <b>Consultations</b>   |
| Consideration of the findings of the Resident Survey and Parish Council Survey with regards to views on: <ul style="list-style-type: none"><li>• the quantity of provision for each type of open space;</li><li>• distances people expect to travel to reach open spaces;</li><li>• quality features expected in each type of open space and consideration of the key issues experienced at existing open spaces.</li></ul>  |

2.5.4 Drawing on the above processes, we established local standards based on the following thresholds:

**Quantity:** This was based on the amount of open space required per population measured as x hectares per 1000 population for each typology.

**Accessibility:** This was based on likely frequency of use and distance. Spaces and facilities likely to be used on a frequent and regular basis need to be within easy walking distance and easy to access (e.g. well maintained paths). Other sites where visits are longer but perhaps less frequent can be further away. We calculated a distance threshold for each typology based on

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<sup>3</sup> Formerly known as National Playing Field Association.

walking times and driving times. On maps we identified the population living within the walking/drive time distances.

**Quality:** As part of the audit, each site was assessed for quality against the Green Flag award criteria. We developed indicators of measurement for the following criteria as set out by the scheme: *A welcoming place, Healthy, safe and secure, Clean and well maintained, Sustainability, Conservation and heritage* and *Community involvement*. We also considered other social aspects of accessibility for each open space such as appropriate minimum entrance widths which are important considerations for users with mobility issues such as wheelchair/mobility scooter users and people pushing prams/buggies. The indicators were rated as high quality/excellent, fair or very low quality/very poor using a 10 point scale. This assessment was then transposed through a scoring system to provide an average quality score for each site, presented as a percentage (out of a total of 100% points). Through reviewing the range of average quality scores for each open space, it will be possible to form a quality threshold score, i.e. a minimum level of quality which should be achieved at any open space for each typology.

**Intrinsic benefit/value:** We reviewed the 'value' of open space as this can be fundamentally different to quality and can sometimes be completely unrelated. An example of this could be a high quality open space is provided but is completely inaccessible. Its usage is therefore restricted and its value to the public limited; or a low quality open space may be used every day by the public or have some significant wider benefit such as biodiversity or educational use and therefore has a relatively high value to the public. However, both the two illustrations above show that the two need to be considered together to provide a meaningful assessment. National guidance is not available for this standard and the setting of this standard for the District was based on our assessment of the wider benefits open spaces generates for people, biodiversity and the wider environment. This also included consideration of level of use (from observations), e.g., evidence of different user types (e.g. dog walkers, joggers, children), structural and landscape benefits and health benefits.

## 2.6 Step 4 - Applying provision standards

2.6.1 The standards were applied to the open space data for each typology to identify:

- Areas which do and do not have access to different types of spaces by virtue of their geographic location;
- Parts of the District which have above or below the recommended standard in terms of quantity of provision per 1,000 people;
- Where there are identified shortfalls, how much new provision may be needed between now and 2033;
- Sites which are performing well and less well in terms of quality, accessibility and intrinsic value.

2.6.2 We also gave consideration to a fifth component - land or facilities which are surplus to requirements and therefore no longer needed.

2.6.3 A key consideration in the application of the standards was an assessment of levels of need and demand for particular types of open spaces as a result of any future population change and growth. In particular, it was important to consider the propensity of the local population to be active and participate in outdoor recreational activities including active sports like running as well as more gentle pursuits such as walking the dog or going out for a gentle stroll now and in the future.

- 2.6.4 To help us to do this, insights were drawn from the 2011 Census and other annual survey data collected by the Office of National Statistics, including its mid-year population estimates to identify demographic issues which may impact on local needs for open space. We also reviewed the findings of Sport England's Active People Survey and its segmentation research which provides the most comprehensive assessment of levels of sports participation across the country at a local authority, county, regional and national level. In Chapter 3, a review of existing data sources which helps to build up a picture of the local population profile and its propensity to be active and participate in outdoor recreational activities is provided.
- 2.6.5 The process undertaken to apply local standards was as follows:
- 2.6.6 **Quantity:** Drawing on a population figure of 85,400 residents<sup>4</sup>, hectares per 1000 people for each open space typology was applied to establish over or under supply or whether provision meets the standard set. For certain typologies we also assessed provision by age group.
- 2.6.7 **Accessibility:** Maps were produced displaying accessibility isochrones (buffers) for each open space typology based on the distance thresholds set to establish the size of the population within the buffer zone, enabling us to assess whether or not the majority of residents have access within the recommended walking/drive time and areas where there are deficiencies.
- 2.6.8 **Quality and value:** The application of standards for quality and value was derived from the results of the audit data (i.e. review of quality scores for individual site), consideration of community views and a judgement on the quality which can be delivered by the Council. We pulled all this together to develop a Quality and Value Matrix (see below) with which it was possible to identify sites that are performing above the required standards and should be protected, sites which require enhancement, and where sites may no longer be needed for their present purpose.

**Table 2: Value and quality matrix**

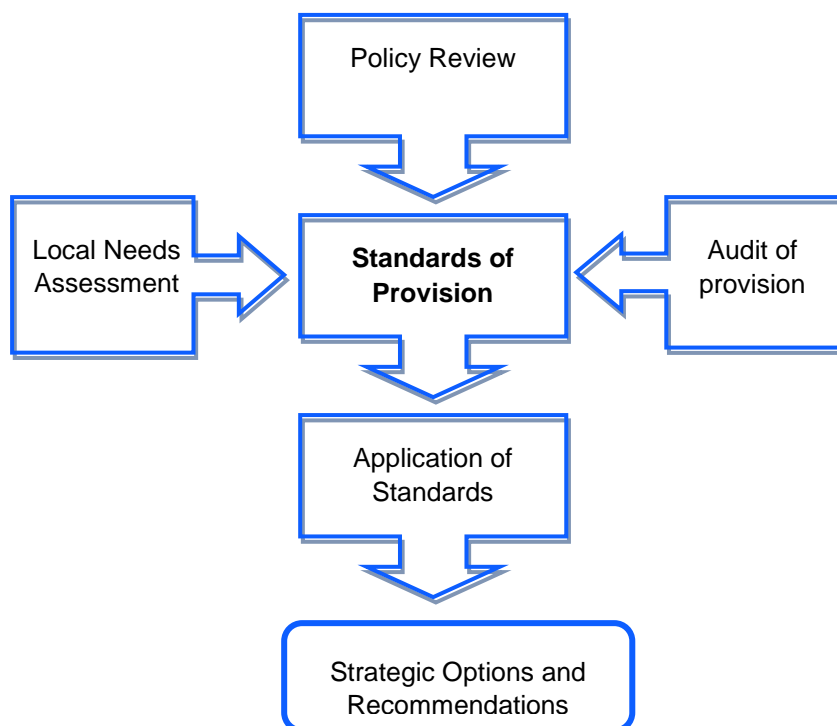
| High value/high quality  | Low value/high quality   |
|--|--|
| These sites are considered to be the best open spaces within the District offering the greatest value and quality for the surrounding communities.   | These sites have been scored as being of a high quality but of a low value. Wherever possible, the preferred management approach to a space in this category should be to enhance its value in terms of its present primary typology or purpose. |
| Future management should seek to maintain the standards for these spaces and ensure they continue to meet the requirements of the communities they serve. Ideally all spaces should fall into this category. | If this is not possible, the next best policy approach is to consider whether it might be of high value if converted to some other primary purpose.  |
| High value/low quality   | Low value /low quality   |
| These spaces meet or exceed the required value standard but fall below the required quality standard.  | These spaces are falling below the applicable value and quality standards and therefore their future enhancement should be considered to be a priority.  |
| Future management should therefore seek to enhance their quality to ensure that the open spaces are welcoming and safe for use by the local community.   | If this is not possible, for whatever reason, the space or facility may be 'surplus to requirements' in terms of its present primary purpose.  |

<sup>4</sup> A population of 85,400 is the most recent mid year estimate provided by the Office of National Statistics. It refers to population size for 2014.

## 2.7 Step 5 – Recommendations and strategic priorities

2.7.1 All the information from all previous elements of the study was brought together to help us identify strategic priorities. The process is illustrated below:

**Figure 1: Process for developing strategic options**



2.7.2 This process was carried out in close collaboration with the Council to ensure that the assessment contributes towards the evidence base required for the Local Plan Part 1 and the emerging Wellbeing Space Strategy. We appreciate that in the context of reduced funds to maintain existing open space provision, emphasis will need to be placed on how to make more multifunctional use of spaces and how best to engage with the community to ensure they feel fully involved in decisions which will impact on their ability to participate in and enjoy open spaces in their neighbourhood.

2.7.3 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 spaces 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 scored highly in the value assessment, or have particular conservation, historical or cultural value.



## 3 Assessment of local needs

### 3.1 Demographic indicators

#### *Population changes*

- 3.1.1 One key measure for assessing current and future demand for open space in the District is its population size and its growth projections over the next few decades. Over the past 10 years, the population living in the District has growth from 79,300 to 85,400<sup>5</sup>, an increase of 7.7%.
- 3.1.2 The Government's Urban/Rural classification of local authorities establishes the District as 'Urban with Significant Rural' areas. There are two main built up areas which consist of Caterham, Warlingham/Whytleafe in the north and Oxted/Hurst Green/Limpsfield just south of the M25 motorway. There are two larger rural settlements Lingfield in the south-east and Smallfield in the south-west. There are also a number of villages and some other smaller settlements and areas of sporadic development in the Green Belt. In fact, 94% of the District is designated as Green Belt restricting the level of future development.
- 3.1.3 The 2001 Census revealed a significantly lower percentage of males and females aged 15-29 living in the District and the percentage of 50- 54 year olds was significantly higher in Tandridge than nationally. Whilst published results from the 2011 and mid-year estimates have used a slightly different age band than previously, the results show that the age profile is now more similar to the South East and England. The percentage of older children and young adults (14 to 24 years) is a little lower than the regional and national level and the District has a slightly higher proportion of residents aged 65 years and over, although the overall difference is not great. The ethnic minority population, on the other hand, is very low in comparison to the picture at regional and national level.

**Table 3: Key demographics**

| Indicator  | Tandridge | South East | England    |
|------------|-----------|------------|------------|
| Population | 85,400    | 8,873,800  | 54,316,600 |
| Male       | 50%       | 49%        | 49%        |
| Female     | 50%       | 51%        | 51%        |
| 0 to 13    | 17%       | 17%        | 17%        |
| 14 to 15   | 3%        | 2%         | 2%         |
| 16 to 19   | 3%        | 5%         | 5%         |
| 20 to 24   | 4%        | 6%         | 7%         |
| 25 to 34   | 13%       | 13%        | 14%        |
| 35 to 49   | 22%       | 21%        | 21%        |
| 50 to 64   | 19%       | 19%        | 18%        |
| 65+        | 19%       | 17%        | 17%        |
| White      | 97%       | 92%        | 88%        |
| Non-White  | 3%        | 8%         | 12%        |

Source: Annual Population Survey: Mid-Year Population Estimates 2014

Measure: Number of adult residents by gender, age, and ethnicity

<sup>5</sup> Based on mid-year population estimates published by the Office of National Statistics.



3.1.4 ONS estimated population projections for the District over the next two decades indicate a decline in the number of children and an increase in the number of people above retirement age as the current population gets older. An important consideration in population projections is the fact that house prices have risen to very high levels in the District leading to an increased gap between incomes and house prices, this makes it difficult for many people, particularly single people and young families to access the housing market. With an increase in young families not expected over the coming two decades, future demand for spaces such as equipped play areas for children may not be very great. More generally however, opportunities to keep fit and healthy will need to be a priority area in preventative strategies to address rising child and adult obesity in the District and to address the health and social pressures of an ageing population.

### Housing types

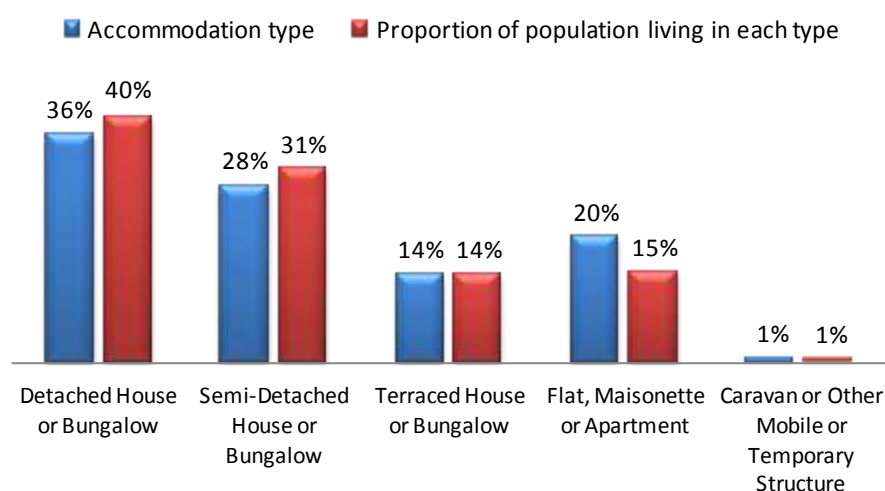
3.1.5 Another useful measure to help us assess the need for open space in the District is establishing the proportion of residents who do not have access to a private garden and for whom access to public open space for recreational purposes may be more important. Using Census 2011 data it is possible to use housing type as a proxy for the proportion of households which are unlikely to have access to a private garden. Housing type is differentiated into the following three main categories:

- Whole house or bungalow (including detached, semi-detached and terraced)
- Flat, maisonette or apartment
- Caravans or other mobile or temporary structure

3.1.6 We have worked on the assumption that most whole houses or bungalows will have access to a private garden, and that other housing types (flats, maisonettes, apartments and caravans or other mobile or temporary structures) will not.

3.1.7 Figure 2 shows that a fifth of all housing types in the District are flats, maisonette or apartments and that 15% of the population live in this type of housing. A very small minority live in caravans or other mobile homes. This means a not insignificant proportion of households are unlikely to have access to a private garden.

**Figure 2: Housing by accommodation type and people**



Source: 2011 Census, published in Nomis, Official Labour Market Statistics

3.1.8 Table 4 overleaf shows the distribution of the population living in housing types unlikely to have access to a private garden across the District and reveals that there are a few pockets (i.e. the Valley area) which have higher concentrations of housing types unlikely to have access to a

private garden. In these areas, the need for good quality, accessible open space will be much greater.

**Table 4: Proportion of Households Unlikely to have Access to a Private Garden**

| Ward                                      | Proportion |
|---|------------|
| Bletchingley and Nutfield                 | 4%         |
| Burstow, Horne and Outwood                | 3%         |
| Chaldon                                   | 0%         |
| Dormansland and Felcourt                  | 2%         |
| Felbridge                                 | 1%         |
| Godstone                                  | 6%         |
| Harestone                                 | 9%         |
| Limpsfield                                | 3%         |
| Lingfield and Crowhurst                   | 4%         |
| Oxted North and Tandridge                 | 8%         |
| Oxted South                               | 4%         |
| Portley                                   | 4%         |
| Queens Park                               | 6%         |
| Tatsfield and Titsey                      | 1%         |
| Valley                                    | 12%        |
| Warlingham East and Chelsham and Farleigh | 7%         |
| Warlingham West                           | 4%         |
| Westway                                   | 6%         |
| Whyteleafe                                | 10%        |
| Woldingham                                | 9%         |
| Grand Total                               | 100%       |

*Population living in flats, maisonettes, apartments and caravans or other mobile homes*

*Source: 2011 Census, published in Nomis, Official Labour Market Statistics*

### **Future housing development**

#### **3.1.9**

Future housing development is most likely to have the greatest impact on amenity greenspaces as these are closest to housing areas. The Council's position on new housing development based on the current Core Strategy for the District is that such development will be focused in the built up areas of Caterham, Warlingham, Whyteleafe, Oxted and Hurst Green and provision will be made for a net increase of at least 2,500 dwellings in the period 2006 to 2026 which equates to 125 houses per annum. The Council is preparing a Local Plan which will replace the Core Strategy and set out housing growth until 2033.

#### **3.1.10**

In reality the level of housing delivered each year has been higher than set out within the Core Strategy (see Table 5 overleaf)

**Table 5: Dwelling completions in Tandridge District 2007-2015**

| Year                    | Total new housing |
|-------------------------|-------------------|
| April 2007 – March 2008 | 285               |
| April 2008 – March 2009 | 297               |
| April 2009 – March 2010 | 172               |
| April 2010 – March 2011 | 132               |
| April 2011 – March 2012 | 261               |
| April 2012 – March 2013 | 221               |
| April 2013 – March 2014 | 257               |
| April 2014 – March 2015 | 142               |

3.1.11 It is recognised that housing development has happened at a quicker rate than anticipated by the Core Strategy and has come forward on sites not allocated for development by the Council. The volume of housing development over this period may have resulted in a loss of amenity green areas. This assessment will therefore be important in identifying the current baseline from which future monitoring of the quantity of provision can take place.

3.1.12 A further point to make, which relates to future needs, is that whilst it is not possible to know the types of housing that will be built up to 2033, it should be recognised that flats will create additional demand for informal green spaces close to home to provide residents with open spaces where they can exercise and relax – important for preventing ill-health and promoting wellbeing. Meeting this need will need to be part of a more joined-up strategy to respond to the housing and health needs of the population.

## 3.2 Health indicators

3.2.1 A number of health indicators suggest that the physical health of the population is generally very good. Life expectancy among Tandridge residents is higher than the national averages for males and females and the rate of residents with long term health problems or disabilities is lower than the national average.

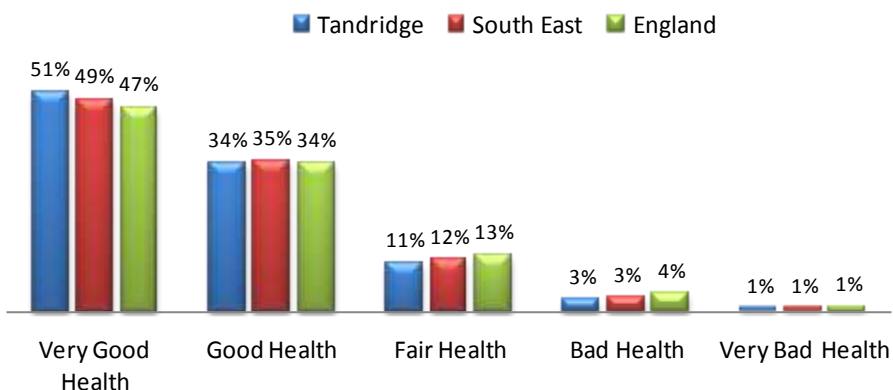
**Table 6: Life Expectancy at Birth and Health**

|   | Tandridge | South East | England  |
|---|-----------|------------|----------|
| <i>Life Expectancy at Birth</i>               |           |            |          |
| Males   | 81 years  | 79 years   | 78 years |
| Females                                       | 83 years  | 83 years   | 82 years |
|   |           |            |          |
| <i>Long-Term Health Problem or Disability</i> |           |            |          |
| Day-to-Day Activities Limited a Lot           | 6%        | 7%         | 8%       |
| Day-to-Day Activities Limited a Little        | 8%        | 9%         | 9%       |
| Day-to-Day Activities Not Limited             | 85%       | 84%        | 82%      |

Source: Department of Health's 2013 Local Health Profiles which draws on data from 2009-2011.

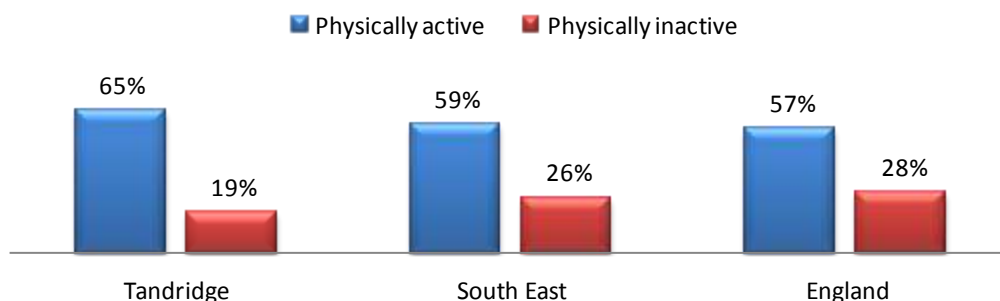
3.2.2 Proportionately more people living in the District reported to be in good general health in the 2011 Census (than the regional and national average see Fig. 3 overleaf), and results gathered by the Annual Population Survey found that levels of physical activity was also higher among residents in the District than the average rate at regional and national level (see Fig.4 overleaf).

**Figure 3: General health**



Source: 2011 Census, Office for National Statistics

**Figure 4: Physically active and inactive adults**



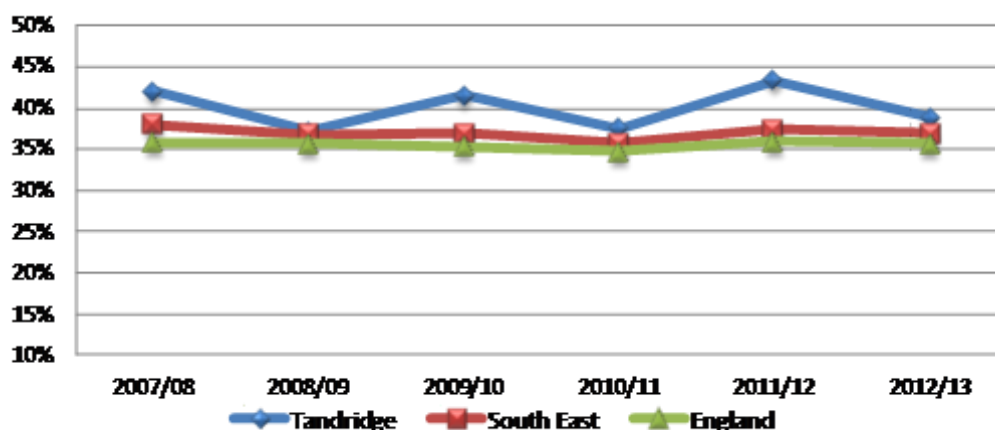
Measure: Number of adults (16+) doing at least 150 minutes of at least moderate intensity physical activity per week, and number doing less than 30 minutes per week.

Source: Public Health England - Public Health Outcomes Framework.

### 3.2.3

Sport participation rates in the District are also higher. Figure 5 illustrates how overall adult sports participation rates in the District compared with the regional and national averages between 2007 and 2013. Whilst average rates in the District have fluctuated year-on-year, the rate has consistently been higher than seen both regionally and nationally.

**Figure 5: Adult (16+) Participation in Sport (at least once a week) by year**



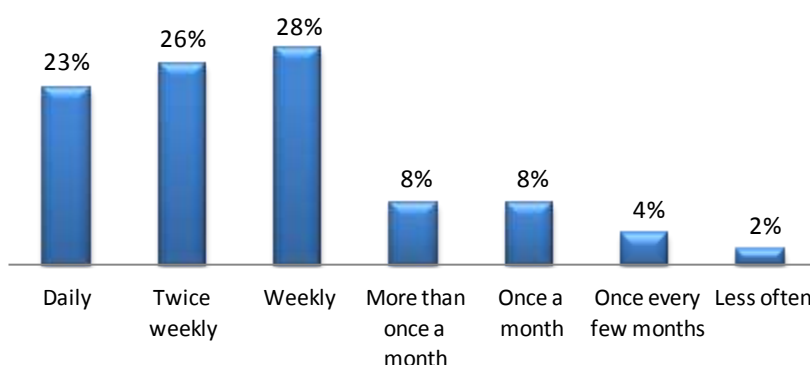
Source: Active People Survey, Year: 2007/8 to 2012/13

Measure: Adult participation, aged 16+ 1 session a week

**3.2.4** The above average level of physical activity suggests that the population in the District will make relatively high use of recreational facilities for exercise and general health benefits and this is backed up by the results of the Residents Survey we carried out. Around a quarter of residents reported to make use of open spaces every day and a similar proportion use open spaces twice a week. Just over a quarter use open spaces at least once a week. This means that three-quarters of residents living across the District use open spaces once a week or more (see Figure 6).

**3.2.5** The reasons for using open spaces show very clearly the importance residents place on open spaces for health and exercise benefits. Over half (56%) reported to use open space for health or exercise and a fifth visited open spaces to exercise their dog(s) and in so doing are benefiting from exercise themselves. Other health benefits such as relaxing and de-stressing also are important reasons for visiting open spaces for a significant 27% of the population. Arguably all of the reasons identified for visiting open spaces have positive health outcomes by providing the opportunity for people to do something they enjoy (see Table 7).

**Figure 6: Frequency of use of open spaces**



Source: Tandridge Resident Survey, 2015. Multiple responses permitted

**Table 7: Main reason for using open spaces**

| Reasons  | Proportion |
|--|------------|
| For health or exercise (walking, jogging, cycling) | 56%        |
| To spend time with family                          | 37%        |
| Somewhere for kids to come and play                | 34%        |
| To relax and unwind/ de-stress                     | 27%        |
| To spend time with or meet friends                 | 25%        |
| To exercise the dog(s)                             | 25%        |
| To enjoy scenery/ wildlife                         | 20%        |
| To pursue hobby/interest                           | 10%        |

Source: Tandridge Resident Survey, 2015. Multiple responses permitted

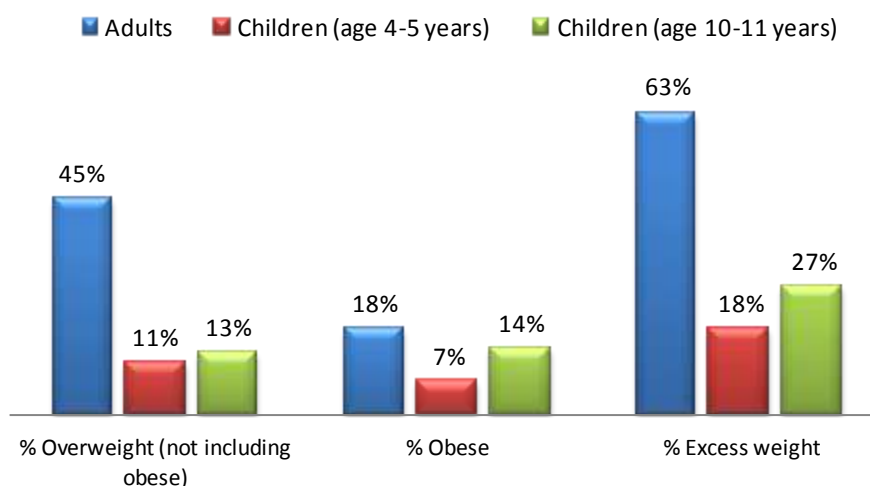
**3.2.6** Despite all the indications that residents in Tandridge are generally leading a healthy and active lifestyle, other research published by the Public Health England reveal that the District in common with town, cities and villages all over the UK face a growing obesity problem.

**3.2.7** According to Public Health England the proportion of UK adults with 'Excess weight' is growing at a significant rate. Excess weight is measured by adding the proportion of adults classified as over-weight together with the proportion who are classified as obese<sup>6</sup>. The data reveal that 18% of the adult population living in the District is obese by official measures. This is lower than the

<sup>6</sup> Questions on self-reported height and weight were added to the Sport England Active People Survey (APS) in January 2012 to provide data for monitoring excess weight (overweight including obesity, BMI  $\geq 25\text{kg/m}^2$ ) in adults (age 16 and over) at local authority level for the Public Health Outcomes Framework (PHOF).

national figure of 23%. However, the proportion of adults estimated to be over-weight at 45% is a little higher than the national figure of 41%.

**Figure 7: Over-weight and obesity levels in adults and children in District**



Source: Department of Health: Year: 2012/13 (Adults) 2011/12 (Children)

**3.2.8** The levels of reported excess weight among the population raise the importance of local health initiatives on weight management such as healthy eating and more exercise, both indoors and outdoors, and the segmentation research from Sport England suggest that the local population will be highly motivated to respond to such initiatives.

**3.2.9** Table 8 overleaf shows how the District's 18+ population is estimated to be distributed across Sport England's 19 market segments. The market segmentation findings show that the District has a higher than national average proportion of market segments who enjoy keeping fit and who are likely to participate in a variety of indoor and outdoor sports and activities.

**Table 8: Sport England Market Segmentation**

| Name                       | Description                        | Tandridge    | South East   | England     |
|----------------------------|------------------------------------|--------------|--------------|-------------|
| Ben                        | Competitive Male Urbanites         | 7.9%         | 6.0%         | 4.9%        |
| Jamie                      | Sports Team Drinkers               | 1.3%         | 3.9%         | 5.4%        |
| <b>Chloe</b>               | <b>Fitness Class Friends</b>       | <b>8.9%</b>  | <b>6.1%</b>  | <b>4.7%</b> |
| Leanne                     | Supportive Singles                 | 1.5%         | 3.1%         | 4.3%        |
| Helena                     | Career Focused Females             | 6.6%         | 5.2%         | 4.5%        |
| <b>Tim</b>                 | <b>Settling Down Males</b>         | <b>14.6%</b> | <b>11.4%</b> | <b>8.8%</b> |
| Alison                     | Stay at Home Mums                  | 8.5%         | 6.3%         | 4.4%        |
| Jackie                     | Middle England Mums                | 3.4%         | 4.6%         | 4.9%        |
| Kev                        | Pub League Team Mates              | 1.4%         | 3.5%         | 5.9%        |
| Paula                      | Stretched Single Mums              | 0.9%         | 2.7%         | 3.7%        |
| <b>Philip</b>              | <b>Comfortable Mid-Life Males</b>  | <b>10.7%</b> | <b>9.7%</b>  | <b>8.6%</b> |
| Elaine                     | Empty Nest Career Ladies           | 8.4%         | 6.8%         | 6.1%        |
| Roger & Joy                | Early Retirement Couples           | 6.4%         | 7.3%         | 6.8%        |
| Brenda                     | Older Working Women                | 1.2%         | 2.8%         | 4.9%        |
| Terry                      | Local 'Old Boys'                   | 1.0%         | 2.4%         | 3.7%        |
| Norma                      | Later Life Ladies                  | 0.7%         | 1.3%         | 2.1%        |
| <b>Ralph &amp; Phyllis</b> | <b>Comfortable Retired Couples</b> | <b>9.7%</b>  | <b>6.5%</b>  | <b>4.2%</b> |
| Frank                      | Twilight Year Gents                | 2.1%         | 3.5%         | 4.0%        |
| Elsie & Arnold             | Retirement Home Singles            | 4.8%         | 6.8%         | 8.0%        |

3.2.10 The four dominant market segments are:

- Tim: Settling Down Males (26-45 age group)
- Philip: Comfortable Mid-Life Males (46-55 age group)
- Ralph & Phyllis: Comfortable Retired Couples (66 plus age group)
- Chloe: Fitness Class Friends (18-25 age group)

3.2.11 Tim, Philip and Chloe are already very active and would be interested in doing more but time pressures mostly generated from the demands of pursuing professional careers hinders this. Jackie a busy mum juggling work, family and the household finances is the most 'time poor' and has less opportunity than other segments to find the time to exercise though she would like to do more, whilst retired and financial comfortable Ralph & Phyllis more time, but are less active than the average adult population, mainly due to health reasons, though their activity levels are still higher than others in their age range.

3.2.12 These results are consistent with the findings of the Active People Survey for Tandridge, confirming the evidence that overall the population in Tandridge are generally fit and active and therefore are likely to be relatively high users of a range of open spaces offering opportunities for formal and informal exercise. There are some segments for whom the pressures of time constrain levels of activity but for these groups convenience, and this will include having provision close to home, will be significant factor in encouraging them to be more active to fit around their busy schedules.

## 4 Quantity of provision

### 4.1 Introduction

- 4.1.1 The open space audit enables an understanding of the quantity of each type of open space in each area of the District and enables calculation of the provision of each type of open space per 1,000 people. The current audit has been assessed against a local population of 85,400. Future needs are measured against the projected population of 99,190 for the year 2033, although it should be recognised that the Council has not at this stage set out in a Local Plan what growth it will be planning for.
- 4.1.2 National guidance and benchmarks from a number of other Surrey local authorities have been drawn on in developing proposed standards for the District. In order to ensure that any standards set are reflective of local community needs and opinions, key themes emerging from residents and parish councils relating to the quantity of each type of open space were accounted for. Local standards were subsequently set taking into account the current level of provision compared to the perceived community need and then applied to determine shortfalls, surpluses and priority areas for investment and improvement.

### 4.2 Current provision in Tandridge

- 4.2.1 The first finding to emerge from the audit was that no open space could be found which strictly matched the criteria of 'Parks and Gardens' as described in the PPG17 typology. There are several open spaces which are called 'parks' such as Queens Park and Masters Park, but on closer inspection both these sites have multifunctional uses as fields for outdoor pitch sports such as football, including more informal recreation such as jogging, dog walking, and picnicking, and as venues for events such as fetes and car boot sales. Both have equipped play areas for children. It has therefore been challenging to establish which part of the site might be better described as a *park* and which part might be better described as a *playing field* for example. Site visit observations on how the open spaces is used, the facilities available on-site, and how well the site is landscaped indicated that the most appropriate typology would be 'Outdoor sports facilities' for the space serving as open fields and 'Play provision for children and young people' for the equipped play areas.
- 4.2.2 There are also several green spaces close to settlement areas including village greens which provide opportunities for informal recreation like walking, exercising the dog, or simply relaxing which in this assessment has been classified as Amenity Green Space rather than Park & Gardens. Residents in the District also lost access to 75.83 hectares of landscaped gardens set within the Ford Manor estate in 2011 when the stately home was sold and became a private nursing home.
- 4.2.3 The assessment should not lead to the conclusion that there are no parks in the District as the more colloquial manner in which the reference 'park' is used describes a range of open spaces which usually include a children's playgrounds along with landscaped grasslands with flower beds and benches. Furthermore, it is clearly evident that residents in the District refer to a number of open spaces as 'parks' from the written comments they provided on the quantity and quality of provision. In view of this it should be acknowledged that there are open spaces within the District which serve a similar purpose as a formal park.
- 4.2.4 Based on our research, we have identified 1,137.03 hectares of open space spread across 189 publically accessible sites. There are several community-based football, rugby and tennis clubs in the District which also own and manage playing fields for both their members and the wider community. In the previous 2005 review of playing pitches these sites were described as 'in



secured community use'. As part of this assessment we have identified 16 additional playing fields owned and managed by local community-based sport clubs. However, within the scope of this study, we have not been able to establish the level of accessibility to these playing fields by members of the wider community. At the time of writing we are unable to report whether they are available to residents during periods of the day when fields are not in use by the clubs and whether the fields are used for other informal recreation purposes such as walking the dog. Further site visits are recommended to establish the level of use among the wider community.

4.2.5 With the addition of the 16 playing fields, the total open space amounts to 1,165.32 hectares. This equates to 13.65 hectares per 1,000 people in the District and compares favourably with neighbouring Surrey local authorities.

4.2.6 By far the greatest number of sites are owned and managed by the Council. There are several open space areas owned privately but the Council has assumed responsibility for their maintenance. There are also a number of open spaces (and this usually concerns common land) where ownership is unknown or disputed. Again the Council has assumed responsibility for their maintenance. We review ownership and management for each typology in the following sections.

**Table 9: Existing supply of open space in District**

| Typology  | Number         | Total size (hectares)    |
|---|----------------|--------------------------|
| Outdoor sports facilities (playing fields) <sup>1</sup> | 29/45          | 87.93/116.22             |
| Play provisions for children & young people             | 37             | 3.32                     |
| Natural and semi natural green space                    | 75             | 977.51                   |
| Amenity green space                                     | 29             | 57.07                    |
| Allotments  | 22             | 11.20                    |
| <b>Total</b>  | <b>192/208</b> | <b>1,137.03/1,165.32</b> |

<sup>1</sup> The higher figure includes playing fields owned by local sport clubs which are available to the community to use.

4.2.7 **Outdoor sports facilities:** The audit involved identifying and reviewing the number of playing fields in the District which are primarily used for the purpose of playing pitch-based sports such as football, rugby and cricket. Some of the fields also have outdoor courts for playing tennis. A few sites such as Queens Park and Grange Meadow also have a bowling green. The audit did not specifically record the number of pitches available at all sites, the size of each pitch, or the condition of the pitches, though the quality of the overall site was assessed with regard to factors such as safety and on-site amenities such as benches and toilets. This more detailed assessment was outside the scope of this study; however, a more focused playing pitch study could provide additional information if required.

4.2.8 The audit also did not include golf courses of which there are several given that these will be privately run with access restricted to members only. However, it should be noted that golf clubs will own several hectares of green space in the District which is not included in the study.

4.2.9 We also note that a simple analysis of the physical area covered by sports facilities is helpful but does not identify the variety of sporting opportunities available as a number of playing fields are used to play a number of different types of pitch sports and we are unable to identify potential deficiencies in certain sports. The main aim of this assessment was to identify primary use and establish overall size in hectares. As noted, a focused piece of research on sporting provision in the District could be carried out to provide this information.

4.2.10 Based on the audit carried out to date, there is approximately 87.93 hectares of playing fields across 29 outdoor playing fields. This includes only publicly accessible fields and pitches. These are sites in local authority or other public ownership or management and therefore do not include private pitches/lawns owned by private membership based sport clubs which are not available to the wider community.

4.2.11 There is a further 116.22 hectares of playing fields across 16 playing fields owned and managed by a variety of community-run, not-for-profit sport clubs which provide the community with access to the playing fields such as Warlingham Rugby Club which has a playing field of 6.13 hectares in size. The club runs an active "Rugby in the Community" programme which involves providing its facilities and coaching expertise to local schools and local community groups (e.g. hosting school matches and tournaments) such as scouts. Local car boot sales also take place on the fields.

4.2.12 Sites managed by TDC include:

- **Queens Park** in Caterham on the Hill is the Council's flagship park and open space. It is home to a large collection of sports associations, sports facilities, pavilions and the largest children's play area in the District. Queens Park is also used for fetes and fairs and fund raising events and has a state of the art pavilion that hosts a wide collection of community-based events and clubs. Queens Park has 5 other smaller pavilions for sports like bowls and cricket and even croquet. The park is home to 5 full size football pitches, 1 full size rugby pitch, 2 cricket pitches, 1 bowls green, 3 croquet lawns, pitch and put course, 3 tennis courts and 1 multi use games area.
- **Whyteleafe Recreation Ground** is the largest and most diverse outdoor recreation site that Tandridge District Council manages. The park consists of public open space, woodland, common and grazing land, and one of the most important south facing natural chalk grasslands that can be found on the north downs. Tandridge District Council works in partnership with the Surrey Downlands Trust, Whitgift Foundation and Croydon Council in the day to day management of the site.
- **Mill Lane Playing Fields** in Hurst Green near Oxted, better known locally as Holland Sports Club, is leased from the council by the Holland Sports and Social Association (HSSA). The 6 hectare site is home to an athletics track, tennis courts, 2 football pitches and a basketball court. With recent investment from the council, a new outdoor gym, children's playground and skate & bmx park have been installed. The track was due to be resurfaced in 2015 with further upgrade works to the long jump pit and other athletics equipment planned for early 2016. The pavilion is the home of the HSSA, and benefits from disabled access, changing and shower facilities, fully licensed bar and indoor sports including darts and pool. The HSSA hold many other events during the year, including community fun days, cricket matches and amateur football games.
- **Grange Meadow** provides the main sports and recreational space within the village of Bletchingley. The site encompasses the sports of Football, Crickets, Lawn Bowls and a Rifle Club under the umbrella of the Grange Meadow Sports Association. The site also has a brand new play area funded by the Department for Schools and Families Playbuilder Programme in 2009 and a Multi Use Games Area. Grange Meadow is also used for village fetes and fairs during the year and has been the focal point for the village's entry into the Britain in Bloom competition. The area is well used by the local community for all sports and recreation purposes including dog walking with views to the north of the Surrey downs.

4.2.13 **Play provisions for children & young people:** Our research identified 37 children's playing spaces with a total space of 3.32 hectares. With the exception of one children's playing space, all are under the ownership of Tandridge District Council. The exception is Masters Park. The main area of the park is classified as a playing field but there is an equipped play area on site. Masters Park is run by a voluntary neighbourhood group 'Friends of Masters Park' and the cost of maintaining the whole site is raised through fundraising activities and grants. A few Council-owned sites are managed directly by local associations such as the Caterham Barracks Community Trust with Council funding.

- 4.2.14 The vast majority of the children's equipped playing spaces are contained within a larger site such as an outdoor playing field. This includes Broadbridge Lane Open Space in Smallfield which has a good-sized play area with a Trim Trail, Multi Use Games Area and a Skate Park. The site is nestled between the M23, Weatherhill Road and Broadbridge Lane and is the primary open space for the village. In addition to the play area for children and young people, the open space is used for fetes, fairs and summer jam events, and skateboard competitions. The Parish Council is actively involved in the management of the site and has applied for and received a capital grant from the Big Lottery for the installation of a Multi Use Games Area.
- 4.2.15 Another open space which includes a children's play ground is Stafford Road Open Space in Caterham Valley. It was awarded £50,000 from the Department for Children Schools and Families Playbuilder Programme in 2009 to build a children's play area which has been extremely popular since opened to the public. There are no formal sports activities that take place at Stafford Road although football is played regularly on an informal basis.
- 4.2.16 In total 29 children's playing spaces are located on the site of a playing field or is directly adjacent to a playing field.
- 4.2.17 **Natural and semi natural green space:** Natural and semi-natural greenspaces are the most numerous of all open spaces and in the District. Sites categorised as natural and semi-natural green spaces in the District include nature reserves, woodlands, headland and common land. They include two large sites owned by the National Trust. One is Limpsfield Common, 140.8 hectares of ancient common which was used by commoners for grazing their animals and collecting stone and firewood. It now offers an extensive network of footpaths and bridleways through patches of open heathland and large areas of woodland, for walking, cycling or horseriding. The other is Outwood Common which is part of the Harewoods estate. Another significant area of woodland accessible to the public is situated on the estate of Titsey House and Gardens in Oxted. The Titsey Foundation owns approximately 202 hectares of Woodland which is open to the public to enjoy, free of charge, for most of the year.
- 4.2.18 In addition their recreational function, many of these sites have specific designations for their nature conservation and wildlife value including 8 Sites of Special Scientific Interest, 6 Local Nature Reserves. Over a third of the District is designated as being either an Area of Outstanding Natural Beauty or of Great Landscape Value. These sites are not necessarily open to the public but remain important sites nonetheless. In view of this the 977.51 hectares identified by the audit as natural and semi-natural green space will be an underestimation of the total land that could be put under this typology. Although the Council has contacted all major landowners it is aware of that own land accessible to the public, it recognises that there may be others. In addition there are a number of areas, in particular a large number of commons, for which classification is difficult. These areas are often managed as natural and semi-natural green spaces but in some cases their primary purpose is felt to better relate to providing opportunities for informal activities and as a result been classified as amenity green space in this assessment.
- 4.2.19 The total hectares identified as natural and semi-natural green spaces equates to a provision of 11.47 hectares per 1,000 population. Bearing in mind that this may well be an under-estimation (further investigation is needed to verify this), at face value, this is significantly lower than Mole Valley and Waverley, the two local authorities in Surrey which are the most similar to Tandridge District in terms of landscape and population (Mole Valley 34 hectares per 1,000 people and Waverley 49 hectares per 1,000 people). However, we are not able to verify whether the natural and semi-natural green spaces included in the PPG17 studies for these two local authorities include land not fully open to the wider community. This will include protected landscapes with restrictions on public use for conservation purposes and private land where there is no 'right to roam'.

- 4.2.20 The vast majority of the open spaces identified under this typology are under the ownership of Tandridge District Council or a Parish Council. The exceptions include approximately 34.59 hectares owned and managed by the Corporation of London (Kenley Common), 23.11 hectares under the ownership of Merton College (Frith Wood and Puplet Wood) but managed by the council, 173.25 hectares owned and managed by the National Trust (as highlighted above) and 202.34 hectares owned and managed by the trustees of the Titsey Foundation (as highlighted above). There are also natural green spaces in private ownership which are not available to the public to use. This includes 283.28 hectares of Marden Park which is owned by Woldingham School. Such private non-accessible land to the public is not included in the audit.
- 4.2.21 **Amenity green space:** This type of open space is most commonly found in residential areas. It includes informal recreation spaces and green spaces in and around housing, with a primary purpose of providing opportunities for informal activities close to home or work. Amenity green space is also often used for landscaping purposes in terms of 'greening' an urban area. Amenity green spaces in the District are most commonly found in villages, in the form of village greens. These include Great Farleigh Green in Warlingham, Tidys Green in Limpsfield, and Westmore Green in Tatsfield. As we have established, amenity green spaces in the District can have an overlapping function with parks and gardens and natural open spaces areas, as well as informal children's play where there are no other facilities. This makes this type of open space difficult to classify under the PPG17 typology. It is therefore important to consider the provision of amenity green spaces in the context of other types of open space in the District.
- 4.2.22 Site visits were central in helping with the designation of spaces under this typology. The main conditions we set were that these sites would be grassland spaces close to settlement areas and would be less than 10 hectares in size. With these conditions, we identified 29 amenity greenspaces, providing a total of 57.07 hectares.
- 4.2.23 Nine sites in and around the villages of Farleigh and Chelsham and accounting for approximately 34.72 hectares is owned by Merton College in Oxford. The other amenity greenspaces are under the control of Tandridge District Council or the respective Parish Council for the area. The ownership of land by Merton College dates back to the 13th century when much of the local land was owned by Walter de Merton, who founded the college in 1260s. Tandridge District Council, however, has assumed responsibility for the management of all these sites.
- 4.2.24 **Allotments:** The primary purpose of allotments is to provide opportunities for people to grow their own produce as part of the long-term promotion of sustainable growth of food. In addition to their primary purpose allotments can provide a number of wider benefits to the community. For example, offering an alternative active pastime to participation in formal sport, particularly for older residents. This is particularly important in light of the ageing population in the District. Another benefit is the promotion of social inclusion by bringing people together.
- 4.2.25 In addition to their social value, allotments also benefit the environment in a number of ways. They provide valuable green spaces within towns and cities making them more environmentally friendly, sustainable and attractive places to live. They can also provide a varied and valued habitat for wild plants and animals.
- 4.2.26 There are 22 allotments in the District and most are owned and managed by the Parish Councils. At the time of writing, information on the total number of plots available and the size of these plots was not available. Some Parish Councils were able to provide information on the number of plots available but not the total size of these plots. Therefore, we have used the national average size of 250 square metres per plot to estimate that there are approximately 11.20 hectares of allotment within the District.

## 4.3 Consultation results

4.3.1 Overall, the results indicate that residents are generally satisfied with the amount of different types of open spaces. For most types of open spaces, the total proportion of residents who feel that the quantity is either 'More than enough' and 'About right' is greater than the proportion of residents who feel that the amount is 'Not enough'. However, it should be noted that a sizeable proportion of residents are not aware of all the allotments in the District and could not comment on the adequacy of supply.

4.3.2 Resident views on the quantity of existing open space reveal that three quarters feel that the current provision of village greens and commons is sufficient for local needs. Two thirds also feel that the number of outdoor sport facilities and playing fields/recreation grounds are also 'About right'. Over half (57%) feel that the quantity of countryside, woodland and conservation areas is sufficient.

4.3.3 There is a view, however, that whilst there is sufficient quantity of open space, some spaces are being under-utilised due to insufficient provision on site such as a lack of seats, dog bins and specific play equipment for older children. A few residents involved with local football and rugby clubs felt the fee the club had to pay to use the fields for training and matches was also a barrier to use and this issue was also mentioned by one of the Parish Councils. Feedback includes the following comments.

*"We are blessed with lots of open space in the area. I think we need to provide more facilities in the parks for older children, say between 10 to 16, as the parks are often focused on younger children. This means that older children have nowhere to play/go after school". Local resident*

*"Generally the outdoor spaces are good and maintained to a decent standard. Seating and bins are lacking in many of these parks. Take for instance both Mill Lane and Bouthurst Way. They both have small play areas for children, and a massive field with nothing else. People seem to congregate round the play areas, and the rest of the field remains largely unused. Maybe putting a couple of seating / bin areas in on parts of the park that are not being used would encourage more use". Local resident*

*"We need reasonably priced football pitches, we have one at Talbot Road that is under used because teams cannot afford the fees" Parish Council*

**Table 10: Resident views on quantity of local provision**

|  | More than enough | About right | Not enough | Don't know |
|--|------------------|-------------|------------|------------|
| Base   | 4%               | 48%         | 38%        | 10%        |
| Sports pitches and courts                                | 4%               | 61%         | 28%        | 6%         |
| Allotments   | 4%               | 33%         | 33%        | 31%        |
| Village greens and commons                               | 2%               | 74%         | 22%        | 2%         |
| Play areas/skate parks/space for children & young people | 5%               | 46%         | 43%        | 6%         |
| Playing fields and recreation grounds                    | 2%               | 63%         | 32%        | 4%         |
| Parks with exercise equipment                            | 4%               | 40%         | 45%        | 11%        |
| Countryside, woodland and conservation areas             | 6%               | 57%         | 35%        | 2%         |
| Parks with gardens and places to sit                     | 2%               | 46%         | 49%        | 3%         |
| Cycle paths  | 7%               | 20%         | 58%        | 15%        |

Base: 1,031. Source: Tandridge Resident Survey

4.3.4 The results show very clearly that there is one type of open space provision which over half of all residents surveyed felt was lacking and this is cycle paths. Feedback from residents and Parish Councils show that the community place an important role on cycling rather than driving in the local area as a means to encouraging more people to keep fit and tackle adult and children obesity, as well as reducing pollution and general traffic congestion which are aspects felt to reduce the quality of the area.

4.3.5 Despite there being around 580km of public rights of way in the District offering opportunities for cycling in both rural and urban areas, community feedback suggests that current cycle routes are not sufficiently enabling local people to travel to local schools, shops, playgrounds, playing fields and places of work on a bicycle. Many existing routes on main roads are felt to be too dangerous to use, particularly for children. The following are examples of comments expressed.

*“The provision of open spaces is sufficient, but we desperately need more safe cycle access to the open spaces to reduce reliance upon car transport for short journeys”. Feedback from one Parish Council.*

*“Please provide more cycle paths for children... the A25 is completely unsafe to ride on”. Local resident*

*“One cyclepath / footpath is desperately needed, away from the current dangerous road from Titsey to Limpsfield. It is far too dangerous for cyclists and pedestrians on this stretch leaving cars as the only option”. Local resident*

4.3.6 In addition to cycleways, a number of residents also mentioned more and improved (e.g. wider width) bridleways to meet the needs of horse-riders.

4.3.7 Whilst green corridors within the District were not specifically assessed, the findings of the Resident Survey reveal that many local people feel there is a deficiency in ‘green linkages’ within the District which are needed to connect people from their homes to areas of natural and semi natural open space. The findings indicate that further research is needed to review the role green corridors can play in achieving a network of linked open spaces.

## 4.4 Local quantity standard

4.4.1 The quantity standards were developed by assessing the existing quantity of all publicly accessible open spaces within each typology and comparing this to the feedback received from residents and parish councils. This was then reviewed against both national guidelines on open space provision, as well as the adopted open space standards of other Surrey local authorities which are shown in Table 11 overleaf.



**Table 11: Quantity standards adopted by other local authorities in Surrey**

|                                      | Elmbridge | Mole Valley | Reigate & Banstead | Runnymede | Surrey Heath                             | Waverley |
|--------------------------------------|-----------|-------------|--------------------|-----------|--|----------|
| % of rural population                | 2%        | 47%         | 5%                 | 2%        | 16%                                      | 65%      |
| Outdoor sports facilities            | -         | 1.80 ha     | 1.60 ha            | 1.60 ha   | 2.75 ha                                  | 1.60 ha  |
| Play provisions for children         | 0.01 ha   | 0.30 ha     | 0.07 ha            | 0.80 ha   | 0.80 ha                                  | 0.25 ha  |
| Parks and gardens                    | 0.90 ha   | 0.30 ha     | 0.49 ha            | 0.18 ha   | 0.35 ha                                  | 0.20 ha  |
| Natural and semi natural green space | 9.40 ha   | None set    | 10.40 ha           | 3.10 ha   | Urban:<br>11.53 ha<br>Rural:<br>47.72 ha | None set |
| Amenity green Space                  | -         | 0.70 ha     | 0.72 ha            | 0.70 ha   | Urban:<br>0.90 ha<br>Rural:<br>0.50 ha   | 0.80 ha  |
| Allotments                           | 0.26 ha   | 0.26 ha     | 10 plots           | 10 plots  | 0.14 ha                                  | None set |

*Note: Information was not available for all local authorities in Surrey. Gaps in the table are where no information on local quantity standard was found. Allotment quantity standards adopted by Reigate & Banstead Council and Runnymede Council use number of plots per 1000 people rather than hectares.*

**4.4.2** Mole Valley and Waverley are the two local authorities closest to the District in terms of size, population and urban vs. rural population and population. Thus, one can reasonably assume that the local needs for open spaces such as playing fields, children's play provision and amenity green space are likely to be similar.

**4.4.3** However, both Mole Valley and Waverley have a significantly higher level of natural and semi-natural green space than Tandridge District. There are at least 5,800 hectares of natural and semi natural green space in Waverley. This equates to a provision of 49 ha per 1,000 people (the highest in Surrey) and at least 2,718 hectares of natural and semi-natural green spaces in Mole Valley which equates to a provision of 34 ha per 1,000 people. As we have highlighted, it is not clear whether the assessments carried out in these two local authorities also included land not fully open to the wider public. It should also be noted that much of the natural open space within each local authority is also protected through national and local designations and it is unlikely that a significant loss to development of any protected land type will be seen in the next 20 years. It is for this reason that neither local authority has set a quantity standard as it is felt that future development will have little impact on overall levels.

**4.4.4** Drawing on insights generated from community feedback, national guidance, and benchmarking, we have set the standards as follows for the District.

**Table 12: Local quantity standards for District**

|                                      | Existing level of provision<br>(ha per 1000 residents) | Recommended quantity standard<br>(ha per 1000 residents) |
|--------------------------------------|--|--|
| Outdoor sports facilities            | 1.36ha <sup>1</sup>                                    | 1.35ha   |
| Play provisions for children         | 0.04ha   | 0.10ha   |
| Natural and semi natural green space | 11.42ha  | 11.40ha  |
| Amenity green space                  | 0.67ha   | 0.60ha   |
| Allotments                           | 0.11ha   | 0.125ha  |

<sup>1</sup> Includes playing fields owned by local sport clubs and providing different levels of community use

**4.4.5 Outdoor sports facilities:** Excluding playing fields provided by community-based sport clubs, there are 1.03 hectares per 1,000 people of playing field space in the District. With the inclusion of playing fields under the ownership of sport clubs, the level of provision increases to 1.36 hectares per 1,000 people. Benchmark data on local standards from other local authorities in Surrey indicates that local standards for outdoor sports facilities range from 1.6 hectares to 2.75 hectares per 1,000 people, higher than found in the District. However, these standards are not necessarily

comparable as some local authorities have included golf courses and given their size will noticeably inflate the overall quantity of land in hectares<sup>7</sup>.

- 4.4.6 The level of provision in the District is actually comparable to national averages. The FiT 2015 review of local standards among 119 planning authorities found that the median level of provision is 1.21 hectares per 1,000 people which is broadly equivalent to its own standard of 1.21 hectares per 1,000 people.
- 4.4.7 Our recommended overall standard (including provision provided by community-run sport clubs) for the District is 1.35 hectares per 1,000 people. This is at the current level of provision (including sport club playing fields) but above the FiT standard and above the Council's current standard of 1.27 hectares per 1,000 people. Our justification is presented in the sections below.
- 4.4.8 Findings from the household survey indicate a satisfaction with the provision of outdoor sports facility types; just under two-thirds of residents felt that the quantity sports pitches and courts and playing fields and recreation grounds was 'About right' (61% and 63% respectively) suggesting that the provision for outdoor sport is sufficient to meet demand.
- 4.4.9 Just under half of residents (46%) placed importance on playing fields and recreation grounds for providing an opportunity for the community to take part in physical activity, and thus helping lead a healthier lifestyle. The provision of outdoor sport facilities was identified as an important part of the infrastructure identified in the *Surrey Sport & Physical Activity Strategy 2015-20* to encourage more physical exercise, particularly among children and young people. Ensuring there is adequate provision for both formal and informal types of physical exercise will be an important component of Tandridge District Council's emerging Wellbeing Space Strategy.
- 4.4.10 Whilst the importance playing fields to health is widely acknowledged there is a perception among some sections of the community is that some playing fields are being under-utilised by local sport clubs, due to the fee for using the fields being too high. Whilst these fees are used to maintain the fields and any surplus is re-invested to make improvements, there is a perception that clubs are choosing playing fields for training and matches which are simply cheaper. Residents also mentioned improvements they would like to see to a number of playing fields such as the instalment of public toilets and floodlights. These improvements are likely to encourage more use of existing sites rather than a need to develop new sites.
- 4.4.11 In view of the health benefits attached to playing fields and recreation grounds and strategic goals to encourage more participation, we feel that the current standard of 1.27 hectares per 1,000 needs to be increased. The new standard is set at 1.35 hectares per 1,000 people. Based on our research, the new standard actually matches the existing level of provision if all community-based outdoor sport fields are included in the assessment. This level of standard will ensure that near-term priority is given to improvements to the quality and access to existing sites and promotional activities to encourage greater use of existing sites.
- 4.4.12 Should growth match population projections, there will be a need for an additional 17.64 hectares of outdoor playing fields by 2033. We feel this is an achievable target as it amounts to acquiring an additional 0.98 hectares of playing fields per year to 2033. This can be met by making greater use of other existing open spaces in the District such as amenity green spaces and natural and semi-natural green spaces for sports requiring grass fields only. This calculation does not take into account any increase in outdoor sport participation. If participation was to increase, pressure on existing facilities could rise. Increases in levels of participation which are key targets to tackle obesity and prevent ill-health later in life could be addressed in the following ways:

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<sup>7</sup> As golf courses are privately run and access strictly restricted to members, they are not 'open spaces' in the way described within the PPG17 typology and should not be included.



- Negotiate community access to existing private facilities.
- Increase the quality/value of existing facilities. For example, the provision of floodlighting on all-weather pitches would extend the availability of the existing good quality pitches which are in high demand.
- Improve access to existing facilities – e.g. through bus routes or publicising cycle routes.

4.4.13 These suggestions encourage greater use of existing sites rather than the need to acquire new land. Long-term priority will need to be given to addressing any deficiencies in quantity which may arise with population growth.

**Table 13: Application of quantity standard for outdoor sports facilities**

| CURRENT NEED              | Quantity standards (Ha per 1000) | Ha per 1000 residents (2015) | Assessment    | Additional hectares needed |
|---------------------------|----------------------------------|------------------------------|---------------|----------------------------|
| Outdoor sports facilities | 1.35ha                           | 1.36ha                       | No deficiency | No additional space needed |
| FUTURE NEED               | Quantity standards (Ha per 1000) | Ha per 1000 residents (2033) | Assessment    | Additional hectares needed |
| Outdoor sports facilities | 1.35ha                           | 1.17ha                       | Deficiency    | 17.64ha needed             |

4.4.14 **Play provisions for children:** The audit identified 37 equipped playing spaces providing approximately 3.32 hectares. The size of an average play area is relatively small at 0.09 hectares (or 900 sq. metres). The total hectares available amounts to a provision of 0.04 hectares per 1,000 people. This is the same level of provision found in both Mole Valley and Waverley. However, 0.04 hectares per 1,000 people is below the standards recommended by FiT.

4.4.15 FiT guidance sets standards for 2 types of children's playing spaces:

- 0.25 hectares per 1,000 population for designated playing space (including equipped playing space)
- 0.55 hectares per 1,000 for informal playing space.

4.4.16 This distinction is not necessarily helpful as many amenity green spaces will be used as a place for children to play in terms of somewhere they can run around and play 'chase' like games and thus serve as an *informal playing space*. Most PPG17 open space assessments we have come across tend to provide an overall standard for children's playing spaces which include both equipped and non-equipped playing spaces.

4.4.17 In this assessment we have not identified any amenity green space as specifically serving the role of 'Play provision for children' though many will be used for this purpose too, given that we have found such spaces usually have multifunctional purposes meeting the needs of different users, including places to sit and relax, walk the dog, exercise. These spaces will often also have an aesthetical quality in terms of 'greening' the area. This assessment only included spaces with playing equipment such as swings and climbing frames as well as spaces provided for games like basketball/netball.

4.4.18 Local standards set in other local authorities in Surrey range widely from a standard of 0.01 to 0.8 hectares per 1,000 population and will reflect local needs in those local authorities. It should however, be noted that local standards for children's playing space in other Surrey local authorities may include informal playing space, which in our assessment has been included under

the typology 'Amenity Green Space'. The inclusion of informal playing space is likely to raise the threshold for quantity.

**4.4.19** In setting the standard for the District we have considered the views expressed by residents. A significant proportion of residents (43%) consider the quantity of play areas to be insufficient. Though the proportion of residents who rated the importance of play areas, skate parks and space for children and young people for health and well-being was lower than other types of open spaces (38%), a number of residents commented on the important role they can play for providing an outlet for older children to come together and socialise, particularly after school, but felt play equipment on-site at a number of play areas was not suitable for older children. Once again this highlights that quantity is not the issue but the quality of the space in meeting the needs of the local population.

**4.4.20** Given that play provision for children and young people is lower in the District than the national standard, it is tempting to recommend raising the level to the national standard despite the challenges this implies. However, our assessment identified no significant deficiency in the overall quantity available – the issue was more about developing existing spaces in ways which would serve the needs of older children. It should also be acknowledged that the 0.25 hectares recommended by FiT was set with urban areas in mind. In a largely rural District like Tandridge, where countryside surrounds the urban areas, there are opportunities for play within natural settings as well as areas of amenity green which also provide opportunities for informal play. This suggests the standard should be lower.

**4.4.21** Balancing the desire for families to see more play areas for children with relatively modest level of growth expected to be seen in the population of 0-16 year olds in the District up to 2033 and also factoring in the wider availability of amenity green space and natural and semi-natural green spaces for informal play, we recommend a standard of 0.10 hectares per 1,000. Though this is below the FiT recommended standard it still represents an aspirational standard for the District. To meet it will involve acquiring an additional 5 hectares of designated play space now and a further 7.75 hectares by 2033 to meet population projections. Future priorities will need to balance the needs of families and young people with that of an ageing population. Older residents may not always welcome new provision for teenage children if there are concerns over increasing noise, litter, and vandalism.

**Table 14: Application of quantity standard for play provision for children and young people**

| CURRENT NEED                                 | Quantity standards (Ha per 1000) | Ha per 1000 residents (2015) | Assessment | Additional hectares needed |
|--|----------------------------------|------------------------------|------------|----------------------------|
| Play provision for children and young people | 0.10ha                           | 0.04ha                       | Deficiency | 4.98ha needed              |
| FUTURE NEED                                  | Quantity standards (Ha per 1000) | Ha per 1000 residents (2033) | Assessment | Additional hectares needed |
| Play provision for children and young people | 0.10ha                           | 0.03ha                       | Deficiency | 7.75ha needed              |

**4.4.22** **Natural and semi natural green space:** There is no national or local standard that covers the whole of this typology of open space or which distinguishes urban and rural areas. The only definitive national standard for natural and semi-natural areas is the Natural England Accessible Natural Greenspace Standard (ANGSt). This suggests that there should be at least 2 hectares of local nature reserve per 1,000 population. This level of provision would be far too low for the District given the predominance of the rural landscape and the importance residents place on the health benefits of having open green space close to home (as identified from the findings of the Resident Survey).

- 4.4.23 For most residents the protection of natural open space was identified as particularly important for health and making the District a particularly desirable and sought after area to live in.
- 4.4.24 Whilst the majority (57%) of residents indicated that the provision of natural green space (countryside, woodland and conservation areas) is sufficient, just over a third did not think that there was enough natural green spaces.
- 4.4.25 Setting a standard at the existing level of provision (11.40 hectares per 1,000 people) will facilitate a focus on quality and access in areas where provision is sufficient to meet the minimum standard. Should population growth match projections, provision will fall to 9.86 hectares per 1,000 people – below the recommended standard. However, we are reluctant to identify a deficiency here as our research suggests that the amount of land identified as natural and semi-natural open space in this assessment may be an under-estimation. Relatively late in the assessment we came across a number of sites through our research which were not recorded in any of the databases held by the Council. This begs the question whether there could be other sites which have been missed. Whilst all sites identified in our research have been included in this assessment, there may still be others which need to be accounted for and audited. Within the scope of this assessment further investigation has not been possible. It is recommended that further work is carried out to identify any missed sites. Once this is completed a fuller assessment of current and future needs can be made.

**Table 15: Application of quantity standard for natural and semi-natural green space**

| CURRENT NEED                         | Quantity standards (Ha per 1000) | Ha per 1000 residents (2015) | Assessment   | Additional hectares needed |
|--------------------------------------|----------------------------------|------------------------------|--|----------------------------|
| Natural and semi natural green space | 11.40ha                          | 11.42ha                      | No deficiency  | No additional space needed |
| FUTURE NEED                          | Quantity standards (Ha per 1000) | Ha per 1000 residents (2033) | Assessment   | Additional hectares needed |
| Natural and semi natural green space | 11.40ha                          | 9.86ha                       | Potential deficiency but need for additional space not identified as current hectares established is minimum and more detailed fact finding needed to provide more accurate level of provision |                            |

- 4.4.26 **Amenity green space:** As we have already highlighted amenity green space covers a wide range of areas and has in some cases proved difficult to classify, especially as it is often associated with, or provides a setting for facilities such as children's play areas, parks or outdoor sports pitches. Due to the diversity in type and scale of amenity green space, the guidance available is also diverse. National guidance suggests that local standards could range from 0.5 to 2 hectares per 1,000 people. Local standards set by other local authorities in Surrey range from 0.2 hectares to 0.8 hectares per 1,000 people.
- 4.4.27 Feedback from residents reinforced the role of amenity space, particularly in terms of providing localised facilities for informal recreation for the community particularly in areas of high housing density and housing areas with little or no private garden where amenity green spaces is seen as vital both for families, retired people and dog owners. Relatively few, however, felt there was a need for more amenity green space. Satisfaction among residents was highest for the level of amenity green space available in their area with 74% of residents indicating that provision is sufficient. Once again qualitative issues were highlighted such as the need for benches, more bins, including dog waste bins, and better maintenance of hedges, trees and lawns.
- 4.4.28 Setting the standard at a little lower (0.60 hectares per 1,000) than the existing level of provision takes into account the important role amenity green spaces close to housing areas play for

providing a space for children to play and could address the deficiencies in the provision of equipped playing spaces, particularly for older children. Such spaces could also be developed to provide a more formal park setting. That said, there is a need to apply the quantity standard flexibly, in some circumstances a level above what is set should be sought, particularly if there is a deficiency in the area and a poor level of other open space, sports or recreation facilities within acceptable distances (based on the accessibility standards set within this report). The multi-functional nature of amenity green space means that a good quality site can contribute towards so many aspects.

- 4.4.29 Should growth match population projections, by 2033 there will be a shortfall of 2.47 hectares. With this in mind, the Council should ensure that all new developments provide amenity green space, or contribute to the provision of amenity green space, at the standard of 0.60ha/1,000 population, in line with the local quantity standard.

**Table 16: Application of quantity standard for amenity green space**

| CURRENT NEED        | Quantity standards (Ha per 1000) | Ha per 1000 residents (2015) | Assessment   | Additional hectares needed   |
|---------------------|----------------------------------|------------------------------|--|--|
| Amenity green space | 0.60ha                           | 0.67ha                       | No deficiency  | None needed – some spaces could be improved to provide informal parks and informal play areas for children |
| FUTURE NEED         | Quantity standards (Ha per 1000) | Ha per 1000 residents (2033) | Assessment   | Additional hectares needed   |
| Amenity green space | 0.60ha                           | 0.58ha                       | 2.42 hectares needed. Priority should be given to new housing areas. |  |

- 4.4.30 **Allotments:** The National Society of Allotment and Leisure Gardeners suggest a national standard of 20 allotments per 1,000 households. This broadly equates to 10 allotments per 1,000 population) or 0.125 hectares per 1,000 population based on an average plot of 250 square metres. The results of the Resident Survey suggests that local opinion is split between those who think the level of provision is about right (33%) and those who think it is not enough (33%). However, we must take into account the fact that an equal proportion of residents did not know or had no view (31%).
- 4.4.31 PPG17's companion guide considers that the number of allotments required in any area is a function of demand and therefore it will be appropriate to use a demand-led methodology. Waiting lists can help determine the level of unmet need and its spatial distribution. Taking on board this advice, we obtained records for Council owned allotments and for those under the ownership of Parish Councils, contact was made to establish vacancy rates and numbers on waiting lists. More general feedback on the value Parish Councils placed on allotments was also obtained.
- 4.4.32 Feedback from Parish Council's suggests that demand for increased provision is variable – some allotments are fully occupied and have a few people on the waiting list whilst others have vacant plots. The main reason for these vacancies was not felt to be due to a lack of demand but rather due to the locations of the allotments either not being suitable such as being difficult to find and having no parking on site or close by.
- 4.4.33 For allotments where no information on size was available at the time of writing, an assessment has been made on the assumption that each plot is 250 square metres. On this calculation there are 11.20 hectares of allotment in the District which is 0.13 hectares per 1,000. This is in line with

the national standard of 0.125. More accurate information is needed from the Parish Councils about the number of plots each site contains as well as more information about waiting lists/ demand for plots, before a realistic local quantity standard can be set. A key factor in assessing the suitability of a local standard is the type of housing in the area and the type of housing likely to increase in the future. For example, areas with a higher proportion of residents living in flats or other housing with limited or no gardens may have a higher demand for allotments than housing areas with large gardens. Until this further work is carried out, we recommend that TDC use the national standard of 0.125 hectares per 1,000 people.

## 5 Accessibility of provision

### 5.1 Introduction

5.1.1 Without good accessibility for the public, the provision of good quality or sufficient quantity of open space sites would be of very limited value. Similar to quantity standards, accessibility standards should be derived from an understanding of the community views, particularly with regards to the maximum distance that members of the community are willing to travel.

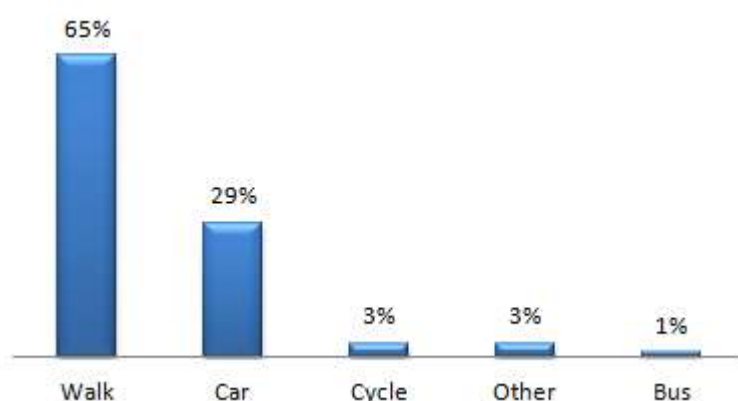
5.1.2 Distance thresholds i.e. the maximum distance that people can reasonably be expected to travel to each type of provision are a very useful planning tool especially when used in association with a Geographical Information System (GIS). PPG17 encourages the provision of open space sites that are accessible by environmentally friendly forms of transport such as walking, cycling and public transport.

5.1.3 Accessibility standards are set in the form of a distance in metres.

### 5.2 Consultation results

5.2.1 Results from the resident survey show that around two thirds walk to the open space they visit the most frequently and most travel to sites close to home (less than 10 minutes to reach site from home). Under a third (29%) drive to the site and these are usually to playing fields and large commons.

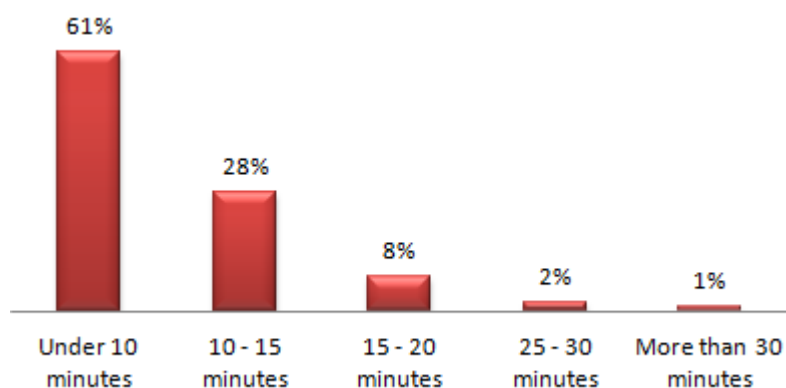
**Figure 8: Mode of travel used by residents to get to open spaces from home**



Base: 1,031

Source: Tandridge Resident Survey

**Figure 9: Length of time taken to reach open spaces from home**



Base: 1,031

Source: Tandridge Resident Survey

## 5.3 Local accessibility standards

**5.3.1** As we have highlighted, the Resident Survey reveals that walking is the main mode of travel for the majority of residents to open spaces, though we expect that many will also drive to reach sites a greater distance from home. The feedback from residents also suggest that many more would be willing to cycle to and around open spaces but felt that existing provision for doing so is limited. The consultation also highlights the expectation that facilities will be provided local to the home. However, it is clear that the quality of sites and the degree to which they are fit for purpose will determine the distance people are prepared to travel.

**5.3.2** Accessibility standards for the different types of open spaces adopted by other local authorities in Surrey show once again variation in thresholds which will reflect local needs.

**Table 17: Accessibility standards adopted in other Surrey local authorities**

|                                      | Elmbridge                      | Guildford  | Mole Valley             | Reigate & Banstead | Surrey Heath           | Waverley     | Woking                           |
|--------------------------------------|--------------------------------|--|-------------------------|--------------------|------------------------|--------------|----------------------------------|
| Playing fields                       |                                |  | 4km (10 min drive time) | 1.2 km             | 6km (15min drive time) | -            | 800m                             |
| Play provision for children          | 400m                           | 800m   | 550m                    | 500m - 600m        | 800m                   | 100m - 1000m | 400m                             |
| Natural and semi natural green space | 20 +ha = 2km<br>2-20 ha = 300m | 20-100 ha = 2km<br>100-500 = 5km<br>500 plus ha = 10km | 800m                    | 600m - 800m        | 1.2km                  | 800m         | 20 plus ha = 5km<br>2-20 ha= 2km |
| Amenity green space                  |                                | 400m   | 550m                    | 500m - 600m        | 400m - 800m            | 800m         | none set                         |
| Allotments                           | 800m                           | 1500m  | 4km                     | 3.5 km             | 800m-1km               | 800m         | 800m                             |

- 5.3.3 Drawing on insights generated from community feedback, national guidance, and benchmarking, we have set the standards as follows.

**Table 18: Recommended accessibility standards**

| Typology   | Distance |
|--|----------|
| Outdoor sports facilities                                      | 4km      |
| Play provisions for children and young people                  | 600m     |
| Natural and semi natural green space: greater than 20 hectares | 2km      |
| Natural and semi natural green space: up to 20 hectares        | 800m     |
| Amenity green area   | 800m     |
| Allotments   | 800m     |

- 5.3.4 When these distance thresholds are included on the accessibility maps (see Fig. 10 to 15 in the Appendix 4) the resulting 'buffer' represents the area within which residents have access to the open space.

- 5.3.5 **Outdoor sports facilities:** FiT guidance *Planning and Design for Outdoor Sport and Play* (2008) sets a distance standard of 1.2km for playing pitches (equivalent to 15 minute walking distance). The FiT 2015 review of standards adopted by planning authorities found that most authorities were applying this recommended standard. The feedback we gathered from residents indicates that the majority drive to outdoor sports facilities. This is reflective of the rural nature of the District and spread of supply, with many residents expecting to travel some distance to access an outdoor sports facility. Time is also often more important to users of outdoor sport facilities than distance so drive time will be an important measure. A drive time standard of 7.5 minutes (assuming 20mph)/4km distance has therefore been set.

- 5.3.6 Based on the accessibility standard the whole of the District has a very good level of access to a playing field (see Figure 10 in Appendix 4). The level of provision is strongest within the Caterham, Chaldon and Whyteleaf areas. All 5 to 18 year olds - the age group most likely to be the most frequent users of outdoor playing fields living in the District have access to a playing field within 4km. At the general population level, 99% of the population in the District have access to a playing field within 4km.

**Table 19: Application of accessibility standard for outdoor sports facilities**

| Typology                  | Accessibility standard | Population in buffer (all ages)  | Population in buffer (5-18)          | Assessment               |
|---------------------------|------------------------|----------------------------------|--------------------------------------|--------------------------|
| Outdoor sports facilities | 4km                    | 84,612 (99% of total population) | 100% of population of 5-18 year olds | No deficiency identified |

- 5.3.7 **Play provisions for children and young people:** The FiT accessibility standards for children play space is separated into 3 types.

|  |       |
|--|-------|
| Local Areas for Play or 'door step' spaces for play and informal recreation (LAP):   | 100m  |
| Local equipped or local landscaped areas for play – for play and informal recreation (LEAPs):                                | 400m  |
| Neighbourhood areas equipped for play for play and informal recreation, and provision for children and young people (NEAPs): | 1000m |

- 5.3.8 Within the District only equipped play areas have been designated under the typology 'Play Provision for Children and Young People' as non-landscaped areas with no play equipment falls under the category of 'Amenity Green Space' in this assessment. NEAPs are specifically designed and equipped with older children in mind though younger children can use them too. This can include a hard surface area for ball games and or wheeled activities such as roller



skating or cycling. It may include a skateboarding facility. There are a few play spaces in the District which do contain equipped areas more suited to older children including Broadbridge Lane Open Space in Smallfield which has a good sized play area with a trim trail, Multi Use Games Area and skateboarding facilities and Hurst Green Skate Park in Mill Lane. However, the majority fall into LEAPs.

**5.3.9** Feedback from residents reveals that the expected travel methods highlight a clear preference for walking to children's play areas, reinforcing the expectation that facilities are provided locally. We have taken on board the community view but have also considered the wider open spaces available across the District provided by the natural open spaces and amenity green spaces for informal play opportunities to set an accessibility standard of 600 metres from home. This is a slightly longer distance than the 400 metres from home recommended by the FiT for local equipped play areas, but we feel a threshold of 600 metres is more reasonable for the District in view of this wider space.

**5.3.10** Figure 11 in Appendix 4 shows the catchment area or 'buffer' of the facilities, based on the accessibility standard set. The catchment areas are understandably quite small due to the short distances people are willing to travel to reach a site. The shaded buffer areas on the map show that equipped play space is spread out across the District though there is a cluster of sites in the furthest north-west of the District and in the eastern parts of the District; overall 56% of the population live within 600 metres of an equipped play space. Results mapped by age (see table 20 below) show that just over half of all children and young people living in the District have access to an equipped playing space within 600 metres from their home.

**5.3.11** There are some areas in the District that are outside the 600 metres distance from an equipped play area and in terms of the size of this population it is not insignificant - it accounts for 44% of the population in the District. However, the accessibility threshold needs to be applied flexibly. The distance travelled to play spaces will of course vary depending on the facilities available at the site. This has not been mapped but should be taken into account when examining any proposals for new facilities. For example, the children's play space on Westmore Green is only 0.01 hectares and only serves the needs of young children in the immediate vicinity, compared with a large site containing a range of equipment and activities (e.g. Skateboard Park at Mill Lane) which will be more popular with older children and young people and who will travel further to use it.

**Table 20: Application of accessibility standard for play provisions for children and young people**

| Typology                                      | Accessibility standard              | Population in buffer (all ages)    |                                     | Assessment                           |
|---|-------------------------------------|------------------------------------|-------------------------------------|--------------------------------------|
| Play provisions for children and young people | 600m                                | 47,591 (56% of total population)   |                                     | No major deficiency identified       |
| Typology                                      | Population in buffer (0-18 years)   | Population in buffer (0-7 years)   | Population in buffer (8-14 years)   | Population in buffer (15-18 years)   |
| Play provisions for children and young people | 57% of population of 0-18 year olds | 59% of population of 0-7 year olds | 56% of population of 8-14 year olds | 53% of population of 15-18 year olds |

**5.3.12** **Natural and semi natural green space:** Guidance is taken from the Natural England's Accessible Natural Greenspace Standard (ANGSt) and the Woodland Trust's standard for woodland areas. The Woodland Trust recommends standards for the provision of woodland areas with different catchments for different size sites. They suggest that:

- No person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size.

- There should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round-trip) of people's homes.

5.3.13 This study has not distinguished between woodland and other forms of natural and semi-natural green spaces, but significant areas within the District are wooded and this is a useful guide against which to assess the levels.

5.3.14 Natural England's standards are:

- There should be at least one accessible 20ha site within 2km from home.
- There should be one accessible 100ha site within 5km.
- There should be one 500ha site within 20 km.

5.3.15 The results of the Resident Survey reveal that communities value the fact that there are areas of open countryside close to their home. For some the landscape value in terms of providing an aesthetically desirable backdrop to their homes is more than or equally as important as the opportunity provided for informal recreation, whilst others highlighted the importance of this type of open space for biodiversity and conservation.

5.3.16 The main accessibility issue identified by residents concerned the quality of footpaths – some residents felt that footpaths needed to be better maintained or improved, particularly to prevent them becoming too muddy to use during periods of wet weather. A number of residents also felt that accessibility would be improved by having more cycle paths and bridleways for horse riders.

5.3.17 As the size of natural and semi-natural green spaces vary quite considerably across the District, from approximately 202 hectares of woodland at Titsey Place & Garden to Blanchmans Farm Nature Reserve which is 9.40 hectares, the recommended accessibility standard accounts for differences in size. A standard of 2km for spaces greater than 20 hectares seeks to achieve a balance between the use of natural open spaces for recreation and the creation and maintenance of habitats. A standard of 800 metres for spaces smaller than 20 hectares places an emphasis on local access to natural spaces, something that was perceived to be particularly important to residents.

5.3.18 Figure 12 in Appendix 4 shows sites over 20ha in size with a 2km buffer. This shows clearly that most parts of the District have good coverage and access to natural open spaces which are over 20 hectares in size, with a concentration of these larger sites in the east of the District. Figure 13 in Appendix 4 shows that smaller open natural spaces less than 20 hectares are scattered across the District though there is a concentration of sites in the north of the District. Overall, just over half of the population in the District has access to larger and smaller natural/semi-natural green spaces within the accessibility distances set.

**Table 21: Application of accessibility standard for natural and semi-natural green space**

| Typology  | Accessibility standard | Population in buffer (all ages) | Assessment                            |
|---|------------------------|---------------------------------|---------------------------------------|
| <b>Natural and semi natural green space &gt;20 hectares</b> | <b>2km</b>             | <b>47,049 (56%)</b>             | <b>No major deficiency identified</b> |
| Typology  | Accessibility standard | Population in buffer (all ages) | Assessment                            |
| <b>Natural and semi natural green space &lt;20 hectares</b> | <b>800m</b>            | <b>47,770 (56%)</b>             | <b>No major deficiency identified</b> |

5.3.19 In general, from a quantity and accessibility perspective, the District is well provided for in terms of natural and semi-natural open spaces which provide residents of the District with visual,

recreational and landscape benefits. There are households living outside the catchment for accessibility, and improvements to accessibility of existing sites further afield should be considered as a priority as this is not an easy type of open space to develop. For example, development of green corridor networks, particularly accessibly cycle routes, should become a priority so that all communities can access natural open spaces further from home, as well as other open spaces such as amenity green areas closer to home.

**5.3.20** **Amenity green space:** The FiT 2015 review of standards adopted by planning authorities found that accessibility standards varied greatly for this open space typology from 120 metres to 800 metres. The median accessibility standard found was 480 metres. A review of the PPG17 open space studies carried out in other Surrey local authorities reveals that the threshold is lowest in Guildford at 400 metres and highest in Waverley at 800 metres. With regards to accessibility there are no definitive national standards for amenity green space.

**5.3.21** Findings from the Resident Survey reinforce the role of amenity space, particularly in terms of providing localised facilities for children and young people. Most residents usually walk to the amenity green spaces they visit the most often and this journey usually takes them between 5 to 10 minutes. A walk time standard of 10 minutes (equating to 800 metres) has therefore been considered as a reasonable accessibility standard.

**5.3.22** Figure 14 in Appendix 4 shows the catchment area of amenity green space, i.e. an 800m buffer has been drawn around all sites based on the accessibility standard, reflecting the very local nature of such provision and the distances people will walk to sites. From a geographical perspective the distribution of amenity green space is not evenly spread across the District. As shown in Fig. 14 there is a concentration of amenity green spaces in the Oxted, Limpsfield and Hurst Green areas. This is one of the most built up areas of the District so the high level of provision here provides an important opportunity for residents to access open spaces close to home. Overall, the northern part of the District is well provided for in terms of amenity green space.

**5.3.23** There are fewer amenity green spaces in the rural south of the District, but these deficiencies will, to some extent, be off-set against the provision of large areas of natural and semi-natural green spaces found in this part of the District which will provide residents with similar benefits as amenity green spaces.

**5.3.24** In applying the standard consideration should generally be made of the extensive natural and semi-natural green spaces available in many parts of the District which may provide much of the amenity green space needed by residents. However, this is only the case where it can provide for informal activities close to home and where this would not damage other objectives such as nature conservation.

**Table 22: Application of accessibility standard for amenity green space**

| Typology                   | Accessibility standard | Population in buffer<br>(all ages) | Assessment                            |
|----------------------------|------------------------|------------------------------------|---------------------------------------|
| <b>Amenity green space</b> | <b>800m</b>            | <b>40,092 (46%)</b>                | <b>No major deficiency identified</b> |

**5.3.25** **Allotments:** With regards to accessibility there are no definitive national or local standards for this type of open space. Few residents taking part in the Resident Survey indicated that the type of open space they use most frequently is allotments. Of those survey respondents who did, around half drove 5 to 10 minutes and the other half walked 5 to 10 minutes. Until further assessment of the quantity and quality of allotments in the District is undertaken, a threshold 800 metres has been set drawing on benchmarks from neighbouring authorities.

### 5.3.26

Figure 13 in Appendix 4 shows that there is sporadic coverage of allotments in the District with many parts of the District outside the 800m catchment area for this type of site.

**Table 23: Application of accessibility standard for allotments**

| Typology   | Accessibility standard | Population in buffer<br>(all ages) | Assessment                     |
|------------|------------------------|------------------------------------|--------------------------------|
| Allotments | 800m                   | 35,948 (42%)                       | Minor deficiency<br>identified |

## 6 Quality and intrinsic benefit of provision

### 6.1 Introduction

- 6.1.1 The quality and value standards have been derived from the results of the site visits, consideration of the community views and a judgement on the quality which can be delivered.
- 6.1.2 As part of the audit, each site was assessed for quality against the Green Flag criteria, and the condition of the various components of a site rated as good, fair or poor. This assessment was then transposed through a scoring system into an overall score (out of 100%) See Appendix 4 for copy of audit form.
- 6.1.3 The assessment of value was based on the following:
- Context: e.g. an easily accessible space is higher value than one that is inaccessible to potential users, equally the value of a space may diminish if it is immediately adjacent to several others which provides the same function.
  - Level and type of use: the primary purpose and associated use of a space can increase its value - well used spaces are of high value to people, similarly spaces with diverse habitats can be well used by wildlife and can be interpreted as having a higher value.
  - Wider benefits: i.e. the benefits a space generates for people, biodiversity and the wider environment including the following –landscape, ecology, education, health benefits, ‘sense of place’ and economic benefits.
- 6.1.4 The relevant audit information was reviewed to develop a value threshold score specific to the different types of open space in the District. The judgements were also informed by an understanding of the community’s perception of open spaces within the District as identified through the findings of the Resident Survey and Parish Council Survey.
- 6.1.5 It should be noted that it is not the intention of this Chapter to identify every score for each open space audited. In this Chapter, we provide a summary of the findings and identify sites which scored high for quality and value and those which scored poorly. The quality audit database provides a list of all the scores for each site and one of the most important uses of the database will be to determine sites where there is most need for investment. It is envisaged that as and when a development is submitted, the quality database would be used to identify sites with most need, and then in consultation with relevant community groups and/or parish councils, sites selected for improvement.
- 6.1.6 When assessing scored sites, it should also be noted that the scoring varies according to the complexity of the site as well as the condition of the site which limits the extent to which one should directly compare scores across different types of space. In essence this means that the quality score for a good quality playing field will differ from that of a good quality amenity green space, reflecting the different provision that can be expected within each.

### 6.2 Consultation results

- 6.2.1 By far the most frequently expressed view found among residents is the vital importance of protecting the open space already available. The aesthetical qualities in terms of providing a scenic backdrop of beautiful countryside close to people’s homes and spaces to enjoy outdoor recreational activities from sports to simply relaxing and enjoying the views was seen by many as

something they “paid a premium price” to live within and wished to continue to benefit from it. Feedback includes the following comments.

*“We have to keep the open areas we have! They are already limited but these places are exactly what makes Oxted appealing. With kids and a healthy lifestyle, we enjoy dog walking, running, kids do sports etc and this is all in our local open spaces including Master park, stoney field, the Downs, and Holland sport fields. Let’s keep and improve these precious local spaces”. Local resident*

*“I think it is incredibly important that the open spaces in both my area and other areas in Tandridge are preserved as much as possible for the benefit, not only of those who live immediately in those areas but for those who live in the more developed areas, to continue to be able to enjoy them. Without our green space and the ability to connect with it we would lose something that makes the Tandridge District so special”. Local resident*

*“Our family enjoy and actively use the open spaces in and around the area. They are a key reason we chose to live in here and positively contribute to our enjoyment of living here. We spend a significant amount of timing enjoying the open spaces with dog walking, family walks, cycling (on and off road), running, playing sports, etc. The preservation of these areas is vital to maintain our family’s enjoyment, health and well being”. Local resident*

*“I moved to the area for its open space & a better outdoor quality of life to raise our family. I believe this is so important with the rise in obesity & weight related illnesses. It costs a lot of money to live in this area because of this. Please don't take this away from us. We need to run, walk exercise, meet outdoors and breathe fresh air to maintain a healthy life style. Don't let our children of the future become coach potatoes”. Local resident*

*“We live in a beautiful area, very unspoilt and an attraction to many visitors. It is important that we keep areas like these as they are so that people can come and enjoy the natural open spaces. Over-development of the Tandridge area is not in the best interest of this community - there needs to be a balance. We need to ensure that the natural open spaces, Commons, Greens, ponds etc., are protected”. Local resident*

6.2.2 The value residents place on open spaces in the District is also evident in the high frequency of use; 81% of residents visit an open space once a week or more. Of this proportion 31% visit an open space every day. The most popular response to the question on which open space they visited the most often were ‘General countryside and woodland areas (unspecified)’, Limsfield Common, Master Park, Jenners Field, Queens Park and Whyteleafe recreation ground/play space.

6.2.3 However, residents identified improvements they felt were needed to enhance their enjoyment. We have already identified the view expressed by parents of older children on the need for more equipped play areas suitable for this age group closer to their homes, and more and safer cycling lanes (made safer through traffic calming measures for example). Other issues included stricter measures on dog fouling/dogs on leads, more dog bins, general waste bins, more seats and improvements to footpaths to ensure proper drainage using wet weather. Users of playing fields also felt many would benefit from on-site public toilets and floodlighting.



## 6.3 Local quality and value standards

6.3.1 Drawing on supporting evidence from site visits, national guidance and findings from the Resident and Parish Council Surveys, the standards for quality for each typology are presented below.

### 6.3.2 Outdoor sports facilities quality standard

**Table 24: Quality standard for outdoor sports facilities**

| Outdoor sports facilities quality standard  |
|---|
| Outdoor sports facilities should be clean and litter free, the pitches and playing surfaces should be maintained, safe, level and with good drainage. Toilets, changing facilities and parking should be of an acceptable standard and provided where possible. Bins should be provided to reduce the occurrences of litter and dog fouling problems. |

6.3.3 Key findings from site assessments and community feedback were as follows:

- The mean score across all sites with regards to overall quality of the playing fields was 80% (out of 100%) indicating that quality and value was generally very high.
- Playing fields achieving high score for quality and value (80% or more) include: Outwood Cricket Ground, Whyteleafe Recreation Ground, Hunters Chase Playing Field, Mill Lane Playing Field, Town End Recreation Ground and Queens Park Playing Field.
- These sites scored highly because they are well maintained, offer facilities for many ages and different users. Paths throughout the spaces allow access for all.
- The lowest scores were for Talbot Road Recreation Ground (quality score of 33% out of 100%) and Stychens way open space (quality score of 27% out of 100%).
- The main reasons for the sites scoring poorly related to there being poor signage to the site and, lack of facilities such as public toilets and limited access for wheelchair users. Stychens Way Open Space photographed below, was not only difficult to locate from the nearest road, but also access to the space was possible only by a steeply sloping track, or a flight of timber steps through dense scrub.



Access to Stychens Lane via a steep track overlooked by residential properties.



- Access to Talbot Road Recreation Ground was through a timber featherboard fence at the very end of Talbot Road. It appeared that the location of the park at the end of this attractive residential road was not a welcome addition, and it appeared every attempt had been made to hide the park and discourage the use of it.



An unwelcoming Talbot Road Recreation Ground.

- Residents felt that some sites are being under-used as a result of the lack of amenities on site such as toilets and floodlights to enable use when the weather is darker.

**Table 25: Application of quality standard for outdoor sports facilities**

| Improvements   |
|--|
| Generally quality is very good and the focus should be on maximising the value of existing sites by encouraging sports providers to increase the quality of their sites, and to extend their availability by introducing facilities such as changing rooms, toilets and floodlighting. A few sites require a significant level of improvement. These sites are flagged up in the quality database. |

#### 6.3.4 Play provisions for children quality standard

**Table 26: Quality standard for play provision for children and young people**

| Play provisions for children and young people quality standard  |
|---|
| Sites should be clean / litter free and provide a safe and stimulating environment where possible for children and young people of all ages. Areas should be set aside as dog free and where possible toilets should be provided nearby. Sites should be in areas easily accessible by foot to the local community they are intended to serve with limited barriers to access such as main roads. |

#### 6.3.5 Key findings from site assessments and community feedback were as follows:

- The mean score across all sites with regards to overall quality of the playing fields was 71% (out of 100%) indicating a high level of quality and value.
- Children's designated play spaces achieving 80% or more for quality include the sites located in: Queens Park, Stafford Road Recreation Ground, Westmore Green, Hunters Chase Open Space, Mid Street Recreation Ground and Valley Sport Ground.



The play area at Queens natural play Park offers an attractive mix of traditional and

- The vast majority of sites are safe from traffic and crime, litter free, and well signposted.
- There are no waste bins within the children's play area at Grange Meadow.
- The overall condition of equipment was rated as fair or good with the exception of the designated play space at Ray Close and Horne Open Space which was rated as poor.
- More seats are needed at Broadbridge Lane and Clayton Mead.
- Hazelwood Heights, Horne Open, Broadbrudge Lane, and Boulhurst are children's play spaces which are not suitable to access by wheelchair.
- All play areas discourage the use of facilities by children under 4 and over the age of 11. Yet some include equipment targeted at a younger age group.



All play areas included signage stating the preferred age of the user. Yet facilities for older children at many parks were not offered.

**Table 27: Application for quality standard for play provision for children and young people**

| <b>Improvements:</b>   |
|--|
| <p>Generally quality is very good. In addition to maintaining these high quality facilities, we recommend more exciting and challenging games areas designed with older children in mind on existing sites, and the development of more innovative play areas including natural play environments such as wooded adventure play trails in natural open spaces and informal open spaces such as amenity green spaces.</p> <p>This approach involves making greater use of existing space, rather than acquiring new land, and designing new provision for children and young people in a way that make them 'blend into' the natural environment and therefore minimising conflict with other user groups. If these developments come to fruition they will see greater overlap and interrelationship between natural open spaces, informal open spaces, and provision for children and young people in future years. Consulting with young people will ensure that facilities are tailored to their needs and this will encourage greater usage of the sites. Furthermore, studies have proven that involvement in the design of a facility can generate a culture of respect. Given that developments encouraging greater use among teenage children may give rise to concerns among elderly residents over noise and vandalism, this type of engagement early on will be particularly important to prevent such problems arising.</p> <p>More play equipment suitable for under 4 year olds is also recommended.</p> |

#### 6.3.6 Natural and semi natural green space

**Table 28: Quality standard for natural and semi-natural green space**

| <b>Natural and semi natural green space quality standard</b>   |
|--|
| <p>Sites should be 'natural' and focus on the retention and / or enhancement of high quality natural features and the conservation of flora and fauna and assisted where appropriate by the use of education facilities such as interpretation boards, leaflets, walks and talks. They should be clean, litter free, well signed and with clear paths.</p> |

6.3.7 Feedback from residents demonstrated that on the whole, maintaining and enhancing the quality of natural open space was perceived to be of greater importance than the creation of additional natural and semi natural space. The need to consider quality from both a recreational and conservation perspective was emphasised.

6.3.8 The key issues arising from site assessment were:

- The mean score across all sites with regards to overall quality of natural and semi-natural open spaces was 68% (out of 100%) indicating that quality was generally good.
- This is a lower score than the other types of open space and the overall mean score is affected by the inclusion of small areas of common land which are nothing more than wasteland or grass verges which offer little value as places for outdoor recreation though some will have some habitat value for wildlife. If these smaller sites with little recreational value are removed, the overall mean score increases to 73%.
- Nearly two-thirds (64%) of sites were difficult to find due to poor road signage. However, this was not an issue identified in the findings of the Resident Survey suggesting that local knowledge of sites and directions to them is very good among residents.
- There is lack of ancillary amenities at some sites, i.e. litter/dog foul bins, benches, picnic tables.
- Most sites would be difficult to get around by wheelchair.



Land North of Limpsfield Road is little more than a screen between the road and residential properties.



Unmade paths into Great Church Wood restricts access to wheelchair users. However the inclusion of surfaced paths may diminish the rural and 'wild' nature of this attractive wooded space.

**Table 29: Application of quality standard for natural and semi-natural green space**

| Improvements   |
|--|
| <p>The provision of high quality natural and semi natural open space is important from both a recreational and environmental perspective. The Council should seek to enhance the quality of natural and semi natural open space in the District, using the findings from site assessment to identify priorities for improvement. To improve access, it will be important to establish a network of accessible green corridors to link natural and semi natural sites with key settlements and seek to enhance disabled access and the quality of footpaths across the District. It is also important to ensure that promotion of recreational opportunities on site is balanced with the wider functions of the site and that recreation and wildlife uses are in equilibrium.</p> |



### 6.3.9 Amenity green space

**Table 30: Quality standard for amenity green space**

| Amenity green space quality standard  |
|---|
| Sites should be clean and litter free, well maintained with good foot and cycle paths linking the site to the residential areas. It should provide a welcoming and attractive environment with planting of flowers, hedges, trees and shrubs that encourage nature conservation and wildlife. Sufficient bins for litter and dog fouling should be fully integrated into the site, and ancillary facilities such as seating provided where appropriate. |

### 6.3.10 Site visits undertaken as part of the open space assessment highlighted the following issues in relation to the quality of amenity green space:

- The mean score across all sites with regards to overall quality of amenity green spaces was 60% (out of 100%) indicating that quality was good. The overall mean score is affected by very low scores for a few grassland areas in between housing (most likely to be 'left over open space' following housing development) or grass verges on busy roads, which offer little amenity value.



Broadham Green is an attractive village green.

- The following amenity green spaces were identified as of high quality and high value: Broadham Green, Westway Common, Great Farleigh Green, and Westmore Green.
- Some sites are close to very busy roads or in very quiet areas behind housing or building creating some concerns over personal safety and security.
- Some sites are not well signposted and are difficult to find.
- Litter and dog fouling was evident on a number of sites.
- A number of sites are difficult to get around on wheelchair.
- The visual quality of some sites is average and they could be enhanced through more varied planting and vegetation.
- Lack of signage and/or facilities such as benches has resulted in a number of sites having no distinct purpose.

**Table 31: Application of quality standard for amenity green space**

| <b>Improvements</b>  |
|--|
| Undertake enhancements to the quality of the amenity green spaces as identified as being of low quality/low value through the qualitative assessment (see quality audit spreadsheet). Improvements needed are relatively simple and at a reasonable cost such adding dog bins, more benches, adding planting and improving footpath surfacing. These will significantly improve the overall quality of a site, its appearance, and usage levels. |

#### 6.3.11 Allotments

**Table 32: Quality standard for allotments**

| <b>Allotment quality standard</b>  |
|--|
| Allotments should be clean / litter free, level with good quality soil, drainage and access to a good water supply. They should be well maintained and all those involved in a sites management and use should encourage biodiversity. Where possible sufficient parking should be made available. |

- 6.3.12 This assessment did not include site visits to allotments. Further work will need to be carried out to assess the quality of allotments in the District. We have put together a quality standard which the Council can use for any future auditing.

## 7 Conclusions and recommendations

### 7.1 Summary of standards

7.1.1 The study has provided a sound evidence base to inform the Local Plan Part 1 and the Wellbeing Space Strategy. The findings of our assessment as presented in this report along with the accompanying quantity and quality database and GIS mapping provide a comprehensive assessment of the supply and demand for open space in the District. Local Plan policies should be updated to reflect the specific standards that have been identified for each open space typology.

**Table 33: Local standards for Tandridge District**

| Typology                             | Quantity Standard | Accessibility standard  | Quality/Value standard  |
|--------------------------------------|-------------------|---|---|
| Outdoor sports facilities            | 1.35ha            | 4km   | Outdoor sports facilities should be clean and litter free, the pitches and playing surfaces should be maintained, safe, level and with good drainage. Toilets, changing facilities and parking should be of an acceptable standard and provided where possible. Bins should be provided to reduce the occurrences of litter and dog fouling problems.   |
| Play provisions for children         | 0.10ha            | 400m  | Sites should be clean / litter free and provide a safe and stimulating environment where possible for children and young people of all ages. Areas should be set aside as dog free and where possible toilets should be provided nearby. Sites should be in areas easily accessible by foot to the local community they are intended to serve with limited barriers to access such as main roads.   |
| Natural and semi natural green space | 11.40ha           | 2km for space greater than 20ha<br>400m for space less than 20 hectares | Sites should be 'natural' and focus on the retention and / or enhancement of high quality natural features and the conservation of flora and fauna and assisted where appropriate by the use of education facilities such as interpretation boards, leaflets, walks and talks. They should be clean, litter free, well signed and with clear paths.   |
| Amenity green space                  | 0.60ha            | 400m  | Sites should be clean and litter free, well maintained with good foot and cycle paths linking the site to the residential areas. It should provide a welcoming and attractive environment with planting of flowers, hedges, trees and shrubs that encourage nature conservation and wildlife. Sufficient bins for litter and dog fouling should be fully integrated into the site, and ancillary facilities such as seating provided where appropriate. |
| Allotments                           | 0.125ha           | 800m  | Allotments should be clean / litter free, level with good quality soil, drainage and access to a good water supply. They should be well maintained and all those involved in a sites management and use should encourage biodiversity. Where possible sufficient parking should be available.   |

### 7.2 Key considerations for future planning

7.2.1 No open space was found to be 'surplus to requirement'. All designated open spaces should be protected with a presumption against development, unless the spaces are not required by the identified open space standards (quantity, accessibility and quality) to meet the needs of the population.



- 7.2.2 Deficiencies identified in quantity up to 2033 can be mostly met by increasing the multi-functionality of existing sites rather than acquiring new land. A priority area is increasing the availability of outdoor play provision for older children. Deficiencies identified in quality and value for some open spaces can be rectified through relatively simple actions such as improving road signage, adding flower beds, improving footpaths and providing bins and benches.
- 7.2.3 Prioritisation for meeting quantity deficiencies at local levels in the future will need to take into consideration the following factors – local population changes, population density (including child densities) and indices of health such as the rate of adult and childhood excess weight and obesity. It is worth reiterating that deficiencies up to 2033 will only arise if population growth matches the current projections based on subnational population projections published by the ONS.
- 7.2.4 Growth in the number of flats & terraced dwellings is also a key consideration in planning for future provision due to lower than average access to private gardens within these housing types. Often, the overall density of housing development can mean that there will also be fewer amenity spaces and natural and semi-natural areas. New housing developments should be required to incorporate new open space which reflects the accessibility, quantity and quality standards outlined in this report. The range and quality of open space provision within new housing should also reflect the increased range of functions which these spaces are required to fulfil which would normally be performed by back gardens. Such functions include children's play, informal games, sitting out/relaxation, picnics/outside dining, gardening and family/community gatherings.
- 7.2.5 Within the scope and budget of this assessment it was not possible to cover a number of areas which we believe could warrant further study. These are as follows:
- A full assessment of all outdoor and indoor sports provision including participation levels in the District.
  - A full review of all Common Land where there is a 'right to roam' and of all protected land due to special conservation designation. The estimates for amenity green and natural and semi-natural spaces are likely to be an under-estimation. A starting point will be a review of the Councils Register of Common Land and Village Greens.
  - An assessment of green corridors in the District to identify more accurately access issues in the District, particularly whether cycleways are meeting their intended purpose and whether there is a need for more and/or improved bridleways.
  - A review of the quantity and quality of allotments in the District and current occupancy levels to identify any shortfalls which may arise with changes to the population and new housing developments.

## **8      Appendix 1: Resident Survey Questionnaire**

## Resident Survey on outdoor recreational facilities and open spaces

Tandridge District Council is carrying out a survey amongst local residents about what they think of parks, play areas, outdoor sport and recreation facilities and other open spaces in Tandridge. The views of residents will be critical in helping the Council decide where money should be spent on outdoor recreational facilities and what improvements are needed.

We would be very grateful if you can take the time to complete our survey.

**Q1: Which types of open space do you think is MOST IMPORTANT to help people lead a healthy lifestyle? Please select up to THREE.**

|   |    |
|---|----|
| Sport pitches and courts  | 1  |
| Allotments  | 2  |
| Village Greens and commons                                      | 3  |
| Play areas, skate parks and space for children and young people | 4  |
| Playing fields and recreation grounds                           | 5  |
| Parks with exercise equipment                                   | 6  |
| Countryside, woodland and conservation areas                    | 7  |
| Parks with gardens and places to sit                            | 8  |
| Cycle paths   | 9  |
| Other (please specify)  | 10 |

**Q2: Do you think there is ENOUGH OR NOT ENOUGH of these spaces in your local area? Please select one response for each type of open space from list.**

|   | More than enough | About right | not enough | Don't know |
|---|------------------|-------------|------------|------------|
| Sport pitches and courts  | 1                | 2           | 3          | 4          |
| Allotments  | 1                | 2           | 3          | 4          |
| Village Greens and commons                                      | 1                | 2           | 3          | 4          |
| Play areas, skate parks and space for children and young people | 1                | 2           | 3          | 4          |
| Playing fields and recreation grounds                           | 1                | 2           | 3          | 4          |
| Parks with exercise equipment                                   | 1                | 2           | 3          | 4          |
| Countryside, woodland and conservation areas                    | 1                | 2           | 3          | 4          |
| Parks with gardens and places to sit                            | 1                | 2           | 3          | 4          |
| Cycle paths   | 1                | 2           | 3          | 4          |
| Other (please specify)  | 1                | 2           | 3          | 4          |

**Q3: What type of open space would you like to see more of or less of? Please select up to THREE.**

|   | More of | Less of |
|---|---------|---------|
| Sport pitches and courts  | 1       | 2       |
| Allotments  | 1       | 2       |
| Village Greens and commons                                      | 1       | 2       |
| Play areas, skate parks and space for children and young people | 1       | 2       |
| Playing fields and recreation grounds                           | 1       | 2       |
| Parks with exercise equipment                                   | 1       | 2       |
| Countryside, woodland and conservation areas                    | 1       | 2       |
| Parks with gardens and places to sit                            | 1       | 2       |
| Cycle paths   | 1       | 2       |
| Other (please specify)  | 1       | 2       |

Q4. Please name the SITE you use MOST FREQUENTLY and where it is located. (e.g. part of town)

Site Name: ..... Location: .....

Q5. How OFTEN do you use this site?

|                        |   |
|------------------------|---|
| Daily                  | 1 |
| Twice weekly           | 2 |
| Weekly                 | 3 |
| More than once a month | 4 |
| Once a month           | 5 |
| once every few months  | 6 |
| Less often             | 7 |

Q6. How do you usually travel to this site from your home? Select one response only.

|                        |   |
|------------------------|---|
| Walk                   | 1 |
| Bus                    | 2 |
| Cycle                  | 3 |
| Car                    | 4 |
| Other (please specify) | 5 |

Q7: How long does it usually take you to reach this site from your home? Select one response only.

|                      |   |
|----------------------|---|
| Under 10 minutes     | 1 |
| 10 - 15 minutes      | 2 |
| 15 to 20 minutes     | 3 |
| 25 to 30 minutes     | 4 |
| More than 30 minutes | 5 |

Q8. Which of the following best describes your reasons for using this site? Please select all that apply.

|  |   |
|--|---|
| To spend time with family                          | 1 |
| To spend time with or meet friends                 | 2 |
| For health or exercise (walking, jogging, cycling) | 3 |
| To relax and unwind/de-stress                      | 4 |
| To exercise the dog(s)                             | 5 |
| To enjoy scenery/wildlife                          | 6 |
| Somewhere for kids to come and play                | 7 |
| To pursue hobby/interest                           | 8 |
| For other reasons (specify)                        | 9 |

Q9. Are there any features/facilities you feel could improve the space you visit most? Please only select up to FIVE from list.

|   |   |                            |    |
|---|---|----------------------------|----|
| Easier to get to                                | 1 | More litter/recycling bins | 8  |
| More parking                                    | 2 | Dog free areas             | 9  |
| Cleaner   | 3 | More nature features       | 10 |
| Safer   | 4 | Better disabled access     | 11 |
| Better drainage                                 | 5 | Cafe                       | 12 |
| Better facilities for dog walkers               | 6 | More seating               | 13 |
| Better facilities for children and young people | 7 | Other (please specify)     | 14 |

Q10. Is there anything that PREVENTS you from using other open spaces in Tandridge (e.g. play areas, countryside area, cycle paths, allotments etc) in your local area? Please list up to THREE sites that you can think off and select all reasons that apply which prevent you from visiting from the list provided.

Name of site 1: ..... Location: .....

|   |    |
|---|----|
| Distance from home                      | 1  |
| Quality of facilities                   | 2  |
| Too many roads to cross                 | 3  |
| Safety concerns                         | 4  |
| Size of sites/too small                 | 5  |
| Lack of facilities                      | 6  |
| Difficult to get to by public transport | 7  |
| Lack of disabled access                 | 8  |
| Lack of parking                         | 9  |
| Health issue                            | 10 |
| Other (please specify)                  | 11 |
|   |    |

Name of site 2: ..... Location: .....

|   |    |
|---|----|
| Distance from home                      | 1  |
| Quality of facilities                   | 2  |
| Too many roads to cross                 | 3  |
| Safety concerns                         | 4  |
| Size of sites/too small                 | 5  |
| Lack of facilities                      | 6  |
| Difficult to get to by public transport | 7  |
| Lack of disabled access                 | 8  |
| Lack of parking                         | 9  |
| Health issue                            | 10 |
| Other (please specify)                  | 11 |
|   |    |

Name of site 3: ..... Location: .....

|   |    |
|---|----|
| Distance from home                      | 1  |
| Quality of facilities                   | 2  |
| Too many roads to cross                 | 3  |
| Safety concerns                         | 4  |
| Size of sites/too small                 | 5  |
| Lack of facilities                      | 6  |
| Difficult to get to by public transport | 7  |
| Lack of disabled access                 | 8  |
| Lack of parking                         | 9  |
| Health issue                            | 10 |
| Other (please specify)                  | 11 |
|   |    |

Q11. What is your gender?

|        |   |
|--------|---|
| Male   | 1 |
| Female | 2 |

Q12. What is your age?

|             |   |
|-------------|---|
| 18-24       | 1 |
| 25-34       | 2 |
| 35-44       | 3 |
| 45-54       | 4 |
| 55-64       | 5 |
| 65-74       | 6 |
| 75 and over | 7 |

Q13. How long have you lived in Tandridge?

|               |   |
|---------------|---|
| Up to 1 year  | 1 |
| 1-3 years     | 2 |
| 3-5 years     | 3 |
| 5-10 years    | 4 |
| 10 -15 years  | 5 |
| Over 15 years | 6 |

Q14. Are there any children in the household under 16 years?

|     |   |
|-----|---|
| Yes | 1 |
| No  | 2 |

Q15. Which of the following best describes your current employment status?

|   |   |
|---|---|
| Employed (incl. full time, part time or self-employed)        | 1 |
| Unemployed and not looking for work                           | 2 |
| Not working but responsible for looking after home/dependents | 3 |
| Unemployed and currently looking for work                     | 4 |
| Other (please specify)  | 5 |
| Student or on a training scheme                               | 6 |
| Other   | 7 |
| Retired   | 8 |

Thank you for taking part in this survey.

For further information on the survey please contact:

Sarah Rodgers  
Partnerships Officer (Health & Wellbeing)  
Policy Unit  
Tandridge District Council  
The Council Offices  
Station Road East  
Oxted, Surrey  
RH8 0BT

Tel: 01883 732793  
Fax: 01883 722015  
[www.tandridge.gov.uk](http://www.tandridge.gov.uk)

## **9 Appendix 2: Parish Council Survey Questionnaire**





Tandridge District Council is carrying out a survey amongst local residents to find out what they think about parks, play areas, outdoor sport and recreation facilities and other open spaces in Tandridge. The findings from the survey will help inform decisions about how these types of spaces are provided and used.

We would be very grateful if you can take the time to complete our survey.

Name of your Parish Council:

- ☐ Bletchingley Parish Council
- ☐ Burstow Parish Council
- ☐ Caterham on the Hill Parish Council
- ☐ Caterham Valley Parish Council
- ☐ Chaldon Village Council
- ☐ Chelsham & Farleigh Parish Council
- ☐ Crowhurst Parish Council
- ☐ Dormanland Parish Council
- ☐ Felbridge Parish Council
- ☐ Godstone Parish Council
- ☐ Home Parish Council
- ☐ Kent County Council
- ☐ Limpsfield Parish Council
- ☐ Lingfield Parish Council
- ☐ Nutfield Parish Council
- ☐ Oxted Parish Council
- ☐ Oxted Parish Council
- ☐ Tandridge Parish Council
- ☐ Tatsfield Parish Council
- ☐ Titsey Parish Council
- ☐ Warringham Parish Council
- ☐ Whyteleafe Village Council
- ☐ Woldingham Parish Council

Do you feel that the range of open spaces and outdoor recreation provision currently available in your Parish is consistent with the needs of the local population?

Are there any outdoor recreational facilities that you feel would be beneficial to the community that aren't currently in place?

Are there any comments you would like to make about the quantity and quality of open spaces/outdoor recreation provision in your Parish and across the District?

Please click '**Submit**' if you are happy with your responses.

For further information on the survey please contact:

Customer Services  
Tandridge District Council  
The Council Offices  
Station Road East  
Oxted, Surrey  
RH8 0BT

Tel: 01883 722000  
Fax: 01883 722015  
[www.tandridge.gov.uk](http://www.tandridge.gov.uk)

Thank you for taking part in the survey.

# 10 Appendix 3: Quality and value form

## Quality and Value Assessment

### Instructions

1. Answer the following questions using the assessment sheets and the relevant questions for each site.
2. For each question rate a score out of 10, where 1 is lowest and 10 is highest
3. Add up scores to result in a score for quality and a score for value.
4. Convert both scores to a percentage

Quality = 0%  
Value = 0%

### Quality Assessment

#### 1. Is it Welcoming?

The overall impressions including:

|   |     |    |
|---|-----|----|
| Good and safe access                          | Yes | No |
| Good signage to and in the open space         | Yes | No |
| Equal access for all members of the community | Yes | No |
| Score   | /10 |    |

#### 2. Is it safe? (take into account all ancillary facilities, e.g. car parks, spectator shelters, toilets etc)

The open space must be a secure place for all members of the community to use.

Does the UOS have any of the following?

|   |      |      |      |     |
|---|------|------|------|-----|
| Does the UOS have any of the following:                   |      |      |      |     |
| CCTV  | Yes  | No   |      |     |
| Natural Surveillance (adjacent units)                     | Yes  | No   |      |     |
| Signage (specific to the uses of the UOS)                 | Yes  | No   |      |     |
| Potential "ambush areas" (closed areas close to pathways) | Yes  | No   |      |     |
| Vandalism of buildings / facilities                       | Yes  | No   |      |     |
| Lighting  | Yes  | No   |      |     |
| Evidence of fly-tipping                                   | Yes  | No   |      |     |
| Condition of boundary protection                          | Good | Fair | Poor | N/A |
| Overall sense of safety and security?                     | Good | Fair | Poor |     |
| Score   |      |      |      | /10 |

#### 3. Is it clean and well maintained?

Is the UOS well maintained in terms of:

|                                   |     |    |
|-----------------------------------|-----|----|
| Planted areas controlled          | Yes | No |
| Grass areas controlled            | Yes | No |
| Water sources not polluted        | Yes | No |
| Cycle Routes defined and useable? | Yes | No |
| Are bins provided and utilised    | Yes | No |

Play Areas Only:

|  |      |      |      |     |
|--|------|------|------|-----|
| General Condition of Equipment         | Good | Fair | Poor | N/A |
| General condition of safer surfacing   | Good | Fair | Poor | N/A |
| General condition of boundary fencing  | Good | Fair | Poor | N/A |
| General condition of benches and seats | Good | Fair | Poor | N/A |
| Score                                  |      |      | /10  |     |
| Total for Quality:                     |      |      | 0    |     |
|  |      |      | 0%   |     |

## Value Assessment

### 1. Context

|   |   |    |     |  |
|---|---|----|-----|--|
| Good accessibility?   | General Pu Restricted , No Public A No Access |    |     |  |
| How well is the UOS linked with neighbouring areas?                             | Well Conne Few Conne Isolated                 |    |     |  |
| Are there any physical barriers of access for pedestrians and / or cyclists?    | Yes   | No |     |  |
| Are there any physical barriers of access for those with mobility difficulties? | Yes   | No |     |  |
| Does it form an integral part of a historic environment?                        | Yes   | No |     |  |
| Play Areas Only:  |   |    |     |  |
| Are there any restrictions on users of the play facilities?                     | Yes   | No |     |  |
| Score   |   |    | /10 |  |

### 2. Level and type of use

Poorly used open spaces may be of little value (also consider the visual impact) well used = high value. E.g. people and wildlife, species richness

Does the UOS perform a cultural role?

|                                     |          |           |     |  |
|-------------------------------------|----------|-----------|-----|--|
| Large scale outdoor events          | Existing | Potential | N/A |  |
| Small scale outdoor events venue    | Existing | Potential | N/A |  |
| Events programme (e.g. markets)     | Existing | Potential | N/A |  |
| Indoor sports hall / leisure centre | Existing | Potential | N/A |  |

Recreational roles of UOS:

|                       |       |       |     |           |
|-----------------------|-------|-------|-----|-----------|
| Walking / dog walking | Major | Minor | N/A | Dedicated |
| Children's play       | Major | Minor | N/A | Dedicated |
| Relaxation            | Major | Minor | N/A | Dedicated |
| Pitch Sports          | Major | Minor | N/A | Dedicated |
| Other outdoor sports  | Major | Minor | N/A | Dedicated |

Allotments & Community Garden's Only:

Condition of Allotment:

|                               |      |      |      |     |
|-------------------------------|------|------|------|-----|
| Site Maintenance              | Good | Fair | Poor | N/A |
| Site Boundary                 | Good | Fair | Poor | N/A |
| Paths                         | Good | Fair | Poor | N/A |
| Communal Facilities           | Good | Fair | Poor | N/A |
| Waste Management Arrangements | Good | Fair | Poor | N/A |
| Condition of individual plots | Good | Fair | Poor | N/A |
| Water Supply                  | Good | Fair | Poor | N/A |
| Lighting                      | Good | Fair | Poor | N/A |

|             |       |      |      |     |
|-------------|-------|------|------|-----|
| Electricity | Good  | Fair | Poor | N/A |
| Toilets     | Good  | Fair | Poor | N/A |
|             | Score |      | /10  |     |

### 3. Structural and landscape benefits

*Does the UOS perform a structural role? (YES if any of the following are true)*

|  |       |    |     |  |
|--|-------|----|-----|--|
| Is it clearly distinguishable from the built up area, providing separation between communities?              | Yes   | No |     |  |
| Does it contribute to the character of the area?   | Yes   | No |     |  |
| Does it contribute to the "sense of place" of the area?  | Yes   | No |     |  |
| Does it help to define neighbourhoods within the area?   | Yes   | No |     |  |
| Does it incorporate recognisable features of local importance (e.g., buildings, events, landscape features)? | Yes   | No |     |  |
|  | Score |    | /10 |  |

### 4. Educational Benefits

|   |       |    |     |  |
|---|-------|----|-----|--|
| Any opportunities for people to see nature at work? | Yes   | No |     |  |
| Any historic buildings/features?                    | Yes   | No |     |  |
| Does the UOS fulfill an education role regarding:   |       |    |     |  |
| Sport / Organised Games                             | Yes   | No |     |  |
| Nature / Environmental Study                        | Yes   | No |     |  |
| History / Heritage                                  | Yes   | No |     |  |
| Cultural learning                                   | Yes   | No |     |  |
|   | Score |    | /10 |  |

### 5. Health Benefits

|   |          |           |     |  |
|---|----------|-----------|-----|--|
| Does the UOS provide opportunities for users to improve their health & wellbeing? | Yes      | No        |     |  |
| Does the UOS perform a cultural role in respect of health and wellbeing / sports? |          |           |     |  |
| Large scale outdoor events  | Existing | Potential | N/A |  |
| Small scale outdoor events venue  | Existing | Potential | N/A |  |
| Events programme (e.g. markets)   | Existing | Potential | N/A |  |
| Indoor sports hall / leisure centre   | Existing | Potential | N/A |  |
|   | Score    |           | /10 |  |

### 6. Cultural & heritage benefits

|   |          |           |     |  |
|---|----------|-----------|-----|--|
| Does the open space represent a link with the past?                   | Yes      | No        |     |  |
| Is it a setting for a listed building?                                | Yes      | No        |     |  |
| Does the UOS perform a cultural role in respect of Cultural Learning? |          |           |     |  |
| Large scale outdoor events  | Existing | Potential | N/A |  |
| Small scale outdoor events venue                                      | Existing | Potential | N/A |  |
| Events programme (e.g. markets)                                       | Existing | Potential | N/A |  |

|  |                   |           |            |
|--|-------------------|-----------|------------|
| Indoor sports hall / leisure centre  | Existing<br>Score | Potential | N/A<br>/10 |
| <b>7. Amenity benefits and a 'sense of place'</b>  |                   |           |            |
| Does it increase the attraction of housing areas?  | Yes               | No        |            |
| Does it make one area different from another?  | Yes               | No        |            |
| Does it help to create specific neighbourhoods or provide important landmarks?               | Yes               | No        |            |
| <i>Does the UOS have a significant amenity value? (YES if any of the following are true)</i> |                   |           |            |
| Is it visually attractive?   | Yes               | No        |            |
| Is it visually unattractive?   | Yes               | No        |            |
| Does it provide relief from a built up area?   | Yes               | No        |            |
| Site screens unsightly land uses?  | Yes               | No        |            |
| Is it visible from parts of the surrounding area?  | Yes               | No        |            |
|  | Score             |           | /10        |
| Total for Value:   |                   | 0         | /70        |
|  |                   | 0%        |            |

## 11 Appendix 4: Accessibility maps



Figure 10: Accessibility buffer for Outdoor Sports Facilities

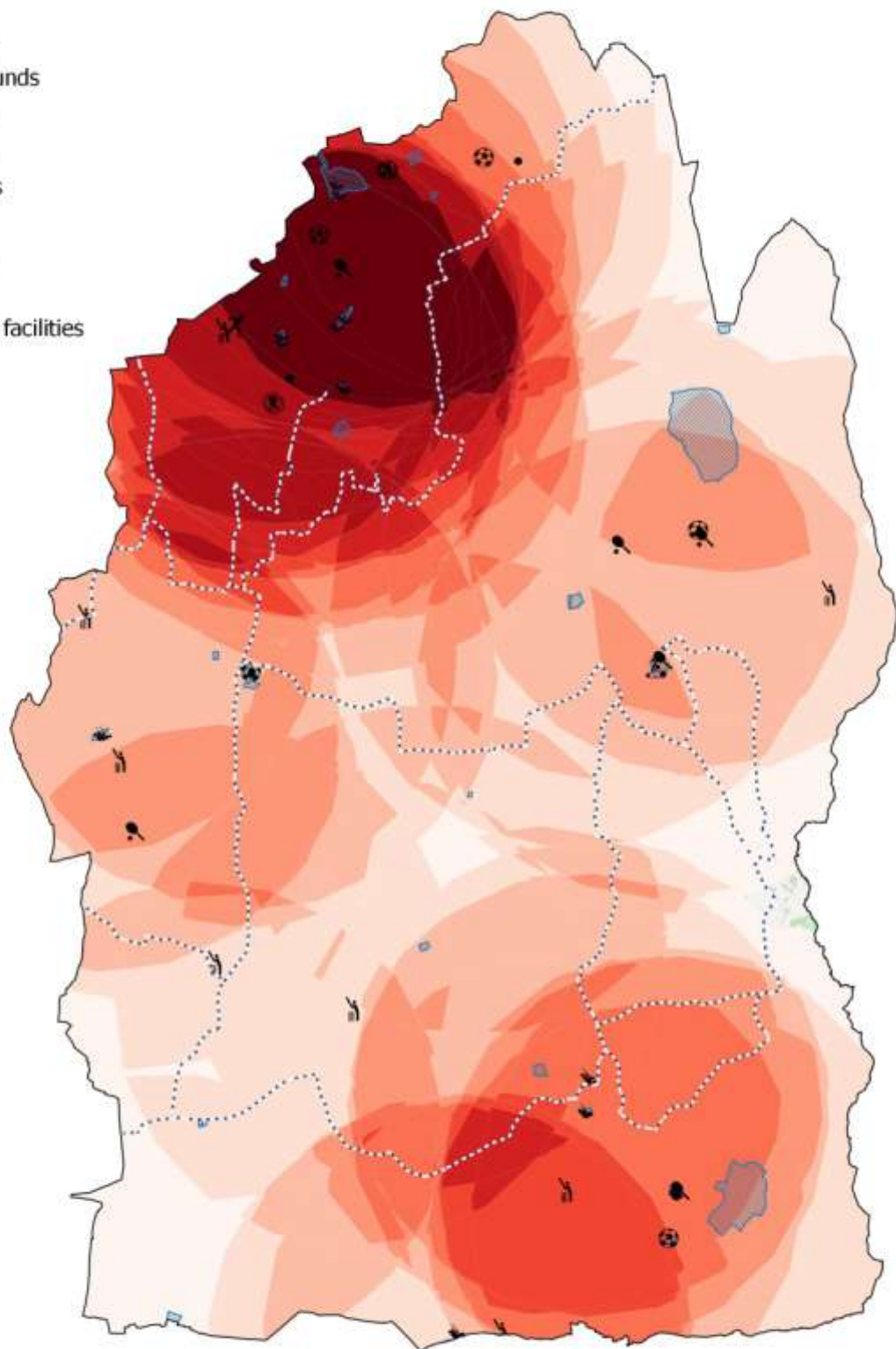
Tandridge district outdoor sports facilities with 4000m accessibility buffer

Legend

- .... Cycle networks
- ↘ Recreation grounds
- Bowling greens
- ⋈ Cricket pitches
- ⚽ Football pitches
- Ⓚ Rugby pitches
- 🏃 Running tracks
- 🎾 Tennis courts
- Outdoor sports facilities

Buffer (4000m)

- < 4 overlaps
- 5 - 7
- 8 - 10
- 11 - 13
- 14 - 16
- 17 - 19
- 20 - 22
- 23 - 26
- > 26 overlaps



0 1 2 km

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Figure 11: Accessibility buffer for Play Provision for Children and Young People  
Tandridge district play provision for children with 600m accessibility buffer

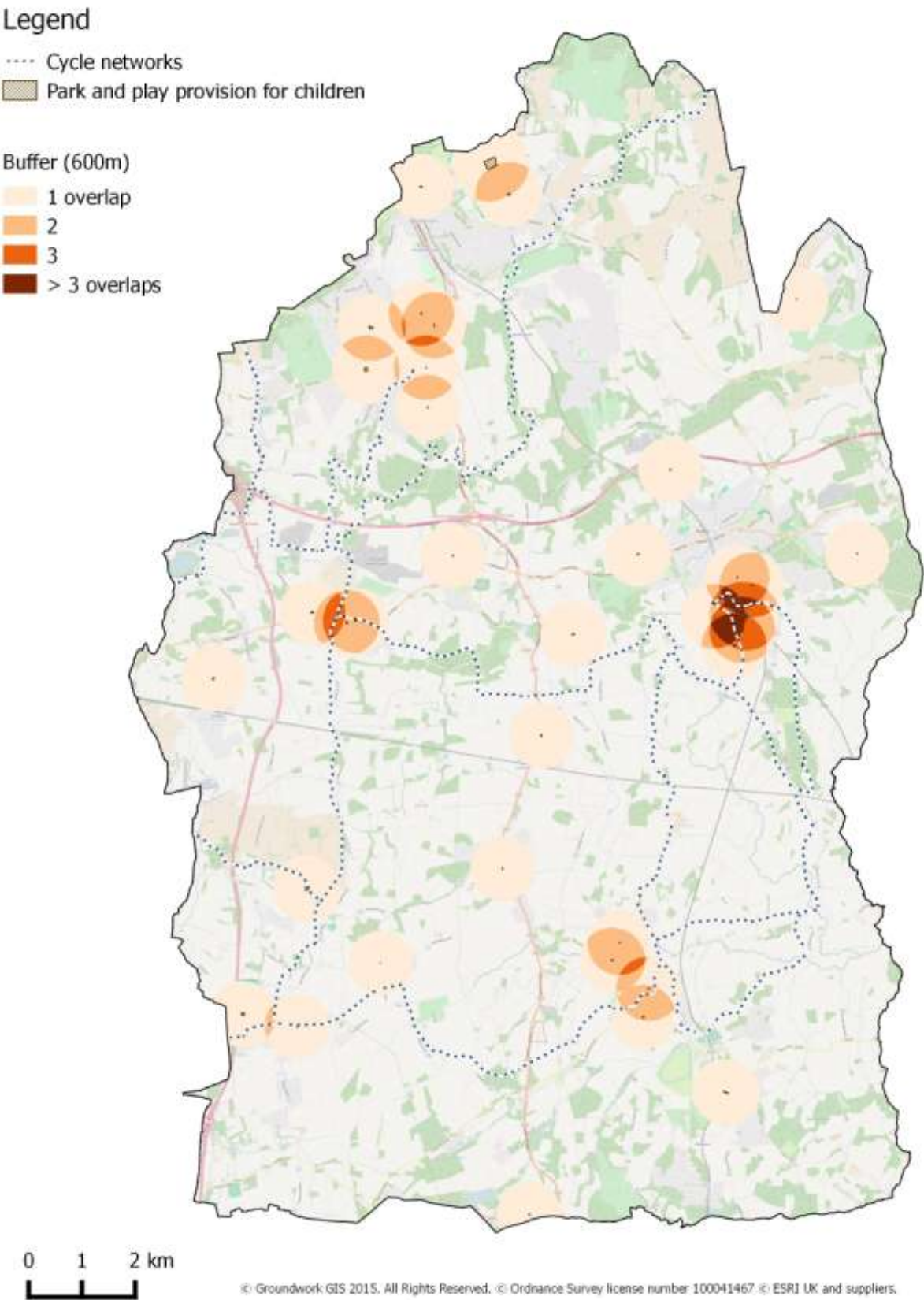


Figure 12: Accessibility buffer for >20ha Natural and Semi-Natural Space

Tandridge district natural and semi natural green spaces over 20 Ha with 2000m accessibility buffer

Legend

.... Cycle networks

Green spaces (> 20 Ha)

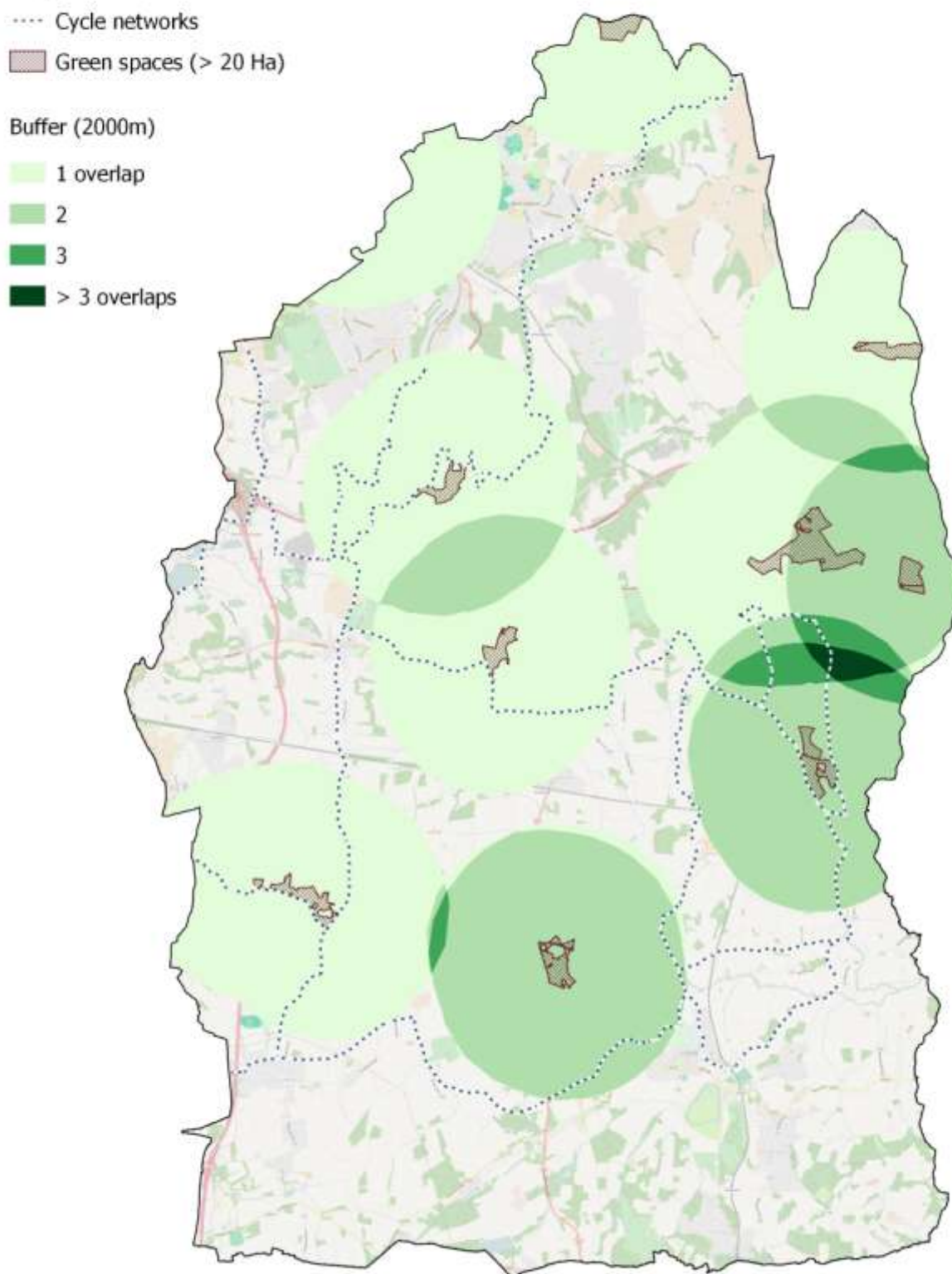
Buffer (2000m)

1 overlap

2

3

> 3 overlaps



0 1 2 km

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Figure 13: Accessibility buffer for <20ha Natural and Semi-Natural Space

Tandridge district natural and semi natural green spaces upto 20 Ha with 800m accessibility buffer

### Legend

.... Cycle networks

Green spaces (< 20 Ha)

### Buffer (800m)

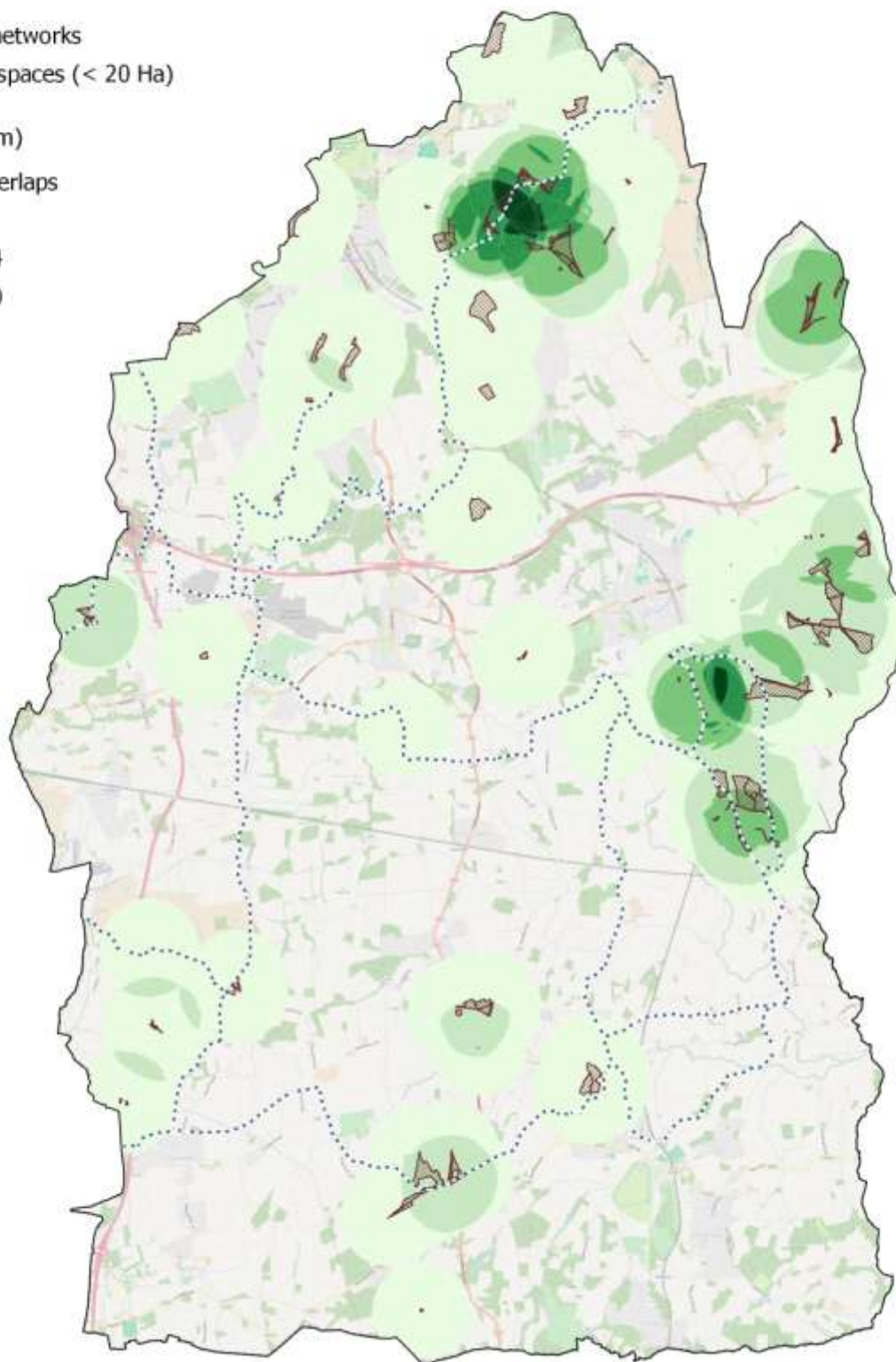
< 4 overlaps

5 - 9

10 - 14

15 - 20

>21



0 1 2 km

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Figure 14: Accessibility buffer for Amenity Green space

Tandridge district amenity green areas with 800m accessibility buffer

Legend

Buffer (800m)

1 overlap

2 - 4

5 - 6

7 - 8

9 - 10

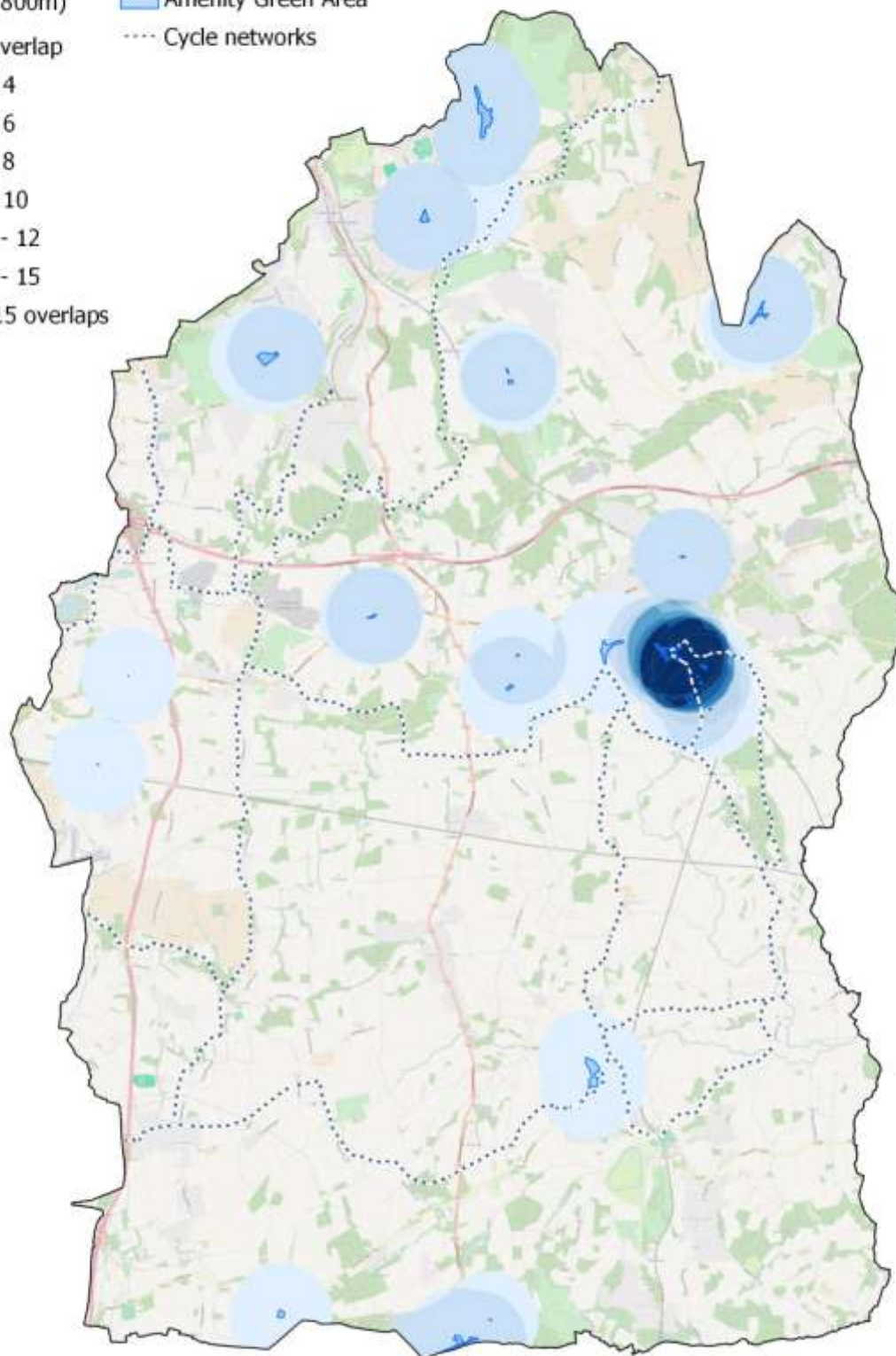
11 - 12

13 - 15

> 15 overlaps

Amenity Green Area

--- Cycle networks



0 1 2 km

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Figure 15: Accessibility buffer for Allotments

Tandridge district allotments with 800m accessibility standard buffer

Legend

.... Cycle networks

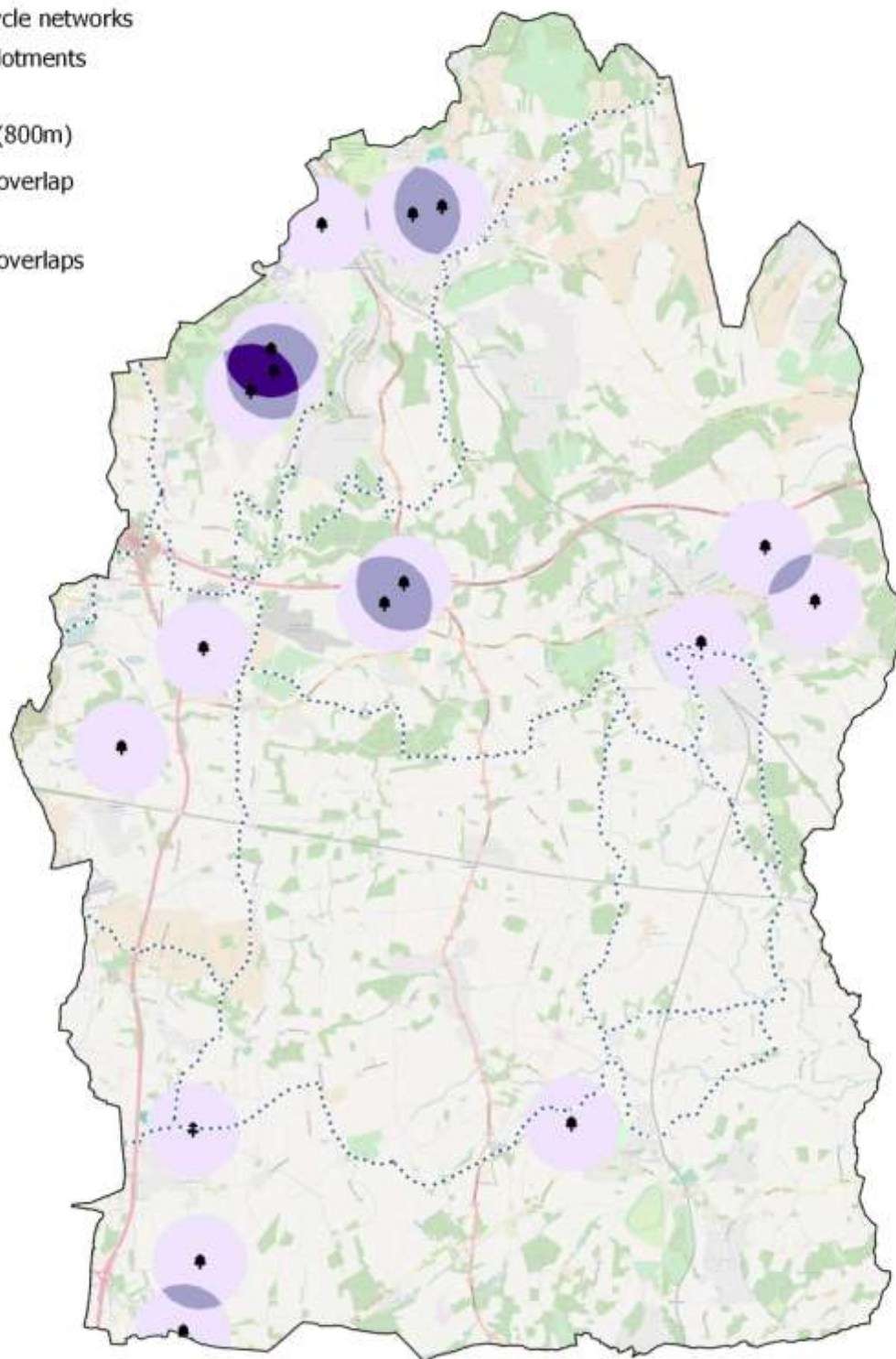
✦ Allotments

Buffer (800m)

1 overlap

2 overlaps

3 overlaps



0 1 2 km

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