



**WOKINGHAM BOROUGH COUNCIL**

**PPG17 OPEN SPACE, SPORT & RECREATION STUDY**

**REVISED STANDARDS PAPER**

**MAY 2012**



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## PPG17 OPEN SPACE, SPORT & RECREATION STUDY

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### **INTRODUCTION**

This is a Wokingham Borough Council (WBC) document informed by work carried out by Knight Kavanagh & Page (KKP).

It accompanies the Planning Policy Guidance (PPG) 17 compliant open space, sport and recreation assessment report and the sports (including grass playing pitches) assessment report. Both of these reports inform this Standards Paper and provide an evidence base to help inform preparation of the appropriate WBC policy documents. The assessment reports are technical documents that provide background information and identify and analyse the current situation in relation to current and future population projections.

This technical report provides a summary of the key issues from the Assessment Report (which provided an audit based assessment of both quantitative and qualitative open space, sport and recreation facilities). The specific objectives are to:

- ◀ Set provision standards in terms of accessibility, quality, value and quantity.
- ◀ Identify deficiencies in provision.
- ◀ Where appropriate, identify surplus provision.
- ◀ Inform the development of policy options.

The evidence presented in this report is used by WBC to inform the creation of development plan documents and supplementary planning documents, setting out an approach to securing open space and sport and recreational facilities through new housing development and to form the basis for negotiation with new housing developers for contributions towards the provision of appropriate open space, sport and recreational facilities and their long term maintenance.

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This report covers the following open space typologies as set out in 'Assessing needs and opportunities: Planning Policy Guidance 17 Companion Guide.'

Table 1: PPG17 definitions:

	PPG17 typology	Primary purpose
<b>Greenspaces</b>	Parks and gardens	Accessible, high quality opportunities for informal recreation and community events.
	Natural and semi-natural greenspaces, including urban woodland and beaches	Wildlife conservation, biodiversity and environmental education and awareness.
	Green corridors	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.
	Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
	Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, skateboard areas and teenage shelters.
	Cemeteries, disused churchyards and other burial grounds	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.
<b>Civic spaces</b>	Civic and market squares and other hard surfaced areas designed for pedestrians including the promenade	Providing a setting for civic buildings, public demonstrations and community events.
<b>Sports facilities</b>	Outdoor and indoor sports facilities	Sports facilities available for community use that provide outdoor provision such as grass pitches, tennis courts, bowling greens and indoor provision that provides swimming pools, sports halls and fitness provision etc.

The typology of allotments is not covered by this report as WBC is to retain the standard of 0.52 ha per 1,000 population as set out in the existing Core Strategy.

### KEY ISSUES FROM THE ASSESSMENT

The following section provides a summary of the key issues emerging from the Assessment Report on a typology by typology basis.

#### Parks and formal gardens (including country parks)

- ◀ The majority of residents (60.6%) state they are willing to walk in order to access provision. This suggests that individuals expect provision to be within easy access i.e. walking distance.
- ◀ The availability and quality of parks is viewed positively with most residents rating provision as being of a good standard (62% and 55% respectively).
- ◀ Most parks score low for quality against the Green Flag criteria. A total of 65% of sites identified as parks are below the threshold.
- ◀ There are currently no Green Flag sites in Wokingham Borough. A number of sites are identified as having the potential to do well if submitted for Green Flag accreditation. In particular, Cantley Park and Woodford Park.
- ◀ Significant regeneration is intended for Elmsfield as part of the Wokingham Town Centre Regeneration Plan. A general concern regarding the loss of open space at the site is a common topic amongst consultation and survey respondents. However, the Town Centre Masterplan signals the area offer open space provision.
- ◀ All parks and gardens are assessed as being of high value, with the high social inclusion and health benefits, ecological value and sense of place sites offer being acknowledged. The lowest scoring site is Chestnut Park (25%), reflecting its poor quality score.
- ◀ Greater community management/use of parks could be encouraged through further development of 'friends of groups'.

#### Natural and semi-natural greenspace summary

- ◀ There is a shortfall of 67 hectares of Local Nature Reserve (LNR) provision. Supporting local groups such as Ali's Pond LNR should help to expand provision of this type.
- ◀ In order to account for the high level of responses for walking and driving to access provision, both catchments have been applied due to the variety in responses received. Access to country parks should be considered separately to other natural greenspace and take account of both local and wider catchment use. Further account should also be taken of the Natural England Accessible Natural Greenspace (ANGSt) standards.
- ◀ Availability of provision is considered overall to be good. However, issues are raised towards the cost of parking as an inhibitor to local usage.
- ◀ Natural greenspace sites are generally viewed as being of good quality by residents. California Country Park scores the highest for quality. However, slightly more sites (29) score low for quality than high (24) in the audit. No specific issues impacting on the quality of sites are noted, although dog foul/usage at sites such as Dinton Pastures is noted.
- ◀ As referred to above, there are currently no Green Flag sites in Wokingham Borough. However, a number of sites are viewed from the site assessment scores as having the potential to do well if submitted; Dinton Pastures Country Park and Thames Valley Park.
- ◀ There is a considerable spread between the lowest and highest value scoring sites, with sites such as Gorrick Plantation and Warren Road, scoring particularly low.



- ◀ As well as providing nature conservation and biodiversity value, natural and semi-natural sites are also recognised for their recreational value through schemes such as the Health Walks Project.

#### **Amenity greenspace summary**

- ◀ The multifunctional role of amenity greenspace to local communities is recognised by consultees. This view is reflected in the high proportion of survey respondents (23.6%) willing to walk less than five minutes to reach provision. Signalling the expectation for provision to be locally accessible.
- ◀ Availability of provision is viewed as good (29.9%). However, there is a perceived lack of ancillary facilities, particularly for teenagers, on amenity greenspace sites.
- ◀ Overall the quality of amenity greenspaces is good with both the resident survey and audit results supporting this. However, a number of sites score low, which reflects their classification as either roadside verges or small grassed areas, which by their nature lack any form of ancillary feature. The contribution these sites provide as a visual amenity and for wildlife habitats should not be overlooked.
- ◀ There are currently no Green Pennant Award (now Green Flag Community Award) sites in the Borough. However, a number of sites are well positioned to be put forward as possible future applicants. In particular, King Georges Field, Sonning and Stanlake Meadow Recreation Ground, Twyford.
- ◀ In addition to the multifunctional role of sites, amenity greenspace provision is particularly valuable towards the visual aesthetics of residential areas.

#### **Play areas for children and young people summary**

- ◀ Quantity of provision is not a specific issue in Wokingham Borough, but equipment quality is generally poor, being dated and unexciting. There is evidence to suggest that there are still too many sites of low play value and quality.
- ◀ Pockets of over provision are identified, in particular Lower Earley.
- ◀ There are no significant gaps in provision demonstrated through mapping. However, nearly a third (31%) of young people consulted suggests that there is a lack of teenage play facilities in Wokingham Borough. This is further supported through consultation with parish councils, community wardens and WBC Youth Service. Woodley, Shinfield, Arborfield and Charvil areas are identified as having demand for provision, predominately skateparks, but this could also include outdoor climbing walls, Multi Use Games Areas (MUGAs) and BMX facilities.
- ◀ Wokingham Borough contains a high proportion of Local Areas of Play (LAP) (small) sized play areas, many of which score lower for play value.
- ◀ The majority of play area sites are assessed as overall high quality (71%). However, please note that most play area equipment needs updating to meet current Disability Discrimination Act (DDA) standards.
- ◀ All play provision is rated as being of high value to residents. However, in comparison, the play value of sites is considered to be low/poor with dated equipment and variety available.

### Cemeteries summary

- Availability of provision is considered overall to be good with sites being evenly distributed across the Borough.
- Collectively, WBC sites have 14 years remaining of burial space capacity.
- There are currently no Green Pennant Award (now Green Flag Community Award) sites in the Borough. However, St Mary's Church in Wargrave, which receives the highest score of 75% for quality, is well positioned to be submitted for a future Award. Especially as the high level of maintenance for the site is carried out by dedicated church volunteers.
- The majority of cemeteries (68%) within the WBC audit are rated as low quality. However, six sites that score low only just fall outside the 60% threshold. No significant problems or issues are raised with regard to the general quality of provision. However, Nutbean Cemetery and St Paul's Churchyard are perceived to suffer from instances of misuse through evidence of drug paraphernalia and litter respectively.
- All cemeteries are assessed as high value, reflecting that generally provision has cultural/heritage value and provide a sense of place to the local community.

### Civic space summary

- Civic spaces are provided in the larger settlements the towns of Wokingham and Woodley. In addition, sites such as Elmsfield and Howard Palmer Gardens, which are classified under the typology of parks, are also felt to provide a secondary function as civic space. Furthermore, the close proximity of civic space in Reading Town Centre is likely to provide some level of provision to the Borough.
- Reflecting this, availability and quality of provision is overall rated as good.
- Regeneration of Wokingham Town Centre will see the future development of a civic/event space as part of the Elmsfield project. This future project should help to maintain the high level of civic space provision within the Borough.
- Both civic spaces are assessed as high value, reflecting provision has a cultural/heritage value and provides a sense of place to the local community. This is further supported by the consultation, which highlights the social and cultural value of civic spaces resulting from their use as attractive shopping and event spaces.

### Green corridor summary

- The Borough's Public Rights of Way (PROW) network consists of just less than 230 km. Most of the network (151.9km) takes the form of footpaths. There is also the equivalent of 22.8km of bridleways, 38.5km of byways and 16.4km of restricted byways within the Borough. One of the largest contributors to provision is the Thames Path National Trail, as well as sections of paths along the River Loddon and River Blackwater.
- Green corridors are the most frequently visited typology with 40% of respondents visiting more than once a week. A high level of respondents uses green corridors on their 'doorstep', as 25.8% are willing to travel up to 5 minutes walk to access provision.
- Quality of provision is also rated favourable with a similar proportion of respondents rating footpath/cycle paths as good (32%) or average (32.5%).
- Key points from consultation identified areas for improvement as; availability of information, better accessibility for wheelchairs/pushchairs, seasonal restrictions on some byways, continuing maintenance of PROW, linking of paths to create circular routes and reducing personal safety concerns.

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- Although accessibility cannot be assessed and green corridors are demand led, there is a desire for new footpaths and cycle ways as highlighted in the Rights of Way Improvement Plan (ROWIP). Opportunities should be taken to use existing green corridors, especially river paths, to link areas using PROW. An integrated network of high quality green corridors will link together open spaces together to help provide opportunities for informal recreation, exercise and alternative means of transport. The network should also contribute to wildlife habitats.

#### **Football summary**

- Team generation rates highlight that football participation rates in Wokingham Borough are significantly higher than national and regional averages.
- There are a significant 44 pitches (11 sites), which are not currently accessible to the community.
- Of those that are in use, 13 sites are poor quality, generally due to being overplayed pitches. A significant amount of junior and mini football is played across adult football pitches, which is further adding to the wear and tear issues.
- Eleven clubs in Wokingham Borough report latent demand, mostly for junior pitches and there will be an anticipated further 49.5 mini soccer teams by 2026.
- Current and future demand cannot be met by the current supply of junior and mini pitches across the Borough.

#### **Cricket summary**

- There is no WBC owned cricket pitches. Partners should support clubs to develop women's and girl's teams, where there is demand for such provision.
- It would appear, through analysis of play, several pitches operate over capacity (i.e. Hurst CC, Wokingham CC and Finchampstead CC).
- Latent demand has been reported by four clubs.
- Overall current and future demand is not met by existing provision. This is most pronounced in the south east area.

#### **Rugby union summary**

- There is no WBC owned rugby pitches. Two sites; Reading RFC and Redingensians RFC are played over their current capacity.
- Clubs generally suggest that there are enough pitches to service demand. However, Redingensians RFC express latent demand for access to 0.5 pitches.
- Redingensians and Reading, suggest that if they had access to better quality and/or segregated changing rooms, they could produce more teams.
- There is a current and future shortfall in the north (where the majority of the clubs are located/play).
- There are no Artificial Grass Pitches (AGPs) suitable for rugby located in the Borough.
- If more dedicated grass training pitches and AGPs were provided this would alleviate current pressure on pitches and help to sustain current quality. Berkshire County Rugby Football Union supports demand for an AGP at Reading University Whiteknights Campus.

### Hockey summary

- ▶ Cantley Park AGP (WBC owned) has been assessed as average quality.
- ▶ As the biggest hockey club in the Country, Reading HC identifies latent demand for an additional two AGPs.
- ▶ AGPs should not generally accommodate more than four competitive matches on a peak day (normally a Saturday). On this basis, Berkshire County is overplayed by 1.0 match per week and Cantley Park is over played by 0.5 matches per week.

### Other outdoor sport summaries

- ▶ There are no WBC owned and maintained bowling greens. The quality of greens across the Borough is generally very good with site assessments rating the facilities as good or excellent quality. All clubs are also proactively seeking new members through local advertising.
- ▶ There is generally good coverage of golf courses in the Borough. The Active People Survey identifies that golf participation has decreased from 8.12% in 2005/06 to 7.08% in 2008/09. Consultation suggests that half of clubs are currently operating at capacity. Two clubs (Bearwood and Sand Martins) report incidents of vandalism within the previous year.
- ▶ Two tennis clubs, Crowthorne and Berkshire County, believe that if more court time were available at their home facilities they would be more teams. This would suggest that demand cannot be satisfied by existing provision. In addition, Wokingham Tennis Club has aspirations to develop floodlighting at its new site to help satisfy demand. There is also a reported increase in junior membership at Shinfield Tennis Club.
- ▶ There is no synthetic athletics track in Wokingham Borough; the closet is located in Reading. Reading Athletic Club has plans to establish a satellite club based on St Crispins School sports hall athletics.
- ▶ The majority of competitive netball in the Borough is played outdoors. It is difficult to find indoor courts space for training and matches due to hall availability. Bracknell and District Netball League is the only central venue league in the Borough which operates at local authority owned Cantley Park (which has nine outdoor courts that are over marked with tennis courts). In terms of quality, eight sites received a score of excellent or good, two scored average and one site scored as poor quality.
- ▶ Demand has been expressed for additional MUGA provision across the Borough. Furthermore, demand for floodlighting of existing courts has also been identified. 46% of MUGAs in the Borough are floodlit and 54% non-floodlit.

### Sports halls summary

- ▶ Although all local residents live within a 20 minute drive of a sports hall, access is likely to be restricted at a number of sites. For example, there are only four sports halls in the Borough available for weekday, day-time, community use; all provided by WBC.
- ▶ The Assessment of demand for all sports halls in Wokingham Borough is that it is generally being met, and will continue to be until 2026. But, there is a need for improvement and enhancement to existing 'public' sports halls.
- ▶ However, removal of facilities likely to close and those where community use is restricted identifies that the level of demand met is below the Sport England recommended levels by 2026.
- ▶ The distribution of activity halls is generally good but there are areas in the south east of the Borough where there is no provision. The majority of activity halls are in at

least 'adequate' condition. Bookings are declining and that demand for activity halls generally is on the wane.

### **Swimming pool summary**

- ◀ The majority of the Borough's population resides within a 20 minute drive of a swimming pool but their accessibility for day-time, pay-to-swim use is poor. None of the swimming pools within the Borough are classified as busy.
- ◀ There are insufficient publicly accessible swimming pools to cater for demand alone, which means that the private sector provides a valuable pool resource.
- ◀ Quality of provision is not a particular issue.

### **Indoor bowls summary**

- ◀ There is no identified need for additional indoor bowls facilities in the Borough, but there is potential to optimise Whiteknights Indoor Bowls Club's (e.g., improve links with WBC to develop targeted, health related activity).

### **Health and fitness gyms summary**

- ◀ There is a good spread of provision across the centre of the Borough, but not all residents reside within a 5 minute drive or a 20 minute walk of a health and fitness facility. The most significant deficiencies are in the north and south east of the Borough.
- ◀ Calculations suggest that there are more health and fitness stations in the Borough than required to satisfy demand in 2008 and 2026. Potential increases in provision by private operators and Woodley Town Council will exacerbate this situation.

### **Schools summary**

- ◀ Community use of both indoor and outdoor sports provision varies significantly according to individual school circumstance.
- ◀ The quality and quantity of sports facilities (pitch and non pitch) at school sites also varies across the Borough.
- ◀ The majority of those with access to a sports hall score the quality as either very good (26%) or good (38%). A small proportion (6%) state the indoor sports hall is of poor quality.

## **SETTING PROVISION STANDARDS**

### **Introduction**

Quality (and value for open spaces) and accessibility standards are provided for each type of provision, where appropriate. For green corridors for example, due to their (generally) linear nature, it is not appropriate to set provision standards in terms of quantity and accessibility. Therefore, only a quality standard is recommended. Furthermore, allotments are not included in the report as WBC is to retain the standard of 0.52 ha per 1,000 population as set out in the existing Core Strategy. In the case of sport and recreation facilities, quality is assessed in a different way, and presented accordingly.

Where a quality standard is provided, it is based on the audit and assessment of sites and provides a minimum level of quality (percentage score), which sites should achieve. An accessibility standard is also provided based on catchment areas and how far people should be expected to travel to visit each type of provision.

### **Quantity**

Target quantity standards are a guideline as to how much open space, sport and recreation provision per 1,000 people is needed to strategically serve the Borough. Standards for types of provision have been created in relation to demand, access and future population growth.

A composite approach to the setting of open space provision standards in the area has been applied. This has taken account the other possible options, including the application of national standards, and is believed to be the most appropriate way to produce locally derived standards for Wokingham Borough. This conforms to the guidance set out by PPG17 and the Companion Guide 'Assessing Needs and Opportunities'.

Development of standards has been carried out on an individual typology basis as opposed to grouping similar types of open spaces together such as formal (parks and cemeteries) and informal (amenity greenspace, natural and semi natural greenspace). This is done in order to recognise the different values placed on each typology as identified during site visits and as placed on by residents during the consultation. However, on a local level some similar typologies such as amenity greenspace and natural and semi natural greenspace have been compared within the process and are recognised as providing a similar function.

This report is a 'living document' and the recommendations contained within it should be reviewed on a regular basis as outlined in the PPG17 Companion Guide 'Assessing Needs and Opportunities' and to take account of adopted housing allocations and windfall developments as and when required.



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### Quality

In order to determine open space sites as high or low quality (as recommended in PPG17) a colour coding of sites visited against a set threshold has been applied (high is green and low is red). In the Assessment Report the threshold for assessing open space quality has been set at 60%; this is based on the pass rate for Green Flag criteria and is the only national benchmark available (site visit criteria is also based on Green Flag criteria) for parks and open spaces. (As identified above, the quality of sport and recreation facilities is assessed in a different way). However, the site visit criteria for Green Flag are not always appropriate to every typology of open space. The primary aim of the quality threshold is to identify sites where investment and/or improvements are required. It can also be used to set an aspirational threshold to be achieved in the future and will inform decisions around the need to further protect sites from future development when applied with its respective value score in a matrix format.

Typology	Comments	Recommended quality score
Amenity greenspace	Amenity greenspaces in general are popular sites for recreational activities such as dog walking, informal play and walking. The associated issue of dog foul is a common concern. However, the resident survey found that 35% of all respondents rate the quality of amenity greenspace as above average (good/very good). Only 7% of respondents from across Wokingham Borough believe provision to be below average quality (6% poor, 1% very poor). Consultation identifies Southlake Crescent in Woodley as a well liked site. Comments refer to it as an excellent example of provision.	40%
Cemeteries	No significant problems or issues are raised with regard to the general quality of provision, reflecting the value and quality of work by those who carry out maintenance at sites across the Borough. However, a couple of instances of inappropriate use are given but these are not reflected in the audit assessment.  The overall positive view of cemetery provision in the Borough is supported by the results of the resident survey. Nearly half of resident survey respondents (44.6%) rate the quality of cemeteries as above average (good/very good). Most of these, a third of all residents, consider provision to be of a good quality. In addition, nearly a further quarter (23.1%) rate cemeteries in the Borough as average.	60%
Civic space	The resident survey found that respondents consider the quality of civic spaces positively. Nearly a third (32.3%) rate civic space as being of a good quality, with a further 7.7% rating provision as very good. The largest proportion of residents (35.4%) views the typology of civic spaces as being average in quality.	60%
Natural/semi natural greenspace	Nearly two thirds (65%) of all respondents rate the quality of natural space as above average (good/very good), with nearly half (48%) rating provision as good. Emphasising the perceived high quality of provision, only a small proportion of respondents rate provision as either poor (9%) or very poor (1%).	40%

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Typology	Comments	Recommended quality score
Parks	Over half (55%) of all resident survey respondents rate the quality of parks as above average (good/very good). Most consider provision to be of a good quality (40%). In addition, a further quarter (26%) of participants views park quality as average. Reflecting the popularity and frequency of visits to parks, only a small percentage of survey respondents rate provision as either poor (3%) or very poor (0.7%). The importance of achieving high standards in parks was emphasised.	60%
Play areas	A total of 21% of young people rate the quality of play areas as average. A further 21% also consider provision to be good. Reflecting the high number of sites scoring well for quality in the audit assessment, only a small proportion of respondents (9%) rate play areas as below average (poor/very poor). However, the majority of WBC play areas have wet pour/tile surfaces which many users noted as being poor quality with gaps appearing.  Some sites are consistently raised during consultation as being of a good standard and well used by children. Southlake Crescent in Woodley is often referred to as a site offering an excellent range of equipment. The good level of maintenance and cleanliness at this site is also regularly highlighted. Furthermore, Elmsfield Play Area is also a site acknowledged for its good level of play provision.	60%

The table below summarises and applies the recommended open space quality thresholds:

*Table 2: Quality summary scores by typology*

Typology	Threshold	Lowest score	MEAN score	Highest score	Spread	N° below threshold	N° above threshold
Amenity greenspace	40%	8%	45%	85%	78%	70	112
Cemeteries	60%	21%	52%	75%	54%	15	7
Civic space	60%	74%	76%	77%	2%	0	2
Natural/semi natural greenspace	40%	5%	39%	79%	74%	29	24
Parks	60%	24%	55%	83%	58%	17	9
Play areas	60%	19%	66%	90%	71%	36	95

Over half (61%) of assessed open spaces in the Borough score high for quality. More cemeteries and parks score low for quality compared to other typologies. The typologies of play areas, amenity greenspace and civic spaces are generally all of a good quality. The quality of natural and semi-natural greenspace is fairly even.

In general, maintenance of open spaces is considered to be of a good standard. This is further reflected in the results from the resident survey; with poor maintenance issues



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only receiving a small percentage (1%). Furthermore, only one instance of poor maintenance is given in the survey.

#### Value

Value scores provide a starting point to determine where to focus investment in order to maximise the value of an open space. It allows an objective approach to identifying spaces that should be given the highest level of protection in the planning system, those that require enhancement and those that may no longer be needed for their present purpose. For further detail on the assessment of value please refer to the accompanying Open Space Assessment Report in the section 'Analysis of value'.

The primary aim of setting a value threshold for open spaces is to help inform the identification of surplus provision when applied together with accessibility standards and where investment and/or improvements are required.

The threshold for assessing value is set at 20%. If a site only scores high for one element (e.g., educational benefit) it shall be of high value. To better reflect this, the threshold for sites is set at 20%. No national benchmarks are available to assess value.

Typology	Consultation findings	Recommended value score
Amenity greenspace	Often the visual environment these sites provide is recognised. Amenity greenspaces should also be recognised for their multi-purpose function, offering opportunities for a variety of leisure and recreational activities. They can often be used for informal recreational activity such as casual play and dog walking. Many amenity greenspaces have a dual function; recreation grounds for example are used as amenity resources for residents but also provide informal outdoor sports provision for competitive sports such as football and cricket. The greater these features, combined with the presence of facilities (e.g. benches, landscaping, trees), the greater sites are respected and valued by the local community.	20%
Cemeteries	The value of sites is further enhanced by the work that volunteers provide in helping to maintain the majority of sites in the Borough. Furthermore, sites can have added value through catering for multi religion burial. Both Mays Lane Cemetery and Shinfield Cemetery cater for Muslim burials. In addition, the cultural/heritage value of sites and the sense of place they provide to the local community are acknowledged in the site assessment data. The majority are scored for their contribution to wildlife/habitats or sense of place to the local environment.	20%
Civic space	Provision has cultural/heritage value whilst also providing a sense of place to the local community. This is further supported by the consultation, which confirms the social and cultural value of civic spaces through their use as attractive shopping and event spaces. The role of provision in providing breaks from urban landscapes is also commented upon during consultation.  The value of civic spaces is demonstrated by the range of different events held on sites of this kind. For example,	20%

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Typology	Consultation findings	Recommended value score
	Woodley Centre hosts a number of attractions such as regular car boot sales, farmers and Christmas markets. The Market Place in Wokingham town also holds a regular weekly market and is the location for the towns Christmas tree and lights switch on.	
Natural/semi natural greenspace	<p>Sites such as Gorrick Plantation and Warren Road score particularly low. Both sites are privately owned or managed and scores tend to reflect that these are undesignated open spaces without any specific features or facilities.</p> <p>As well as providing important nature conservation and biodiversity value, many countryside sites in the Borough are well used for recreational purposes and are a valuable open space resource for local communities. As mentioned earlier in the quality section, some sites score low for quality and value as a result of their function (e.g. an open field, unmanaged habitat). Therefore audit scoring may not initially reflect actual provision quality.</p> <p>The value of sites is also recognised by the number of walks, as part of the WBC Health Walk Project, take place at natural and semi-natural greenspace.</p>	20%
Parks	Consultation with users recognises the high social inclusion and health benefits, ecological value and sense of place parks in particular offer. Cantley Park and Woodford Park are regularly mentioned through consultation as sites of high value to local residents. This is often a result of their role in providing a range of facilities, which appeal to a variety of users, and their level of condition.	20%
Play areas	Comments during consultation allude to the fact provision in the Borough is well regarded not only for its role in providing locations for children to play but also for their contribution to aesthetically pleasing local environments, offering children safe places to learn and to socialise with others.	20%

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The table below summarises and applies the recommended value thresholds for open spaces:

*Table 3: Value summary scores by typology*

Typology	Lowest score	MEAN score	Highest score	Spread	Nº below threshold	Nº above threshold
Amenity greenspace	2%	37%	73%	71%	24	156
Cemeteries	20%	37%	72%	52%	0	22
Civic spaces	59%	65%	71%	12%	0	2
Natural/semi natural greenspace	7%	40%	74%	66%	11	42
Parks	25%	56%	75%	49%	0	26
Play areas	20%	43%	76%	56%	0	131

The majority of open space sites are assessed as being of high value. Similar to the quality scores; natural greenspace and amenity greenspace typologies have a proportion of low value sites. This is likely to reflect the sites within these typologies that lack any particular features. However, the role these sites play in providing a visual amenity and as a break from the built form is important.

A high value site is considered to be one that is well used by the local community, well maintained (with an emphasis for conservation), provides a safe environment and has features of interest; for example play equipment and landscaping. Sites that provide for a cross section of users and have a multi-functional use are considered a higher value than those that offer limited functions and that are thought of as bland and unattractive.

The majority of resident survey respondents (86%) view open spaces as being either very important (61%) or quite important (25%). This reflects the high value placed on open space provision by respondents and the significance it plays in people lives. Only a very small proportion of respondents consider provision to be not at all (3%) or not very important (8%).

### Accessibility

#### *Settlement hierarchy*

The PPG17 Companion Guide 'Assessing Needs and Opportunities' recommends that, in rural areas, where there are villages with small populations and significant distances between settlements, application of a settlement hierarchy is considered.

Traditionally, a settlement hierarchy ranks individual settlements according to their shape, size and the availability of services and facilities. It should also reflect where the majority of development is likely to be directed. The consultation carried out during the needs assessment identified that the needs of people living in the larger settlements such as Wokingham Town, Woodley and Earley differ from those of people in rural villages. For example, residents of more rural villages accept that they have to travel further to access certain facility types, in particular the more formal types of provision such as sports facilities and parks provision. The rural nature of the villages and the relatively easy access into the countryside also reduces the need to be able to access provision such as amenity greenspaces. However, access to play areas and allotments remains important to residents living in both towns and villages.

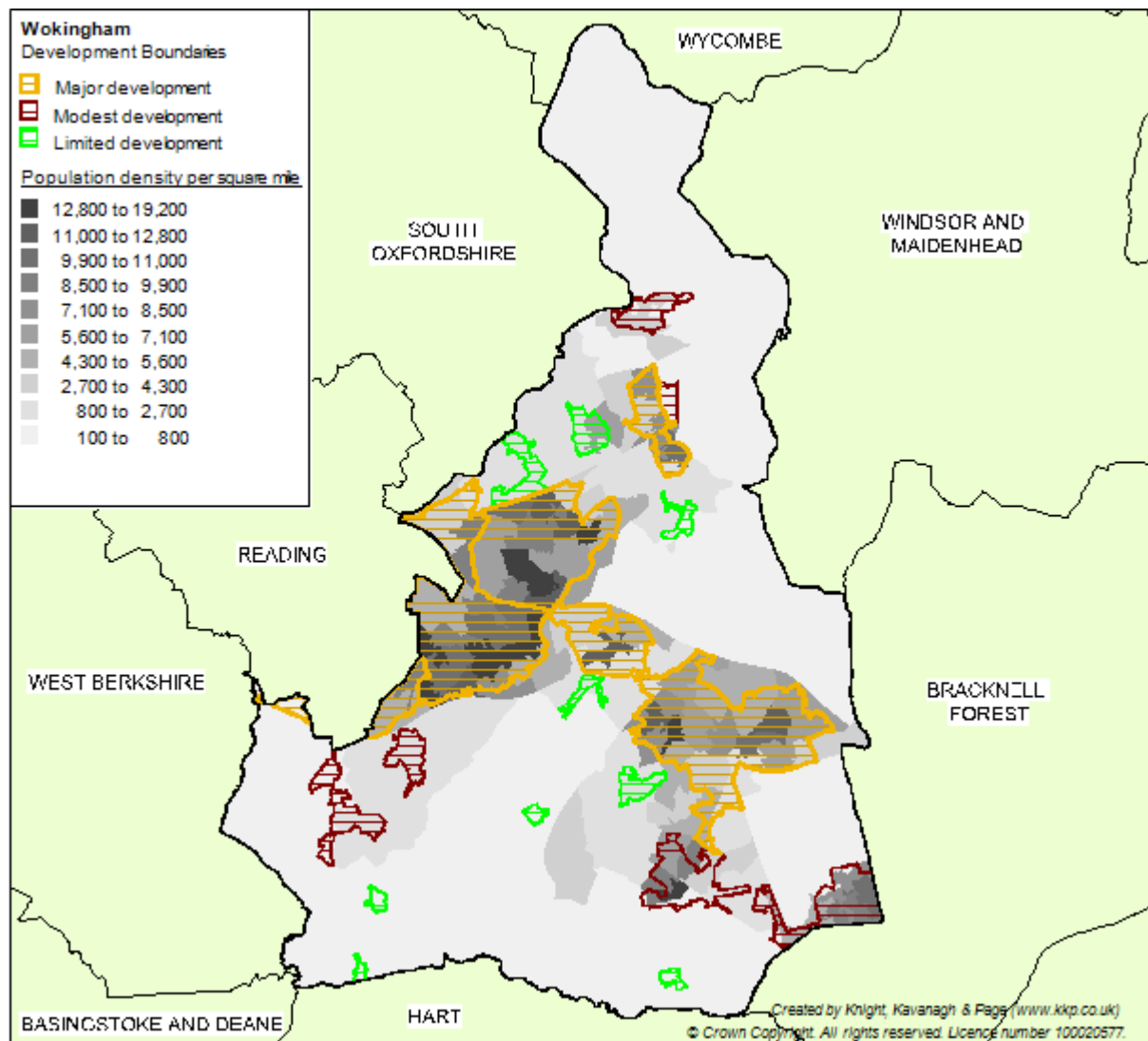
The Borough's settlement hierarchy confirmed through Core Strategy Policy CP9 is as follows:

- ◀ Major Development Locations:
  - ◀ Earley
  - ◀ Green Park
  - ◀ Shinfield (N of M4)
  - ◀ Twyford
  - ◀ Winnersh
  - ◀ Wokingham Town
  - ◀ Woodley
  
- ◀ Modest Development Locations:
  - ◀ Arborfield Garrison
  - ◀ Pinewood (Crowthorne)
  - ◀ Finchampstead North
  - ◀ Ruscombe
  - ◀ Shinfield
  - ◀ Spencers Wood
  - ◀ Three Mile Cross
  - ◀ Wargrave
  
- ◀ Limited Development Locations:
  - ◀ Arborfield Cross
  - ◀ Barkham Hill
  - ◀ Charvil
  - ◀ Finchampstead
  - ◀ Hurst
  - ◀ Riseley
  - ◀ Sindlesham
  - ◀ Sonning
  - ◀ Swallowfield

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Figure 1: Development locations in Wokingham Borough



The hierarchy helps to inform identification of deficiencies in the quantity and accessibility of provision. Where a settlement is deficient against the hierarchy (e.g., it does not have any provision or residents do not live within the catchment of existing provision), deficiency is identified (and an estimate of how many sites in hectares, of a minimum size using GLA guidance, are needed to provide comprehensive access to this type of provision).

The principle of a settlement hierarchy has been adopted for some typologies of open space. Cemeteries and green corridors are therefore not assessed against the settlement hierarchy. In terms of cemetery provision, quantitatively, provision should be driven by the need for burial space. However, it should still be recognised that cemeteries contribute and fulfil an informal recreational provision function. As stated above, because of their (generally) linear nature, it is not considered appropriate to include green corridors within the hierarchy. Allotments have also been excluded due to WBC retaining the current standard set out within the Core Strategy. With regards to sport and recreation facilities, the settlement hierarchy helps to identify where particular types of facility are required to satisfy accessibility standards.

In cases where quantity and accessibility of open space provision is judged to be sufficient; developer contributions towards improving any identified quality deficiencies (identified from the low site assessment scores) could be sought.

#### ***Accessibility standards***

Distance thresholds are the maximum distances that typical users can reasonably be expected to travel to each type of provision using different modes of transport. Some differences have already been highlighted between the needs of users in major, modest and limited development locations within the Borough in the context of accessing open space, sport and recreation facilities (either by car or walking). This approach is further substantiated by relating it to rural and urban classifications.

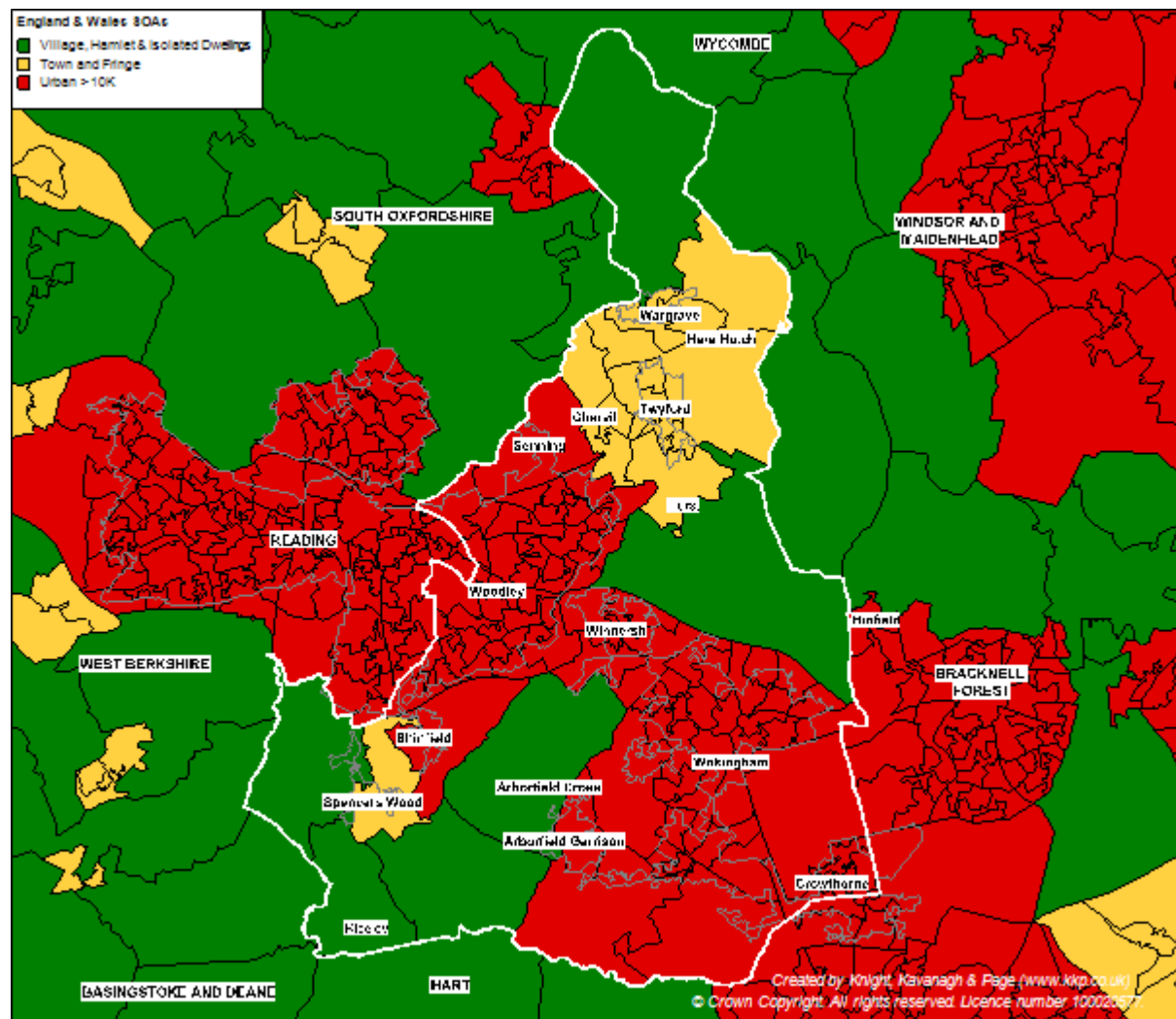
#### **Rural and urban definitions**

The Department for Communities and Local Government (DCLG) provides some guidance on defining urban and rural settlements. A joint project was produced to harmonise the classification of both urban and rural areas for England and Wales. The Office for National Statistics (ONS), Department for Environment, Food and Rural Affairs (Defra), DCLG, the Countryside Agency (CA) and National Assembly for Wales (NAW) sponsored the project.

Under this classification, output areas are described as urban or rural depending on whether the majority of the population falls inside a settlement with a population of 10,000 or more. Due to the demand for a better definition of rural settlements, the main focus of the project has been the development of more detailed classifications for rural areas.

The overall classification is based on a settlement approach and builds upon the identification of rural towns, villages and scattered dwellings within a grid framework of cell size 1 hectare (100 x 100 metre squares). This 'settlement framework grid' is then used as the basis for the classification of output areas and 2003 Statistical wards in terms of settlement context and settlement form.

Figure 2: Wokingham Borough – Super Output Areas (SOAs) rural/urban classification



According to the rural/urban classification, the Borough is predominately of urban nature. However, settlements to the north such as Twyford and Wargrave and Spencers Wood to the south west are classified as town and fringe. There are also areas defined as 'Village, Hamlet & Isolated Dwellings' (i.e., rural areas) in the north and south west of the Borough (as illustrated in Figure 2, above). The accessibility standards referred to above take this distinction and classification into account by varying the catchment areas accordingly (e.g., major development areas are primarily in areas classified as 'urban' and have smaller catchment areas than modest or limited development areas, which are predominantly classified as 'town and urban fringe' and 'rural').



## **CATCHMENT AREAS**

Catchment areas for different types of provision are a tool to identify communities currently not served by existing facilities. Nationally, it is recognised that the factors that underpin catchment areas vary from person to person, day to day and hour to hour. This problem is overcome by adopting the nationally accepted concept of 'effective catchments', defined as the distance that would be travelled by around 75-80% of users.

For the purposes of this study, an individual is assumed to walk at 2640 metres per hour to access open space and three miles per hour (mph) to access sport and recreation facilities. This variation does not have a consequential impact on the accessibility standards proposed below, and reflects the general type of use/users that frequent them.

Drive time catchments utilise the road network to trace possible routes that can be made in all directions within that allotted distance threshold. Walk time catchments use a radial distance (i.e. as the crow flies) designed to encompass local non-road routes (e.g. footpaths and shortcuts).

### **Open space catchment areas**

Guidance is offered by the Greater London Authority (GLA) (2002): 'Guide to preparing open space strategies' with regard to appropriate catchment areas for authorities to adopt. However, this is more relevant in urban areas and in order to make accessibility standards more locally specific, data from the survey and consultation is used to inform their development. They are specific to each typology and the question 'How far would you be willing to travel to visit the following type of provision' from the survey is used to help determine an appropriate distance, reinforced by findings of user/community consultation.

Consultation significantly influences provision requirements in each different settlement type. The following table summarises the survey and consultation for each typology, how far residents would expect to travel to access good quality provision, together with a recommended distance threshold to apply across the Borough within the context of the settlement hierarchy:

*Table 4: Survey and recommended distance thresholds by typology*

<b>Typology</b>	<b>Survey responses</b>	<b>Recommended distance threshold for the Borough</b>	<b>Equivalent distance</b>
Parks and gardens	Most respondents are willing to walk 5 – 10 minutes to access provision. With a proportion also willing to walk 11-15 minutes.	10 minute walk	440 metres
Natural and semi natural greenspaces	Most respondents will accept travelling up to 30 minutes by transport.	30 minute drive	10,000 metres (at approx 30mph)
Amenity greenspace	Most respondents are willing to travel less than 5 minutes to access provision. This is closely followed by those respondents willing to walk 5-10 minutes.	10 minute walk	440 metres



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Typology	Survey responses	Recommended distance threshold for the Borough	Equivalent distance
Provision for children and young people	A significant proportion of respondents are willing to walk 5 – 10 minutes to access provision.	10 minute walk	440 metres
Green corridors	Most respondents are willing to travel less than 5 minutes to access provision. This is closely followed by those respondents willing to walk 5-10 minutes.	10 minute walk	440 metres
Cemeteries/ graveyards	Most respondents would accept travelling up to 30 minutes by transport. Closely followed by those willing to walk over 15 minutes.	30 minute drive	10,000 metres (at approx 30mph)
Civic space	Most respondents would walk over 15 minutes to access provision. Although a proportion would also be willing to travel up to 10 minutes by transport.	15 minute walk	660 metres

For green corridors and cemeteries the distances are used as a guide and not applied as set standards. It is, as stated earlier, difficult to assess green corridors against catchment areas due to their linear nature and usage. For cemeteries, provision is determined by demand for burial space.

Having taken into account the above information and national guidance available, the following accessibility standards have been refined and set for each typology and each hierarchy classification. To better reflect national guidance for natural and semi-natural greenspace, as set by Natural England<sup>1</sup>, the accessibility standard has been reduced from the 30 minute threshold to a more realistic catchment.

*Table 5: Open space accessibility standard by typology*

Typology	Settlement classification	Accessibility standard
Parks and gardens	Major	All residents to live within 10 minute walk of high quality park provision.
	Modest	All residents to live within 10 minute drive of high quality park provision.
	Limited	
Natural/semi natural greenspace	Major	All residents to live within 10 minute drive of natural/semi-natural provision.
	Modest	All residents to live within 20 minute drive of natural/semi-natural provision.
	Limited	
Amenity greenspace	Major	All residents to live within 10 minute walk of amenity greenspace provision.
	Modest	All residents to live within 10 minute drive of amenity greenspace provision.
	Limited	

<sup>1</sup> Natural England ANGst Standard sets an accessibility standard of a 5 minute walk

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Typology	Settlement classification	Accessibility standard
Provision for children & young people	Major	All residents to live within 10 minute walk of at least a Neighbourhood Equipped Area of Play (NEAP) sized, high quality equipped play area.
	Modest	All residents to live within 10 minute walk of at least a Local Equipped Area of Play (LEAP) sized, high quality equipped play area (including youth provision).
	Limited	All residents to have access to at least <b>informal provision</b> .
Civic spaces	Major	All residents to have access to at least one civic space.
	Modest	No standard set.
	Limited	

## **IDENTIFYING DEFICIENCIES**

### **Applying the settlement hierarchy**

The settlement hierarchy is used to demonstrate which areas are deficient in provision. Settlement deficiencies are calculated by identifying gaps when the accessibility standards set are applied. This may be captured via distance, for example; all residents must live within the specified catchment of a site or where specific settlements should have access to a particular number of relevant sites.

If a settlement does not have access to the required level of provision (consistent with the hierarchy) it is deemed deficient. The number of sites, of a minimum size, that are needed to provide comprehensive access to this type of provision (in hectares) is estimated.

As explained above, the Greater London Authority (GLA) provides some guidance on minimum site sizes available for open spaces as follows:

*Table 6: GLA minimum size of site:*

<b>Classification</b>	<b>Minimum size of site</b>
Amenity greenspace	0.4 ha
Civic spaces	0.4 ha
Natural and semi natural	0.4 ha
Parks and gardens	2 ha
Pocket parks	0.4 ha
Play areas (equipped)	0.04 ha
Play areas (informal/casual)	0.04 ha

In the mapping below, 'catchment gaps' are identified as areas not covered by a coloured/shaded catchment. New provision required to meet the 'catchment gaps' may not necessarily need to be provided in the actual gaps, just close enough to meet the accessibility standard set in the settlement hierarchy.

In the majority of cases the applied settlement hierarchy mapping below reflects where residents perceive deficiencies. Where deficiencies have been identified in the consultation but are not reflected in the analysis below there is insufficient evidence to justify their inclusion. In other words, deficiencies are identified against the prescribed standard.

Only sites servicing a settlement area have been mapped with the accessibility standard catchments (these appear on the maps as coloured circles). The majority of sites that fall outside a settlement area are considered to be too far away to actually service the settlement.

### **Quantitative deficiencies**

The following quantitative deficiencies are all identified in further detail within the relevant accompanying assessment report:

- ◀ In 1996, English Nature (now Natural England) recommended that there should be one hectare of designated local nature reserve per 1,000 population. To put this into local context, with a population of 159,134 (mid 2008 estimate), across the Borough there should be provision of least 159 hectares of provision, leaving a shortfall of 67 hectares.
- ◀ Nearly a third (31%) of young people consulted suggests that there is a lack of teenage play facilities in the Borough. The areas and sites highlighted as requiring additional teenage provision include:
  - ◀ Woodford Park for a small skate area and youth shelter (S106 monies have already been allocated for this).
  - ◀ Spencers Wood for a skatepark.
  - ◀ East Park Farm, Charvil, where this is a petition for a skatepark.

WBC Youth Service officers and community wardens also reiterate the need for teenage provision such as skateparks and youth shelters in Woodford Park, Spencers Wood and East Park Farm. In addition, Arborfield Park is also identified to be in need of additional teenage provision.

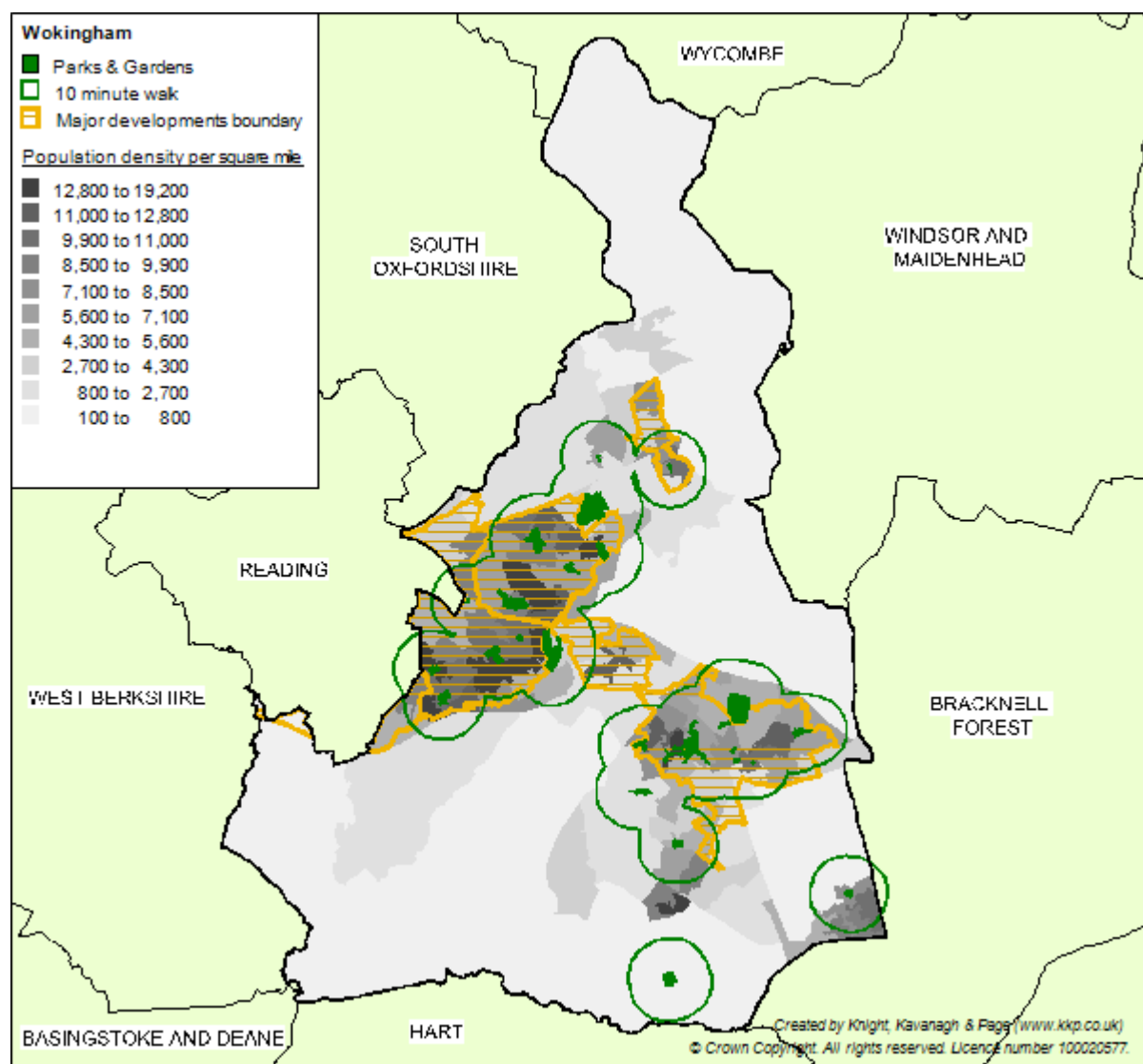
- ◀ According to the mapping of provision, there is little play provision servicing the Crowthorne Area.

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## PPG17 OPEN SPACE, SPORT & RECREATION STUDY

### Parks and gardens

Figure 3: 10 minute walk time catchment against major development boundaries for parks and gardens



Please refer to the Open Space Assessment Report for a full list of sites.

In terms of major settlements, Winnersh and Twyford are not fully serviced by park and garden provision. In both instances new provision should be sought (minimum of 2 ha each). There are also minor gaps on the edges of Wokingham Town and Woodley but new provision is not recommended, as there are amenity greenspaces servicing these areas which could be more formalised to help meet deficiencies identified.

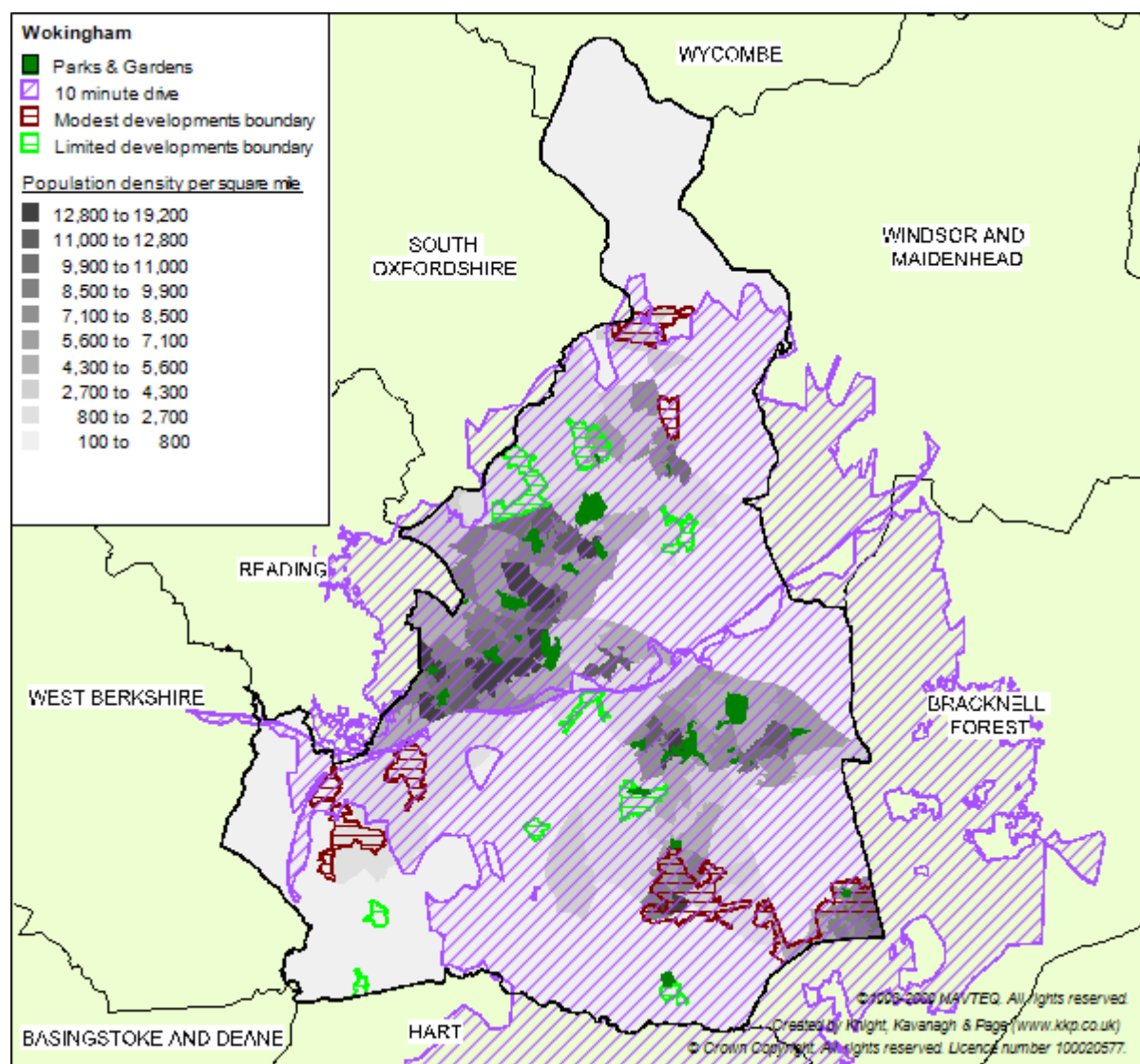
#### Recommendation:

◀ New provision of a minimum of 2ha each be sought at Winnersh and Twyford

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### PPG17 OPEN SPACE, SPORT & RECREATION STUDY

Figure 3.1: 10 minute drive time catchment against modest and limited development boundaries for parks and gardens



Please refer to the Open Space Assessment Report for a full list of sites.

The majority of modest and limited settlements are serviced by park and garden provision. However, settlements located in the south west, including Riseley, Swallowfield (limited settlements) and Spencers Wood (modest settlement), do not have access within a 10 minute drive. We would therefore recommend that new provision, such as small pocket parks (i.e., parks that are a minimum of 0.4 hectares in size), are sought in these areas as a priority.

#### Recommendation:

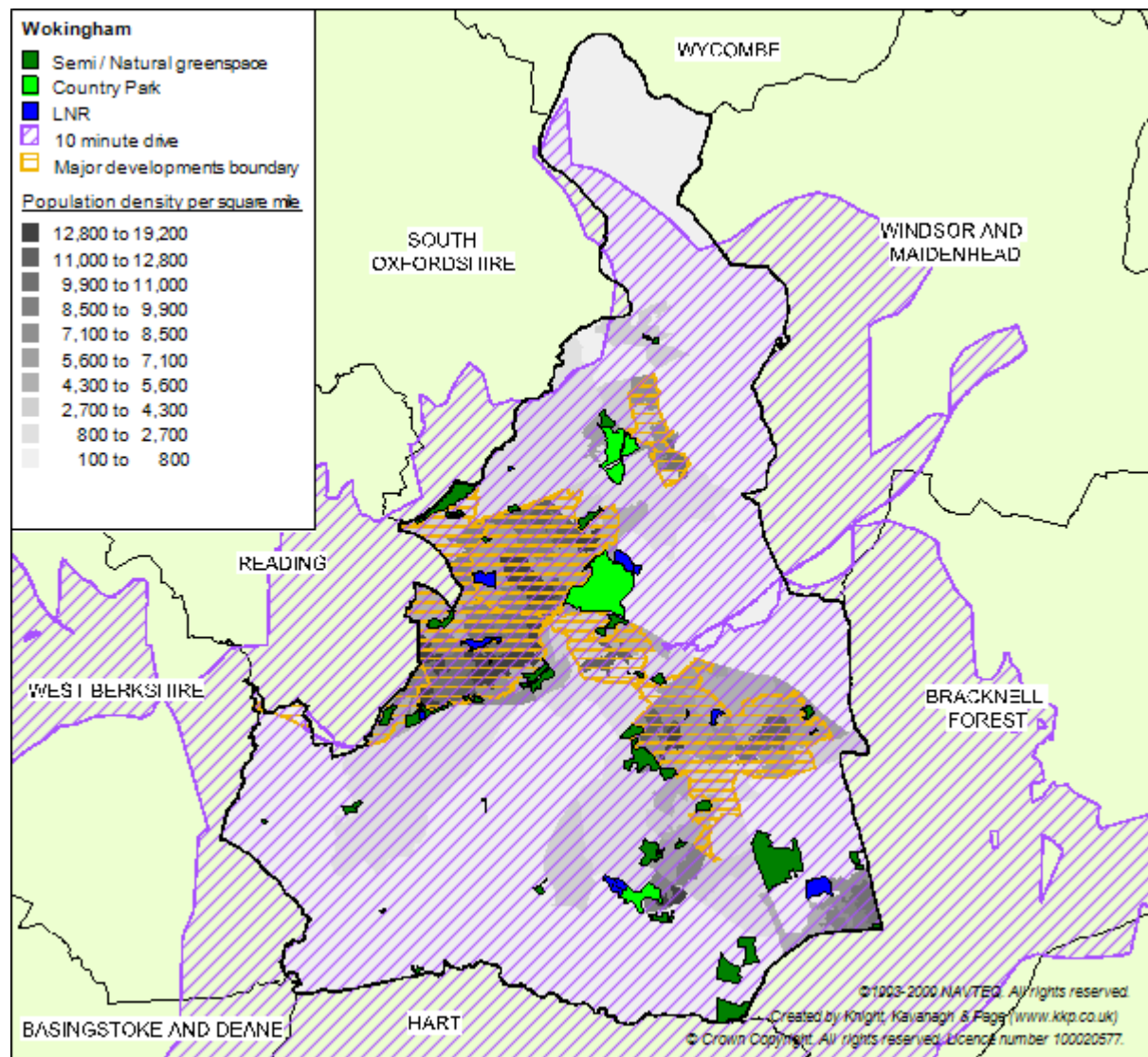
- ◀ **New provision of a minimum 0.4ha to be sought in the south west of the Borough**

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### ***Natural/semi natural greenspace***

*Figure 4: 10 minute drive time catchment against major development boundaries for natural/semi natural greenspace*



Please refer to the Open Space Assessment Report for a full list of sites.

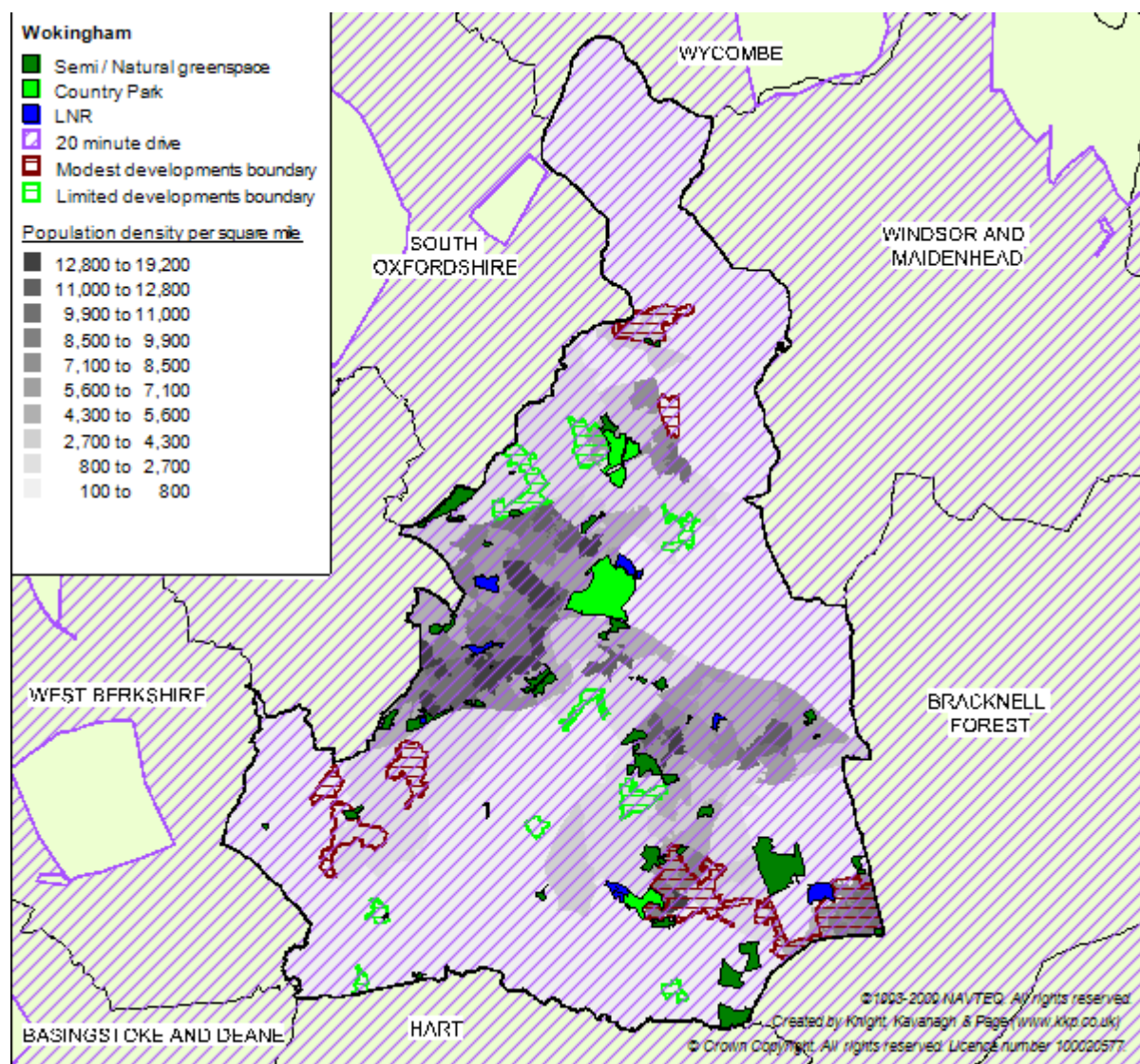
All major settlements in the Borough are more than adequately serviced by natural/semi natural greenspace. There is also sufficient provision to service new development in these areas. Consequently, it is more appropriate to address any qualitative issues as a priority.



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Figure 4.1: 20 minute drive time catchment against modest and limited development boundaries for natural/semi natural greenspace



Please refer to the Open Space Assessment Report for a full list of sites.

All modest and limited settlements across the Borough are more than adequately serviced by natural/semi natural greenspace. There is also sufficient provision to service new development in these areas. Consequently, it is more appropriate to address any qualitative issues as a priority.

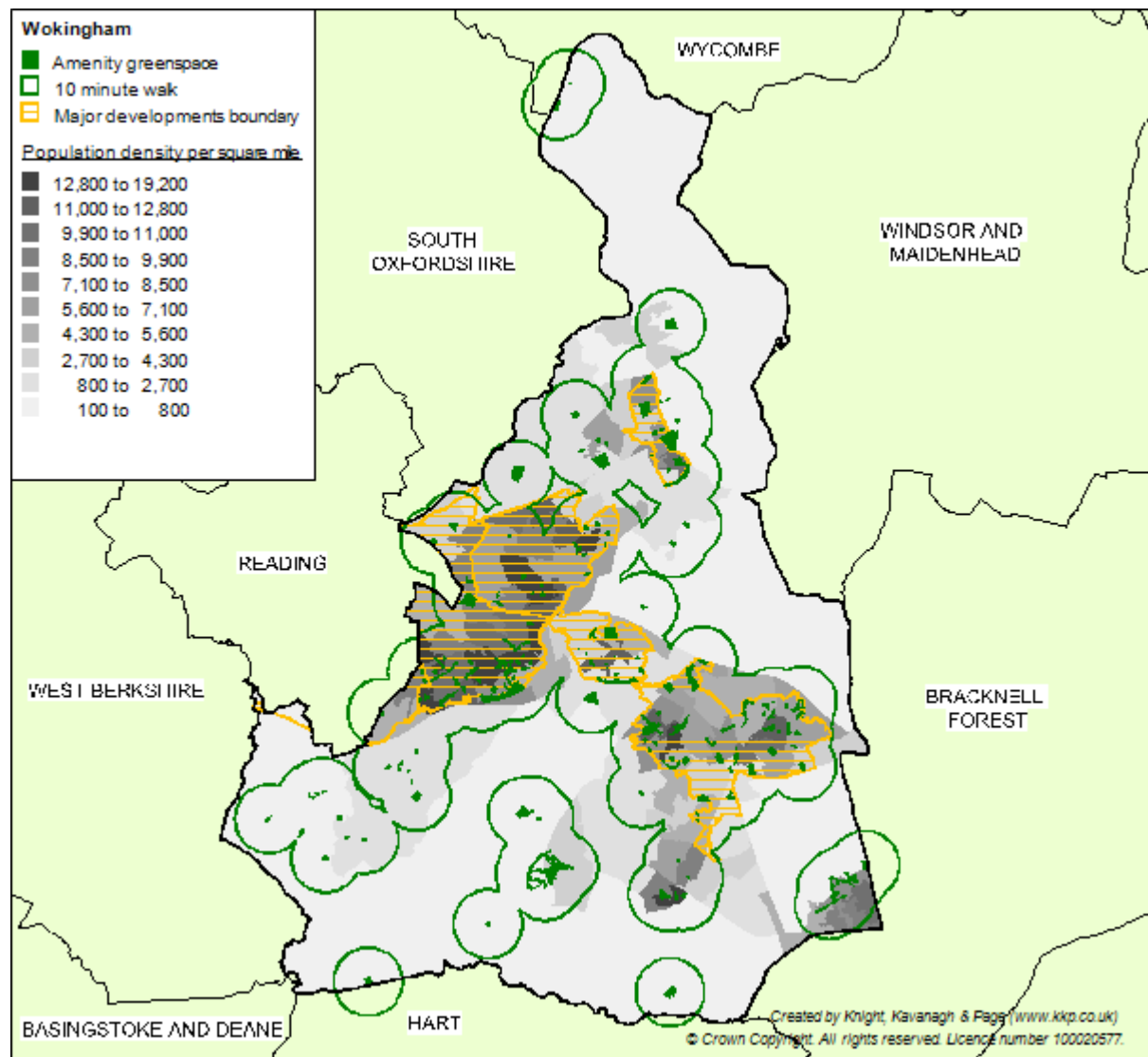
The availability of natural/semi-natural open spaces is good. Residents express a perception that the 'countryside is on the doorstep' and therefore access to "naturalness" is considered to be adequate. On this basis it is recommended that there is new provision in the non-urban areas (as set out in Figure 2).

In addition, there is a shortfall of designated local nature reserve (67 hectares) across the Borough. However, the shortfall could begin to be met by working in partnership with local groups to designate existing natural/semi natural greenspace.



***Amenity greenspace***

*Figure 5: 10 minute walk time catchment against major development boundaries for amenity greenspace*



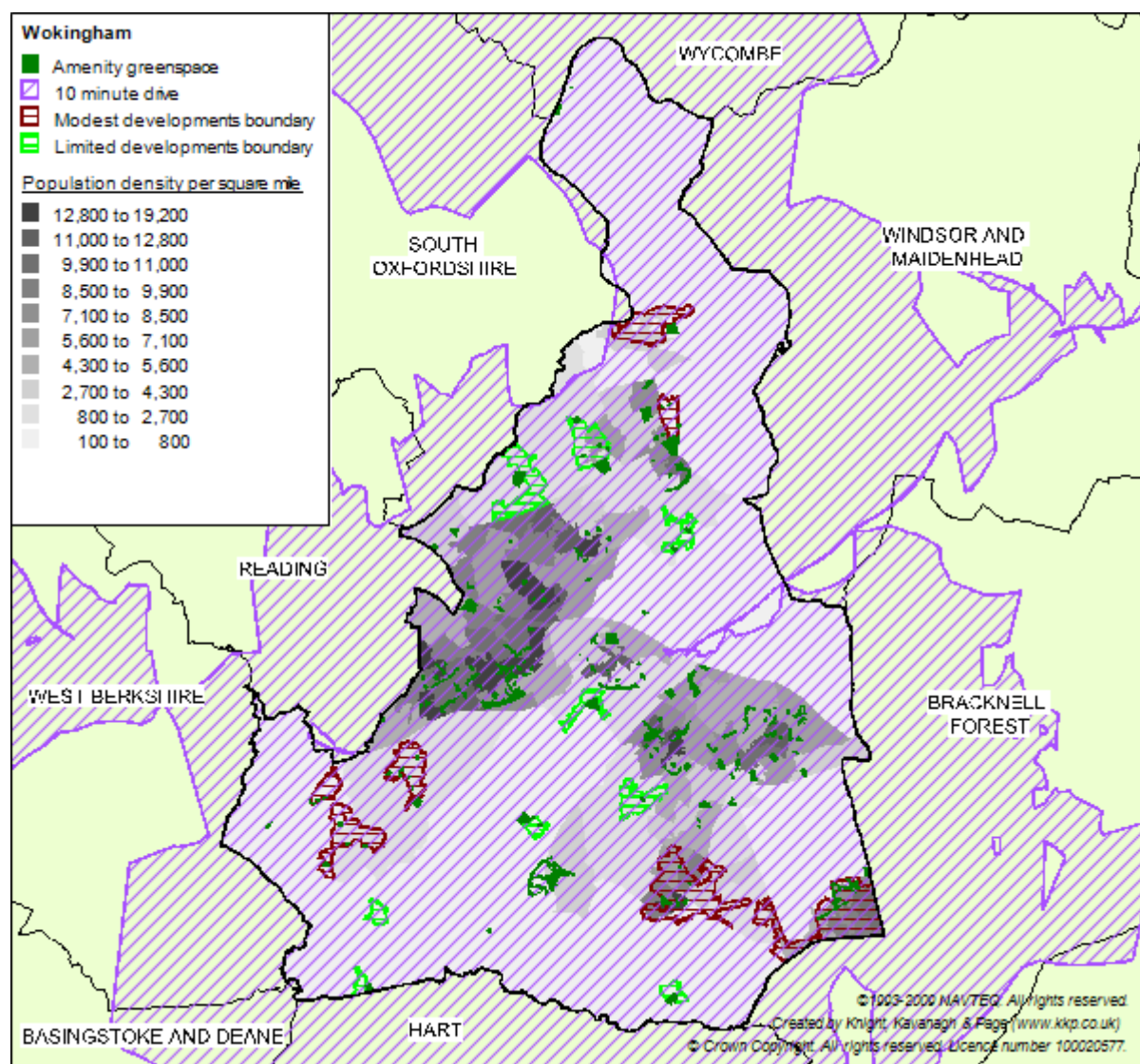
Please refer to the Open Space Assessment Report for a full list of sites.

As illustrated in Figure 5.1 above, there are a couple of minor gaps in provision (e.g. to the south of Twyford and the west of Wargrave). Even so, the vast majority of major settlements are adequately serviced by amenity greenspace.

## WOKINGHAM BOROUGH COUNCIL

### PPG17 OPEN SPACE, SPORT & RECREATION STUDY

Figure 5.1: 10 minute drive time catchment against modest and limited development boundaries for amenity greenspace



Please refer to the Open Space Assessment Report for a full list of sites.

All modest and limited settlements across the Borough are more than adequately serviced by amenity greenspace. There is also sufficient provision to service new development in these areas. Consequently, it is more appropriate to address any qualitative issues as a priority.

Consultation revealed that there is less demand for provision of additional amenity greenspace in the more rural settlements. Residents in these areas consider access to the surrounding countryside to provide adequate informal recreation opportunity. Therefore on this basis new provision in the more rural settlements is not a priority.

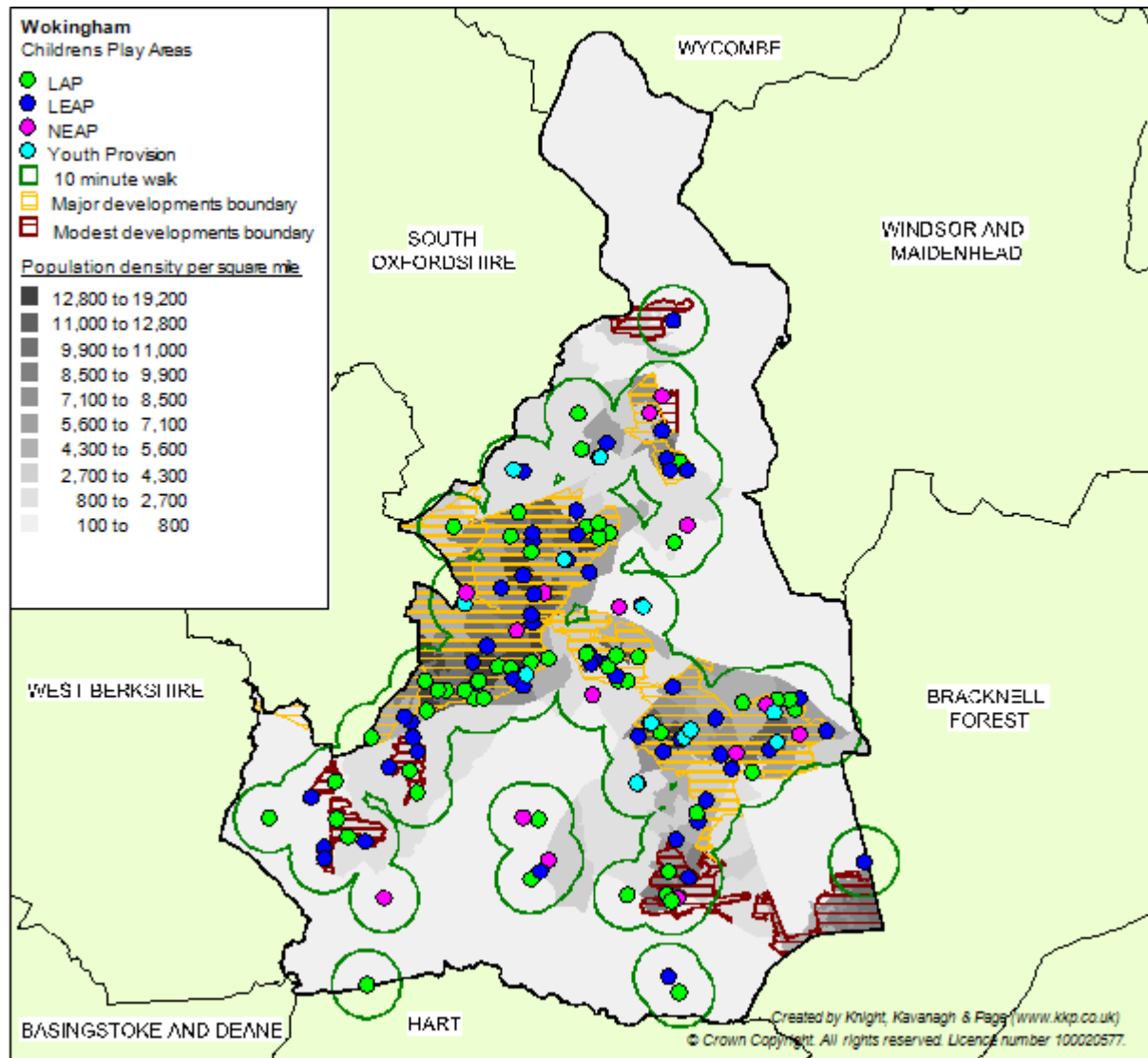
Shinfield Parish Council does express demand for a 'dog walking area, separate from the playing fields'. The Parish Council should be supported in exploring any local opportunities.

# WOKINGHAM BOROUGH COUNCIL

## PPG17 OPEN SPACE, SPORT & RECREATION STUDY

### *Provision for children & young people*

*Figure 6: 10 minute walk time catchment against major and modest development boundaries for provision for children and young people*



Please refer to the Open Space Assessment Report for a full list of sites.

The mapping above highlights a number of settlements across the Borough without access to provision of this type. In particular there is little play provision servicing Crowthorne and as such this area is deemed to be deficient in play provision (by two sites of at least 0.25 ha each). Mapping also shows there to be a minor gap in provision in Wargrave, which is deficient of one site of at least 0.25 ha.

In addition, Shinfield Parish Council highlights locally expressed demand for a 'BMX' style area for young people and Barkham Parish Council identifies that play area equipment for older children (8-14 year olds) is lacking in the area. This equates to a deficit of two sites of at least 0.25 ha.

There is a need to work to increase teenage provision such as skateparks, youth shelters and MUGAs in the Borough, as there is generally a deficiency of these forms of provision.

**Recommendation:**

- ◀ **New provision of an equivalent of a minimum 0.25ha each to be sought at Crowthorne**
- ◀ **New provision of a minimum 0.25ha to be sought at Wargrave**
- ◀ **New provision of a minimum of 0.50ha each to be sought at Shinfield and Barkham**

#### ***Green corridors***

The Borough's PROW network consists of just less than 230 km. Most of the network (151.9km) takes the form of footpaths. There is also the equivalent of 22.8km of bridleways, 38.5km of byways and 16.4km of restricted byways within the Borough.

In accordance with PPG17 guidance no provision standard is set for green corridors. On this basis, policy should promote the use of green corridors to link existing open spaces, housing areas to cycle routes, town centres, places of employment and community facilities such as schools, shops, community centres and sports facilities. Opportunities to use established linear routes, such as river banks as green corridors should also be exploited.

Although accessibility is not assessed, green corridors are demand-led. There is a desire for new footpaths and cycle ways as highlighted in the ROWIP. Opportunities should be taken to link existing green corridors, especially river paths and networks, to those using PROW. An integrated network of high quality green corridors will link open spaces together to help provide opportunities for informal recreation, exercise and alternative means of transport. The network should also look to contribute to wildlife habitats.

### **Sport and recreation facility catchment areas**

When evaluating accessibility the former Comprehensive Performance Assessment (CPA) performance indicators for sports provision should also be taken into account. Foremost amongst these is the access indicator for facility provision; 'the percentage of population that are (reside) within 20 minutes travel time (urban areas – walking; rural areas – by car) of a range of three different sports facility types of which one has achieved a quality assured standard'.

To make accessibility standards more locally specific, data from the consultation (plus survey results) is also used to inform development of appropriate catchment areas. By taking this into account (plus available national guidance), the following accessibility standards have been set for each type of facility and hierarchy classification:

*Table 7: Sport and recreation accessibility standards by typology*

Type of facility	Accessibility standard (All residents should live within a ... walk/drive of a/an ...)		
	Major settlement	Modest settlement	Limited settlement
Grass pitch(es)	20 minute walk/5 minute drive		
Bowling green (outdoor)	20 minute drive	30 minute drive	40 minute drive
Tennis court (outdoor)	15 minute drive	20 minute drive	
Netball court (outdoor)	15 minute drive	20 minute drive	
MUGA	15 minute drive	20 minute drive	
Activity hall	20 minute walk/5 minute drive	15 minute drive	
Health and fitness gym	20 minute walk/5 minute drive	15 minute drive	
Sports hall	40 minute walk/10 minute drive	20 minute drive	
Swimming pool	40 minute walk/10 minute drive	20 minute drive	
Indoor bowls rink	20 minute drive	30 minute drive	40 minute drive
Indoor tennis court	20 minute drive	30 minute drive	40 minute drive
Athletics track	40 minute drive	No standard set	
Artificial grass pitch	40 minute walk/2 miles	20 minute drive	

The maps below apply the sport and recreation catchment areas listed above. The maps identify gaps in provision. More detail, definitions and explanations of the approach adopted are contained in the 'Sports Assessment Report'.

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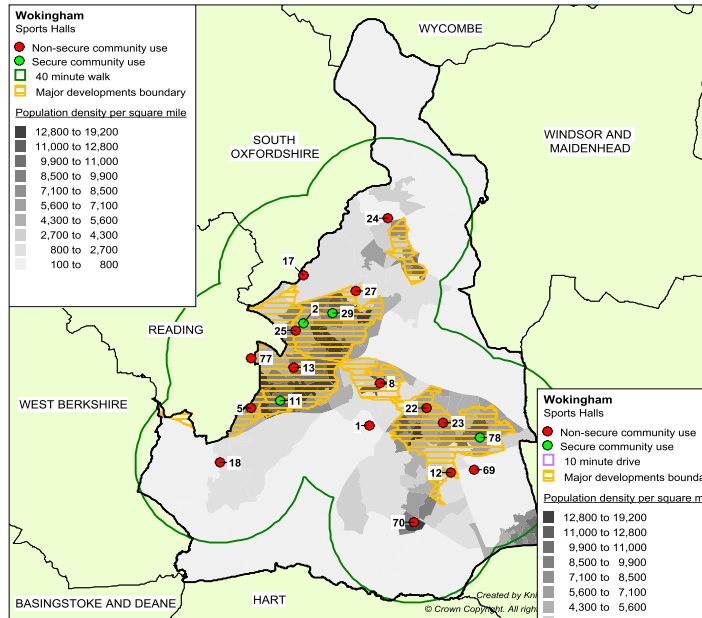
## PPG17 OPEN SPACE, SPORT & RECREATION STUDY

### Identified catchment deficiencies

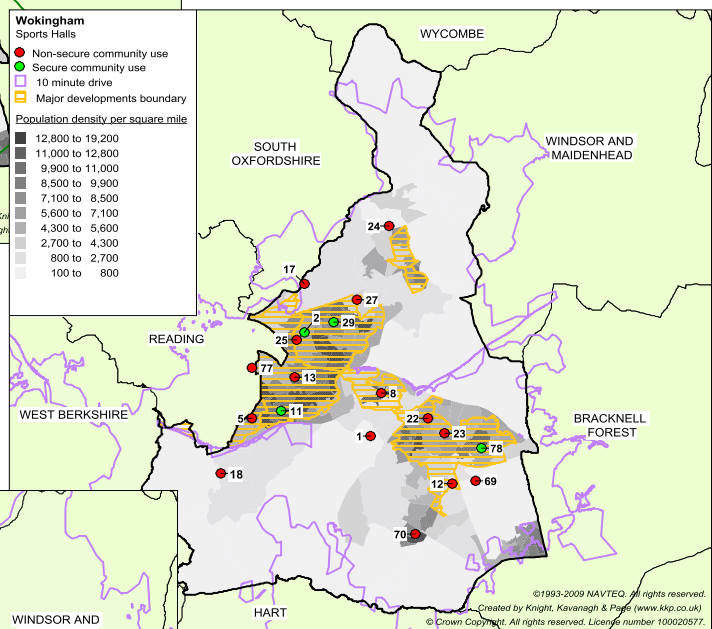
#### **Sports halls (minimum 4 badminton courts)**

Figure 7: Catchment mapping for sports halls

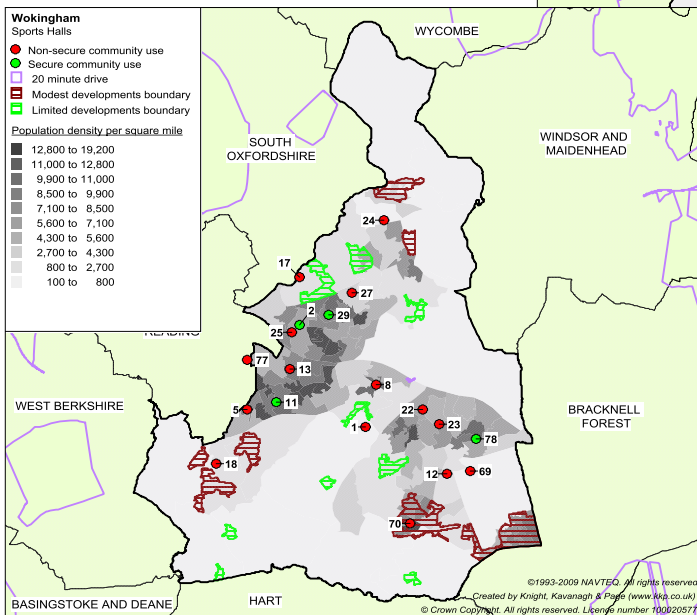
7a) Sports Halls with amalgamated 40 minute walk-time and major development areas



7b) Sports Halls with amalgamated ten minute drive-time and major development areas



7c) Sports Halls with amalgamated 20 minute drive-time and modest and limited development areas





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*Key for sports hall maps*

KKP ref	Site	Badminton courts	Secure comm. use	Analysis area
2	Bulmershe Leisure Centre	4	Yes	North Area
17	Reading Blue Coat School	4	No	North Area
24	The Piggott School	4	No	North Area
25	The University Of Reading: Bulmershe Court	4	No	North Area
27	Waingels College	4	No	North Area
29	Woodford Park Leisure Centre	5	Yes	North Area
70	FBC Centre	4	-	South East
8	Forest School	4	No	South East
12	Luckley Oakfield School	4	No	South East
69	Ludgrove School	4	No	South East
78	St Crispin's Leisure Centre	4	Yes	South East
22	The Emmbrook School	4	No	South East
23	The Holt School	4	No	South East
1	Bearwood College	2	No	South West
5	Crosfields School	5	No	South West
11	Loddon Valley Leisure Centre	10	Yes	South West
13	Maiden Erlegh School	4	No	South West
18	Ryeish Green Leisure Centre (closed)	4	No	South West
77	Whiteknights Sports Centre	8	No	OUTSIDE

The table below identifies gaps from the catchment mapping of sports halls against WBC's development hierarchy.

*Table 8: Identified catchment mapping gaps for sports halls*

Category	Accessibility standard	Catchment/accessibility gaps identified in mapping
Major	40 minute walk/10 minute drive	All residents living in a major development area are within either a 40 minute walk or a 10 minute drive of a sports hall. However, there are several settlements (i.e., Winnersh and Twyford) that are not catered for by sports halls with secure community use agreements <sup>2</sup> . Securing community use agreements to sports halls catering for these areas would improve this situation (e.g., Forest School, The Piggott School).

<sup>2</sup> Secure community use is a booking/allocated time set on a regular basis for community use to take place

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Category	Accessibility standard	Catchment/accessibility gaps identified in mapping
Modest	20 minute drive	Residents living in either a modest or a limited development area are within a 20 minute drive of a sports hall. Closure of Ryeish Green Leisure Centre (Ref 18) doesn't fundamentally alter this assessment, but it does mean that access to sports halls for residents of the modest development areas in the south west of the Borough is more problematic. In addition, a reduction in the time that FBC is available to the community would create a 'catchment gap', particularly for people living in modest development areas in the south west area – this is currently unlikely, but could become an issue as demand for the Centre increases.
Limited		

The extent to which gaps should be addressed (in terms of facility size), is identified through Sport England's supply and demand analysis within Active Places Power. This analysis identifies that Wokingham Borough is currently meeting demand in terms of sports halls, and will continue to do so until 2026. However, when facilities that are likely to close are taken into consideration, the level of demand for sports halls is calculated to be below the recommended level by 2026. For further detail please refer to the Sports Assessment Report. Together with the accessibility mapping, these results have informed the decisions regarding whether gaps need to be met.

The analysis above is translated below into actual deficiencies and identifies policy options relating to the gaps identified.

*Table 8.1: Policy options for sports halls*

Ref	Gaps/issues identified in the analysis	Policy options
SH 1	No secure community use <sup>3</sup> of sports halls in Winnersh.	Secure community use to the sports hall at Forest School.
SH 2	No secure community use of sports halls in Twyford.	Secure community use to the sports hall at The Piggott School.
SH 3	Reduced community use of the FBC Centre's sports hall.	Guarantee community use of FBC Centre.

<sup>3</sup> Non secure community use means the permitted time for community use is not set and subsequently can be changeable



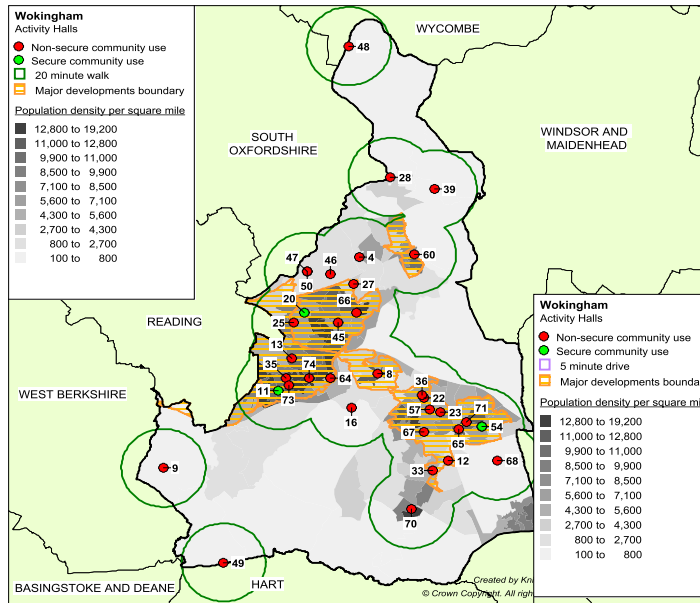
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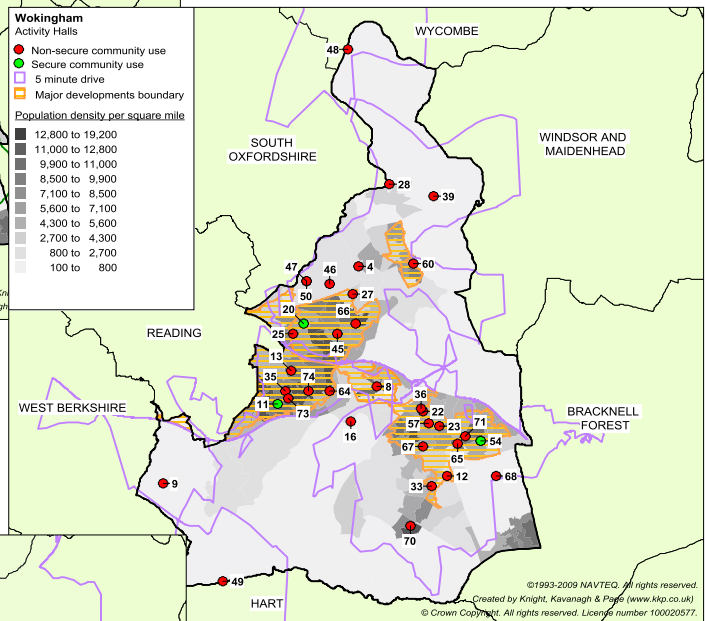
### Activity halls

Figure 8: Catchment mapping for activity halls

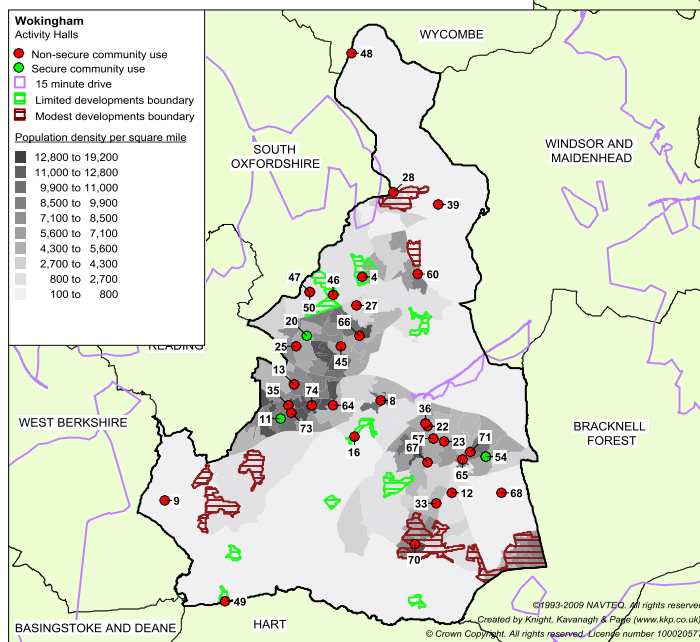
8a) Activity Halls with amalgamated 20 minute walk-time and major development areas



8b) Activity Halls with amalgamated five minute drive-time and major development areas



8c) Activity Halls with amalgamated 15 minute drive-time and modest and limited development areas



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*Key for activity halls maps*

KKP ref	Site	Badminton courts	Secure comm. use	Analysis area
4	Charvil Village Hall	1	No	North Area
39	Hare Hatch Village Hall	0	No	North Area
45	Methodist Church Hall, Woodley	0	No	North Area
46	Old Redingensians Sports Ground Function Hall	0	No	North Area
47	Reading Rugby Football Club - Hall	0	No	North Area
48	Remenham Parish Hall	0	No	North Area
50	Royal County Of Berks. Sports & Soc Club	0	No	North Area
60	Stanlake Meadow Pavilion	0	No	North Area
20	The Bulmershe School	1	Yes	North Area
25	The University Of Reading: Bulmershe Court	0	No	North Area
27	Waingels College	1	No	North Area
28	Woodclyffe Hall	1	No	North Area
66	Woodley Baptist Church Centre	0	No	North Area
33	California Ratepayers Hall	1	No	South East
36	Emmbrook Village Hall	0	No	South East
70	FBC Centre	2	No	South East
8	Forest School	1	No	South East
68	Holme Grange School	3	No	South East
12	Luckley Oakfield School	0	No	South East
16	Pulse 8 Health & Fitness Club	2	No	South East
54	St Crispin's Leisure Centre	4	Yes	South East
57	St Pauls Parish Rooms	0	No	South East
71	The Cornerstone	2	No	South East
22	The Emmbrook School	1	No	South East
23	The Holt School	1	No	South East
65	Wokingham Town Hall	0	No	South East
67	Woosehill Community Centre	0	No	South East
35	Earley Community Centre	1	No	South West
73	Earley Crescent Community Resource Centre	0	No	South West
9	Grazeley Village Hall	1	No	South West
11	Loddon Valley Leisure Centre	2	Yes	South West
13	Maiden Erlegh School	1	No	South West
74	Maiden Place Community Centre	1	No	South West
49	Riseley Recreation Ground Club House	0	No	South West
64	Winnersh Community Centre	0	No	South West

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The table below identifies gaps from the catchment mapping of sports halls against WBC's development hierarchy.

*Table 9: Identified catchment mapping gaps for activity halls*

Category	Accessibility standard	Catchment/accessibility gaps identified in mapping
Major	20 minute walk/5 minute drive	With the exception of relatively small areas in Green Bank Industrial Park, Shinfield and west of Woodley, all residents living in major development areas are within either a 20 minute walk or a 5 minute drive of an activity hall.
Modest & Limited	15 minute drive	Residents living in either a modest or a limited development area are within a 15 minute drive of an activity hall.

Accessibility of activity halls is primarily determined by the operator's policies and not by whether or not there is a 'community use' agreement. Consequently, there are no actual deficiencies or associated policy options identified as a result of the assessment or the analysis above.

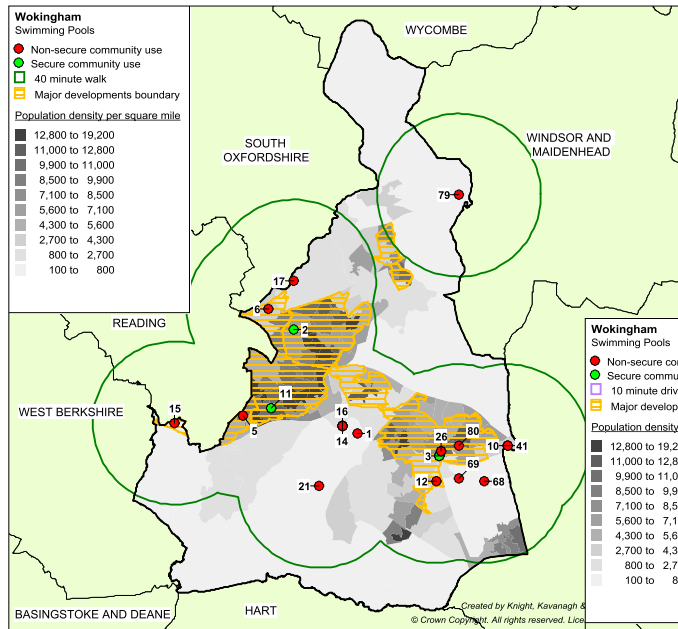
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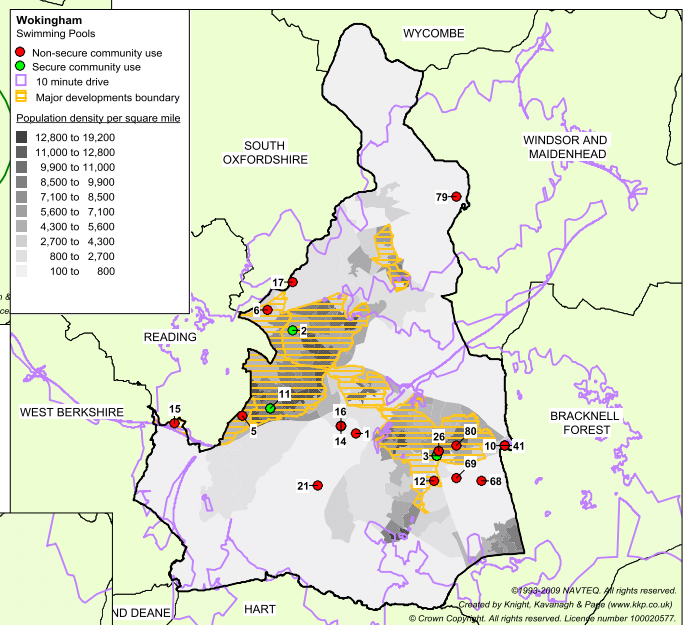
### Swimming pools (minimum 25m length)

Figure 9: Catchment mapping for swimming pools

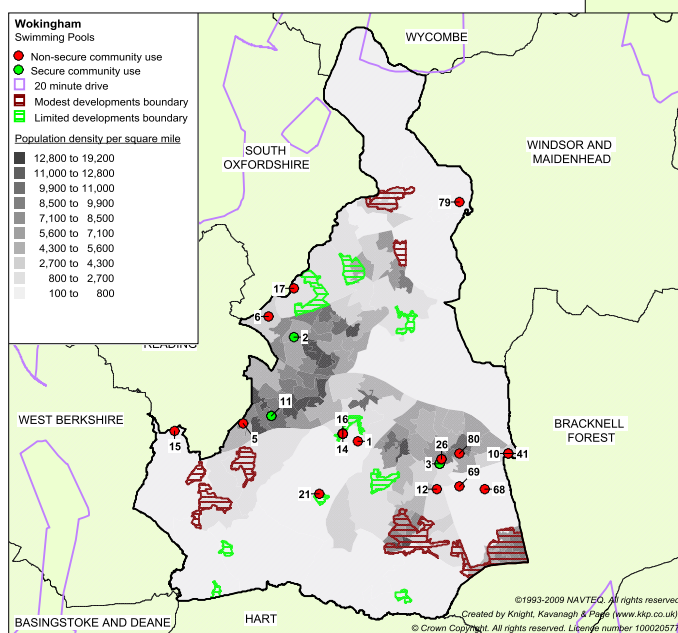
9a) Swimming pools with amalgamated 40 minute walk-time and major development areas



9b) Swimming pools with amalgamated ten minute drive-time and major development areas



9c) Swimming pools with amalgamated 20 minute drive-time and modest and limited development areas



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*Key for swimming pools maps*

KKP ref	Site	25m	Lanes	Secure comm. use	Analysis area
2	Bulmershe Leisure Centre	✓	5	Yes	North Area
17	Reading Blue Coat School		0	No	North Area
79	Castle Royle Golf & Country Club		3	No	North Area
3	Carnival Pool		0	Yes	South East
3	Carnival Pool		0	Yes	South East
3	Carnival Pool	✓	6	Yes	South East
10	Livingwell Health Club & Hilton St Anne's Manor		0	No	South East
12	Luckley Oakfield School		4	No	South East
14	Nirvana Spa	✓	5	No	South East
14	Nirvana Spa		0	No	South East
14	Nirvana Spa		3	No	South East
16	Pulse 8 Health & Fitness Club		0	No	South East
26	Virgin Active Club (Wokingham Town)		2	No	South East
26	Virgin Active Club (Wokingham Town)		3	No	South East
41	Hilton St Annes Manor Hotel		0	No	South East
68	Holme Grange School		0	No	South East
69	Ludgrove School		5	No	South East
80	Westende Junior School		4	No	South East
1	Bearwood College	✓	4	No	South West
5	Crosfields School	✓	4	No	South West
6	David Lloyd Club (Reading)	✓	3	No	South West
11	Loddon Valley Leisure Centre		0	Yes	South West
11	Loddon Valley Leisure Centre	✓	6	Yes	South West
15	Nuffield Health Fitness & Wellbeing (reading)		3	No	South West
21	The Coombes C of E Primary School		0	No	South West

The table below identifies gaps from the catchment mapping of swimming pools against the hierarchy standards.

*Table 10: Identified catchment mapping gaps for swimming pools*

Category	Accessibility standard	Catchment/accessibility gaps identified in mapping
Major	40 minute walk/10 minute drive	Most of the 'Twyford Major Development Area' is further than a 40 minute walk of existing swimming pools. In addition, several settlements (i.e., Green Bank Industrial Estate, Winnersh) are not in the catchment area of a swimming pool with a secure community use agreement.
Modest	20 minute drive	Residents living in either a modest or a limited development area are within a 20 minute drive of a swimming pool.
Limited		

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The extent to which gaps should be addressed (in terms of facility size), is identified through Sport England's supply and demand analysis within Active Places Power. This analysis identifies that in Wokingham Borough there is currently an oversupply of swimming pool space. When predicated population growth and participation projections are taken into consideration the calculated over supply reduces. However, when only publically accessible facilities are taken into consideration, Amateur Swimming Association analysis indicates that there are increasingly (i.e., now and in the future) insufficient publicly accessible swimming pools to cater for demand alone. For further detail please refer to the Sports Assessment Report. Together with the accessibility mapping, these results have informed the decisions regarding whether gaps need to be met.

The above gap analysis is translated below into actual deficient areas and identifies policy options relating to the gaps identified.

*Table 10.1: Policy options for swimming pools*

Gap	Catchment/accessibility gaps identified in mapping	Policy options
SP1	Most of the 'Twyford Major Development Area' is further than a 40 minute walk of existing swimming pools.	Develop an additional swimming pool in Twyford, with secured community use.
SP2	No secure community use of the swimming pool in Green Bank Industrial Estate.	Secure community use of the swimming pool at Nuffield Health Fitness and Wellbeing (Reading).
SP3	No secure community use of the swimming pool in Winnersh.	Secure community use of the swimming pool at Nirvana Spa, Pulse 8 Health and Fitness Club or Bearwood College.

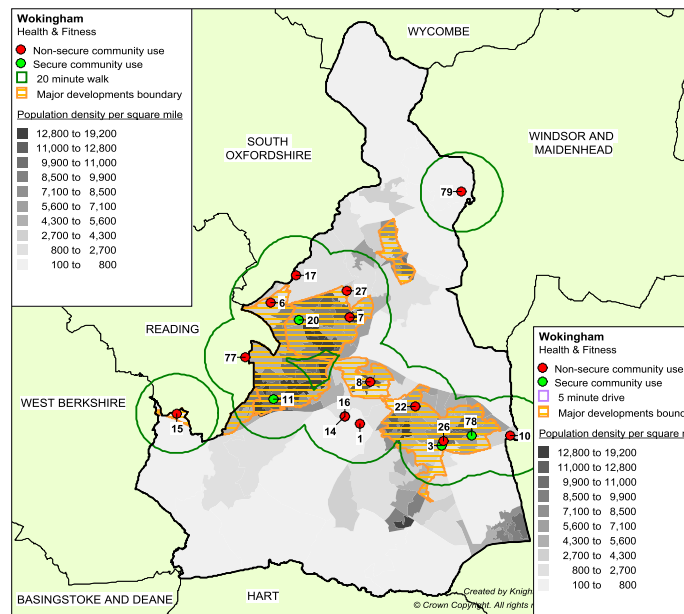
# WOKINGHAM BOROUGH COUNCIL

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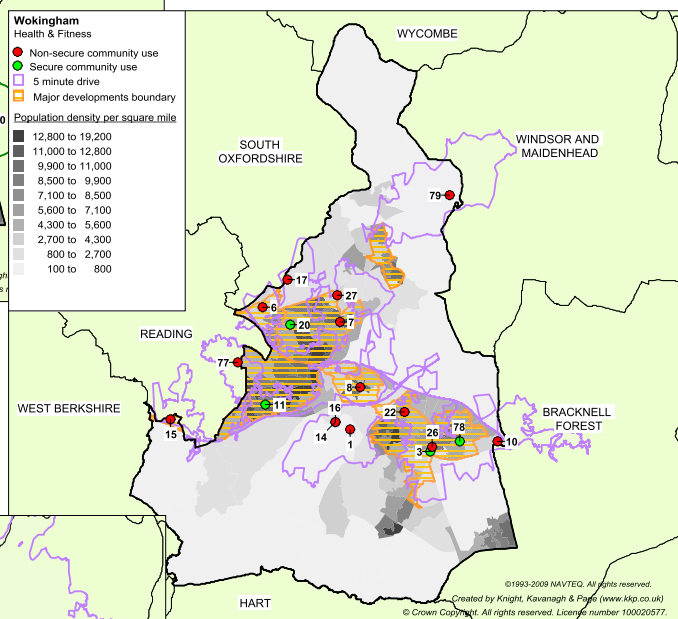
### Health and fitness gyms

Figure 10: Catchment mapping for health and fitness gyms

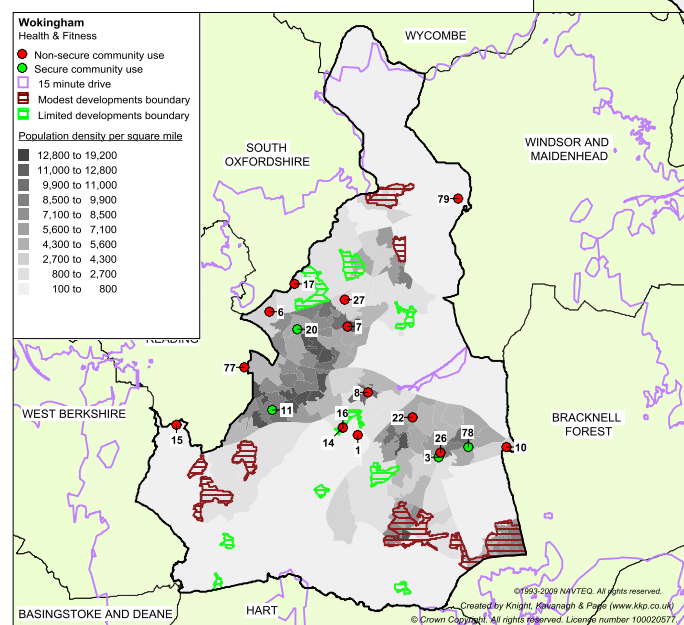
10a) Health and fitness gyms with amalgamated 20 minute walk-time and major development areas



10b) Health and fitness gyms with amalgamated five minute drive-time and major development areas



10c) Health and fitness gyms with amalgamated 15 minute drive-time and modest and limited development areas





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*Key for health and fitness gym maps*

KKP ref	Site	Stations	Secure comm. use	Analysis area
79	Castle Royle Golf & Country Club	85	No	North Area
7	Park Health Club	40	No	North Area
17	Reading Blue Coat School	17	No	North Area
20	The Bulmershe School	Unknown	Yes	North Area
27	Waingels College	Unknown	No	North Area
3	Carnival Pool	54	Yes	South East
8	Forest School	12	No	South East
10	Livingwell Health Club And Hilton St Anne's	26	No	South East
14	Nirvana Spa	45	No	South East
16	Pulse 8 Health & Fitness Club	250	No	South East
78	St. Crispin's Leisure Centre	Unknown	Yes	South East
22	The Emmbrook School	9	No	South East
26	Virgin Active Club (Wokingham Town)	102	No	South East
1	Bearwood College	7	No	South West
6	David Lloyd Club (Reading)	200	No	South West
11	Loddon Valley Leisure Centre	86	Yes	South West
15	Nuffield Health Fitness & Wellbeing	100	No	South West
77	Whiteknights Sports Centre	100	No	OUTSIDE

The table below identifies gaps from the catchment mapping of health and fitness gyms against the hierarchy standards.

*Table 11: Identified catchment mapping gaps for health and fitness gyms*

Category	Accessibility standard	Catchment/accessibility gaps identified in mapping
Major	20 minute walk/5 minute drive	Most of the 'Twyford Major Development Area', plus southern parts of Wokingham town and south Shinfield are further than a 20 minute walk and a five minute drive of existing health and fitness gyms.
Modest	15 minute drive	Residents living in either a modest or a limited development area are within a 15 minute drive of a health and fitness gym. However, health and fitness gyms on school sites generally have fewer the 20 stations – which is a good number for providing a range of CV and resistance equipment.
Limited		

Note: secure community use of Health and Fitness Gyms is not as significant an issue as it is for sports halls and swimming pools. This is because gyms generally operate on the basis of providing for community use whereas sports halls and swimming pools on 'non-leisure' sites (e.g., schools) are primarily for use by the main user of the site (e.g., school children and young people in the case of educational facilities).

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The extent to which gaps should be addressed (in terms of facility size) is identified through a demand based calculation. This analysis identifies that demand for health and fitness gyms in Wokingham Borough is both currently (2010) and in the future (2026) more than fully catered for. For further detail please refer to the Sports Assessment Report. Together with the accessibility mapping, these results have informed the decisions regarding whether gaps need to be met.

The above gap analysis is translated below into actual deficient areas and identifies policy options relating to the gaps identified.

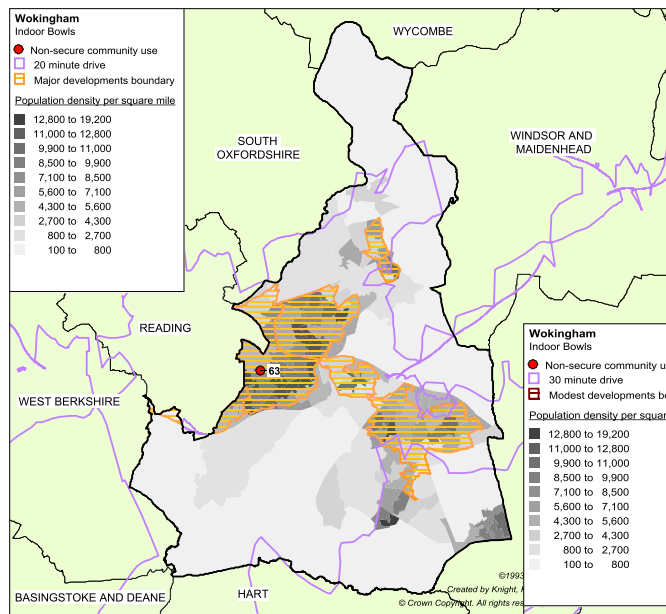
*Table 11.1: Policy options for health and fitness gyms*

Gap	Catchment/accessibility gaps identified in mapping	Policy options
H&F1	Most of the 'Twyford Major Development Area' is further than a 20 minute walk and a five minute drive from existing health and fitness gyms.	Develop a health and fitness gym in Twyford.
H&F2	Southern parts of Wokingham town are further than a 20 minute walk and a five minute drive from existing health and fitness gyms.	Encourage development of a health and fitness gym in the major development area in southern parts of Wokingham town
H&F3	South Shinfield is further than a 20 minute walk and a five minute drive from existing health and fitness gyms.	Encourage development of a health and fitness gym in the major development area in south Shinfield.
H&F4	Health and fitness gyms on school sites in the vicinity of modest and limited development areas generally have fewer the 20 stations.	Encourage development of health and fitness gyms at Bearwod College and Reading Blue Coat School.

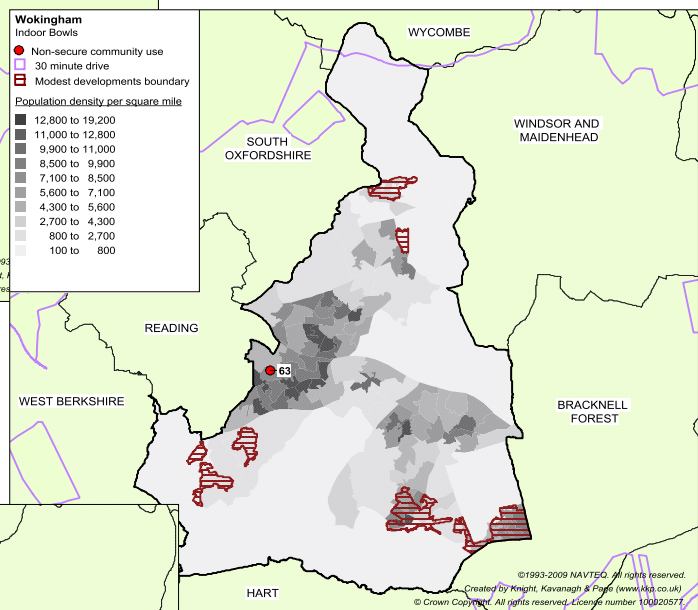
### Indoor bowls

Figure 11: Catchment mapping for indoor bowls

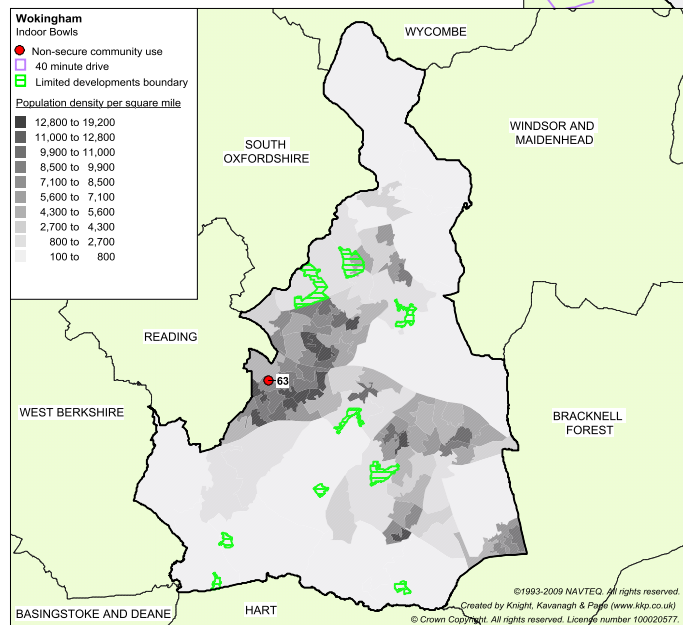
11a) Indoor bowls facilities with amalgamated 20 minute drive-time and major development areas



11b) Indoor bowls facilities with amalgamated 30 minute drive-time and modest development areas



11c) Indoor bowls facilities with amalgamated 40 minute drive-time and limited development areas



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*Key for indoor bowls maps*

KKP ref	Site	Rinks	Secure comm. use	Analysis area
63	Whiteknights Indoor Bowls Club	7	No	South West

The table below identifies gaps from the catchment mapping of indoor bowls facilities against the hierarchy standards.

*Table 12: Identified catchment gaps for indoor bowls*

Category	Accessibility standard	Catchment/accessibility gaps identified in mapping
Major	20 minute drive	South of Twyford and south of Wokingham town are further than a 20 minute drive from Whiteknights Indoor Bowls Centre.
Modest	30 minute drive	No gaps identified.
Limited	40 minute drive	No gaps identified.

Note: secure community use of indoor bowls facilities is not as significant as it is for sports halls and swimming pools, because indoor bowls facilities solely cater for community use.

Although deficits are identified by the gap analysis above they are relatively small and, consequently, are insufficient to justify development of an additional indoor bowls facility/ies. However, the above gap analysis is translated below into actual deficient areas and identifies policy options relating to the gaps identified.

*Table 12.1: Policy options for indoor bowls*

Gap	Catchment/accessibility gaps identified in mapping	Policy options
IB1	The South Twyford area is further than a 20 minute drive from Whiteknights Indoor Bowls Centre.	Encourage Whiteknights Indoor Bowls Club to increase participation amongst residents from south Twyford.
IB2	Southern parts of Wokingham town are further than a 20 minute drive from Whiteknights Indoor Bowls Club.	Encourage Whiteknights Indoor Bowls Club to increase participation amongst residents from south Wokingham town.

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#### *Playing pitch provision*

For playing pitches no specific access standard is set to identify deficiencies, as provision is assessed through a demand based calculation (see the Sports Assessment Report for the full calculation).

Sport England's Playing Pitch Model is a theoretical model. It is used to assess whether the supply of playing pitches is/will be sufficient at peak times both now and in the future. A summary of current surpluses and deficiencies (as taken from the Assessment Report) is shown below:

*Table 13: Surplus and deficiencies for playing pitches*

	Wokingham Borough (ha)
<b>Football</b>	-33.56
<b>Rugby</b>	-18.77
<b>Cricket</b>	-37.57

Please note that these figures only include football, rugby and cricket pitches. Although these figures feed into the outdoor sports standards (deficiency figures) on Page 60, they also include other outdoor sports such as tennis, AGPs etc.

Where deficiencies in provision are identified above (in red) more pitches are needed. Where an oversupply of provision is identified (i.e., black text), this is not to say that these are surplus to requirement. These pitches could, for example, be used as a strategic reserve to help sustain pitch quality elsewhere.

The deficit of pitches is most pronounced in the north area of the Borough which has, for example, a large number of junior clubs including Woodford Town, Woodley Hammers, Reeves Rangers and Twyford Comets and a lack of dedicated mini and junior pitches (with teams often playing across senior pitches). It is not realistic to re provide all these pitches and further feasibility/action planning is required to identify site by site and area by area solutions.

Further to this, consultation with users identified latent demand for provision as follows:

*Table 13.1: Latent demand for playing pitches*

	Wokingham Borough
<b>Football</b>	11.5 junior 1 mini 0.5 senior
<b>Rugby</b>	0.5 senior
<b>Cricket</b>	3 pitch

In summary, the assessment indicated an overall surplus of senior provision pitches but a significant under supply of junior and mini pitches. However, the extent of this balance differs across different areas of the Borough and by sport type.

In general the current playing pitch stock should be protected. Deficiencies should be met through improvements to the current pitch stock and changing some senior pitches to

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junior pitches. Demand for junior provision should be updated every two years to further quantify it in terms of provision required. However, on a case by case basis there may be some scope for rationalisation to create investment to improve the quality of other sites.

In addition to future demand, national changes in sport participation and proposed housing growth should be recognised and factored into future facility planning. Assuming there are more pitches in the future, there will obviously be an impact on the need for certain types of sports facilities in the future. Sports development work approximates latent demand which cannot currently be quantified (i.e., it is not being suppressed by a lack of facilities) but is likely to occur.

The following table highlights the main development trends in each pitch sport and their likely impact on facilities.

*Table 13.2: Development trends by sport*

Sport	Future development trend	Potential Strategy impact
Football	Sustained participation in senior 11 a side and youth football categories.	Required investment in the improvement of key sites to maintain capacity and participation levels.
	FA conversion rates predict local growth of youth male (39 teams), adult male 11 a side (4 teams), mini soccer (4 teams) and adult small sided (19 teams).	An increase in youth male football which increase the need for senior pitches and segregated changing facilities where necessary. However, the Sport England PPM does identify a surplus of 13 senior pitches so new provision may not be needed.
	FA specified change in pitch dimensions	Increased demand for greater variety of mini and minor pitches.
Cricket	Development of Focus (i.e., Clubmark) Clubs and an increase in midweek (junior) matches.	An increase in junior participation may result in the need to secure access to school pitches as second home grounds.
Rugby union	Emerging school/club links will result in increased junior participation within clubs.	An increase in the demand placed on the current pitch stock.

The Sport England, Playing Pitch Model used in the Assessment highlights an anticipated future surplus of senior football pitches. Whilst these predictions should not be used in isolation, they are in line with issues highlighted. However, this type of surplus is important to overall levels of provision in the context of using adult pitches to accommodate junior and mini-play as multifunctional pitches. Furthermore, surplus pitches allow some to be rested to protect overall pitch quality in the long term.

A long term priority should be to work in partnership with local junior leagues to develop a 'central hub venue' junior site (i.e., a multi pitch site in an accessible location, where the majority of junior football can happen) to centralise demand for junior pitches and assist clubs, which have difficulty finding suitable sites, and often have to use multiple sites to accommodate all teams.

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#### QUANTITY STANDARDS

The following tables examine the open space/facility surplus and deficiencies. The example calculation below is applied to each typology to calculate how much open space and sport and recreation provision per 1,000 people is needed to strategically serve the Borough now and in the future. An explanation about the different column headings can be found on the following pages.

Current provision (ha) <sup>1</sup>	Current population (2008)	Current provision level (ha per 1,000 population)	Deficiencies <sup>2</sup> (ha)	Total provision required for current population level (ha)	Provision level required to meet current population (ha per 1,000 population)	Future population (2026)	Provision required in 2026	Deficiency in provision (ha) up to 2026	Borough standard (2026)
(A)	(B)	( C )	(D)	(E)	(F)	(G)	(H)	(I)	(J)
		A/B*1000		A+D	E/B*1,000		F*G/1,000	A-H	E/G*1000

<sup>1</sup> Taken from the project/audit database, supplied as an electronic file

<sup>2</sup> Provision to meet accessibility/settlement hierarchy gaps expressed in hectares

For green corridors, due to their (generally) linear nature, it is not appropriate to set provision standards in terms of quantity and accessibility. Therefore, only a quality standard is recommended. Policy should promote the use of green corridors to link existing open spaces, housing areas to cycle routes, town centres, places of employment and community facilities such as schools, shops, community centres and sports facilities. Opportunities to use established linear routes, such as river banks as green corridors should also be exploited.

No quantity standard is provided for allotment provision as WBC is to retain the standard of 0.52 ha per 1,000 population as set out in the existing Core Strategy.



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#### ***The current level of provision (column A)***

The starting point for calculating quantitative standards is total current provision. Current provision usually has a high impact on future standards. Residents often base their judgement of need on or around current provision.

The current population from 2008 ONS figures for Wokingham Borough is 159,134.

#### ***Deficiencies (column D)***

The settlement hierarchy (outlined above) is used to demonstrate which areas are deficient in provision. Deficiency against the settlement hierarchy is calculated by identifying gaps/areas not covered by the minimum level of provision required (as illustrated in the maps above). This is based on achieving comprehensive access, whereby people across the Borough can access different types of open space within specific distances and/or walking/driving times (see accessibility standards above). For outdoor sports provision demand identified from clubs are also included.

If a settlement does not have access to the required level of open space provision (as identified in the hierarchy) it is deemed deficient. An estimate of how many sites, of a minimum size (i.e., as recommended by the GLA in Table 4), are needed to provide comprehensive access to this type of provision.

#### ***Quantity standard (i.e., provision level required to meet current demand, based on 2008 population estimates) (column F)***

Once a new total provision is gained by adding in any deficiencies to the current provision, a current minimum provision standard can be calculated. This takes into account current demand for open spaces.

#### ***Future population growth (column G)***

To assess future provision needs, we have to calculate a percentage increase for population growth. In the period between 2008 and 2026 Wokingham Borough's population is projected to increase across the Borough by 10.2%, which is higher than regional and national projections. Most population growth will occur in the SDLs. Consequently, SDL housing development targets are used as a basis for calculating the 'projected population increase'. The combined SDL housing development targets are 12,000 in total. Consequently, the population increase estimate is set out as:

(2008) Current population	Projected population increase	(2026) Future population
159,134	16,232	175,366

***Provision required in 2026 (column H)***

In order to calculate how much open space provision per 1,000 people is needed to strategically serve the area until 2026; future population growth is applied to the aspirational standard. For the purposes of this report, total provision required in 2026 is presented so that it is consistent with the Core Strategy.

***Deficiency in provision up to 2026 (column I)***

This column substantiates the actual deficiency in terms of the difference in hectares between current provision and future need, based on future growth having taken into account deficiencies.

***Borough Standard (column J)***

To calculate the provision standard (per 1,000 population of head) needed to strategically serve the Area until 2026, future population growth is applied to the total provision required (in hectares) to currently serve the Borough. Future population figures are used in order to distinguish between current and future standards.

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#### Parks and gardens

Current provision (ha) <sup>1</sup>	Current population (2008)	Current provision level (ha per 1,000 population)	Deficiencies <sup>2</sup> (ha)	Total provision required for current population level (ha)	Provision level required to meet current population (ha per 1,000 population)	Future population (2026)	Provision required in 2026	Deficiency in provision (ha) up to 2026	Borough standard (2026)
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
186.57	159,134	1.17	7.00	193.57	1.22	175,366	213.94	27.37	1.10

#### Natural/semi natural greenspace (including country parks)

Current provision (ha) <sup>1</sup>	Current population (2008)	Current provision level (ha per 1,000 population)	Deficiencies <sup>2</sup> (ha)	Total provision required for current population level (ha)	Provision level required to meet current population (ha per 1,000 population)	Future population (2026)	Provision required in 2026	Deficiency in provision (ha) up to 2026	Borough standard (2026)
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
721.10	159,134	4.53	-	721.10	4.53	175,366	794.41	73.31	4.11

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The next table shows the level of natural/semi natural greenspace provision excluding Country Parks. This is due to WBC not seeking onsite contributions to Country Park provision but instead will be seeking an offsite financial contribution.

#### Natural/semi natural greenspace (excluding country parks)\*

Current provision (ha) <sup>1</sup>	Current population (2008)	Current provision level (ha per 1,000 population)	Deficiencies <sup>2</sup> (ha)	Total provision required for current population level (ha)	Provision level required to meet current population (ha per 1,000 population)	Future population (2026)	Provision required in 2026	Deficiency in provision (ha) up to 2026	Borough standard (2026)
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
498.21	159,134	3.13	-	498.21	3.13	175,366	548.89	50.68	2.84

#### Amenity greenspace

Current provision (ha) <sup>1</sup>	Current population (2008)	Current provision level (ha per 1,000 population)	Deficiencies <sup>2</sup> (ha)	Total provision required for current population level (ha)	Provision level required to meet current population (ha per 1,000 population)	Future population (2026)	Provision required in 2026	Deficiency in provision (ha) up to 2026	Borough standard (2026)
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
208.12	159,134	1.31	1.12	209.24	1.31	175,366	229.73	21.61	1.19

\* Deficiency in provision up to 2026 is calculated through subtracting column H by column E.

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#### Provision for children and young people (including teenage facilities)

Current provision (ha) <sup>1</sup>	Current population (2008)	Current provision level (ha per 1,000 population)	Deficiencies <sup>2</sup> (ha)	Total provision required for current population level (ha)	Provision level required to meet current population (ha per 1,000 population)	Future population (2026)	Provision required in 2026	Deficiency in provision (ha) up to 2026	Borough standard (2026)
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
7.55	159,134	0.05	1.25	8.80	0.06	175,366	10.52	2.97	0.25*

\*the formula to calculate the Borough standard for the provision of children and young people has not been used. Instead a Borough standard of 0.25 hectares per 1,000 population has been set, as based on the Fields in Trust guidance.

The Fields in Trust (i.e., FIT) minimum size standard for equipped play space (0.25ha/1000) is used for calculating future development. This is due to the current level of provision of play areas in the Borough (0.05) falling well below the national average of 0.115ha/1000 and in order to ensure that the current low level of provision does not persist. One of the other typologies could be reduced to take account of this increase in play sites (most likely Amenity Open Space)

#### Civic space

Current provision (ha) <sup>1</sup>	Current population (2008)	Current provision level (ha per 1,000 population)	Deficiencies <sup>2</sup> (ha)	Total provision required for current population level (ha)	Provision level required to meet current population (ha per 1,000 population)	Future population (2026)	Provision required in 2026	Deficiency in provision (ha) up to 2026	Borough standard (2026)
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)
1.34	159,134	0.01	-	1.34	0.01	175,366	1.75	0.41	0.01

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#### Outdoor sports facilities (including informal ball courts)

Current provision (ha)	Current population	Current provision level (ha per 1,000 population)	Deficiencies		Total provision required for current population level (ha)	Provision level required to meet current population (ha per 1,000 population)	Future population (2026)	Provision required in 2026	Deficiency in provision (ha) up to 2026	Borough standard (2026)
			Latent demand deficiencies (ha)	PPM deficiencies (ha)						
A	B	C	D		E	F	G	H	I	J
173.71	159,134	1.09	16.13	101.84	291.68	1.83	175,366	320.92	147.21	1.66

The above standards in the table for outdoor sports facilities include grass pitches, ball courts (e.g., tennis, netball), multi-use games areas, AGPs, bowling greens. This allows for greater flexibility in determining what facilities are required to satisfy local need.

#### AGP Only

Current provision (ha)	Current population	Current provision level (ha per 1,000 population)	Deficiencies		Total provision required for current population level (ha)	Provision level required to meet current population (ha per 1,000 population)	Future population (2026)	Provision required in 2026	Deficiency in provision (ha) up to 2026	Borough standard (2026)
			Latent demand deficiencies (ha)	PPM deficiencies (ha)						
A	B	C	D		E	F	G	H	I	J
7.39	159,134	0.05	2.96	-	10.35	0.06	175,366	10.52	3.13	0.06

\* based on an average size of 0.73 hectares

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#### Typology deficiencies summary

Typology	Provision level required to meet future population in 2026 (ha)
Parks and gardens	27.37
Natural/semi natural greenspace (including country parks)	73.31
Natural/semi natural greenspace (excluding country parks)	50.68
Amenity greenspace	21.61
Provision for children and young people (including teenage facilities)	2.97
Civic space	0.41
Outdoor sports facilities	147.21



### Indoor sports facilities

PPG17 the Companion Guide states that local standards should include:

- ✦ A quantitative component (i.e., how much provision is needed).
- ✦ A qualitative component (i.e., condition).
- ✦ An accessibility component (e.g., travel distances, cost).

The relative importance of these elements varies from one type of provision to another.

Quantitative standards are proposed for each facility type below. They are aspirational and based on consultation, identification of current and future demand and premised on the calculation of effective catchment areas. They do not necessarily apply to single sites. Facilities must also be managed in an appropriate manner. To achieve minimum provision standards all facilities are assumed to:

- ✦ Offer at least 'adequate', but not exclusive, day-time community use. (The existence and quality of sport and recreation facilities at schools gives the impression that the Area is well provided, however, the Assessment identifies that reliable, regular community use of such facilities is not available. Consequently, are discounted from the calculation of quantity standards).
- ✦ Be 'fit for purpose' (i.e., able to provide opportunities in the activities for which they are intended).
- ✦ Be in at least 'adequate condition'.
- ✦ Provide adequate car/cycle parking for peak time usage in a safe and secure location adjacent to the facility(s).

The accessibility component is shown through the advocated approach for all local residents to live within the defined catchment area of, and therefore have access to, each type of facility. Generally, the more facilities there are on one site, overhead costs are proportionately lower. However, the types of facility are mutually exclusive (e.g., a hall used for sport and recreational activity is either a 'sports hall' or an 'activity hall') and can either be 'stand alone' or located on the same site as other facilities.

Qualitative components of provision are set out and discussed in more detail in the accompanying strategy document.

### Quantity standards per 1,000 people

Quantity standards per 1,000 people are calculated for inclusion in local supplementary planning documents and to help secure developer contributions towards sport and recreation facilities. They are calculated by:

- A. Calculating existing provision in square metres (by multiplying the number of facilities identified in the Assessment by the relevant minimum size).
- B. Subtracting 'discounted' facilities (i.e., sport and recreation facilities that are not formally available for community use).
- C. Quantifying identified deficits in square metres [by multiplying identified deficits (i.e., an estimate of the number of facilities needed to satisfy demand] by a facility's relevant minimum size).

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D. Dividing the space required by the Borough's 'current population' (i.e., the 2008 population of 159,134).

E. Calculating a quantity standard per 1,000 people by multiplying this number by 1,000.

Quantity standards per 1,000 people for sport and recreation facilities in the Area are:

Type of facility	A Existing space (sq. m.)	B Discounted space <sup>5</sup> (sq. m.)	C Identified deficits <sup>6</sup> (sq. m.)	(A - B) + C Required space (sq. m.)	D Divided by current population (2008)	E Quantity standard per 1,000 people (2008)
Sports halls (4-bad court)	12,978.90	6,557.76	1,366.20	7,787.34	0.05	48.94
25m swim pools	2,113.13	966.00	301.88	1,449.00	0.01	9.11
Activity halls	7,245.00	0.00	0.00	7,245.00	0.45	45.53
Indoor bowls (2 rinks)	1,616.23	0.00	0.00	1,616.23	0.01	10.16
H & F gym (20 stations)	2,070.00	0.00	0.00	2,070.00	0.01	13.01

Future requirements in 2026 are identified in the demand analysis for sports halls, swimming pools and health and fitness gyms in the 'Wokingham Final Amended Sports Assessment Report'. They are summarised below:

Facility type	2026	Demand satisfied
Sports halls (4-badminton court +)	114.16% demand met	x
Swimming pools (publically accessible)	158.87% demand met	✓
Health and fitness gyms	864 stations required	✓

<sup>5</sup> The calculation of 'discounted space' assumes that where there is no formal/secured dual-use agreement community use of sport and recreation facilities constitutes 20% of optimum community use (i.e., 20 hours or less per week). The facility is, therefore, discounted by 80%.

<sup>6</sup> Discounted sports halls: Reading Blue Coat School, The Piggott School, The University Of Reading: Bulmershe Court, Waingels College / Forest School, Luckley Oakfield School, Ludgrove School, The Emmbrook School, The Holt School / Bearwood College, Crosfields School, Maiden Erlegh School, Ryeish Green Leisure Centre (closed), Whiteknights Sports Centre  
Discounted 25m swimming pools: David Lloyd Club (Reading), Nirvana Spa / Crosfields School, Bearwood College

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### Indoor facility borough standard (2026)

Type of facility	Quantity standard per 1,000 people (2026)
Sports halls (4-bad court)	44.41
25m swim pools	8.26
Activity halls	41.31
Indoor bowls (2 rinks)	9.22
H & F gym (20 stations)	11.80

### Minimum facility sizes

Facility type	Average size (m <sup>2</sup> )
Sports halls (33m x 18m + 15% circulation)	683.10
25m swim pools (25m x 10.5m + 15% circulation)	301.88
Activity halls (18m x 10m +15% circulation)	207.00
MUGAs (37m x 18.5m + 15% circulation)	787.18
AGPs (102m x 63m + 15% circulation)	7,389.90
Indoor tennis	
One court: 36.58m x 18.29m + 15% circulation	769.4
Two courts: 36.58m x 33.53m + 15% circulation	1,410
Outdoor tennis (single court - 36.57m x 18.29m)	668.87
Indoor bowls (2 rinks - 41.1m x 9.77m + 15% circulation)	461.78
Outdoor bowls (40m x 40m + 15% circulation)	1,840.00
H & F gym (20 stations)	115.00