

**AUDIT OF OPEN SPACE, SPORT AND RECREATION  
FACILITIES AND ASSESSMENT OF LOCAL NEEDS**



**A  
REPORT  
BY  
PMP**

**MARCH 2006**

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## **Allotments and community gardens**

### **Definition**

- 10.1 This includes all forms of allotments with the primary purpose of providing opportunities for people to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion. This type of open space may also include urban farms.

### **Picture 10.1 – Bridle Road Allotments**



### **Strategic context and consultation**

- 10.2 Like other open space types, allotments can provide a number of wider benefits to the community as well as the primary use of growing produce. These include:
- bringing together different cultural backgrounds
  - improving physical and mental health
  - providing a source of recreation
  - contribution to greenspace.

### **Consultation**

- 10.3 Overall, good occupancy levels were reported with 77% of plots currently taken. Internal consultations identified some allotment sites as being too large and allotments at Stones Road and Elmstead appear underused.
- 10.4 Other comments suggest that plot holders need to be educated in good practice and that self management of allotments may improve their overall quality.

- 10.5 One plot holder at Kingston Road allotments has succeeded in attracting grants to make allotments more accessible to disabled people.
- 10.6 Epsom and Ewell Borough is considered well provided for with allotments. They are generally well spaced throughout the Borough with travelling times not exceeding 15 minutes to any one site.

### **Current position**

- 10.7 There are 12 identified allotment sites across the Borough. These are:

- Barn Elms Allotments (Site ID 1)
- Park Avenue West Allotments (Site ID 2)
- Kingston Road Allotments (Site ID 3)
- Hessle Grove Allotments (Site ID 4)
- West Ewell Allotments (Site ID 5)
- Alexandra Allotments (Site ID 6)
- Epsom Common Allotments (Site ID 7)
- Stone's Road Allotments (Site ID 8)
- Lane End Allotments (Site ID 9)
- Elmstead Allotments (Site ID 10)
- Elm Road Allotments (Site ID 175)
- East Ewell Allotments (Site ID 259).

### **Setting provision standards**

- 10.8 In setting local standards for allotments there is a need to take into account any national or local standards, current provision, other local authority standards for appropriate comparison, site assessments and consultation on local needs. Full justifications for the local standards are provided within Appendices I, J and K.

### **Quantity**

- 10.9 The audit of allotments highlight that there are 14.34 hectares in total across the Borough. This equates to 0.22 ha per 1,000 population.
- 10.10 The National Society of Allotment and Leisure Gardeners suggest a national standard of 20 allotments per 1,000 households (ie 20 allotments per 2,000 people based on 2 people per house) or one allotment per 200 people. This equates to 0.125ha per 1,000 population based on an average plot size of 250m<sup>2</sup>.
- 10.11 From the Citizens' Panel survey, nearly 50% of respondents did not comment on the provision of allotments. Of those that did comment, the emphasis is on the existing level of provision being about right (including 'more than enough' at 35%) compared with not enough (including 'nearly enough' at 18%).

## SECTION 10 – ALLOTMENTS AND COMMUNITY GARDENS

10.12 Up to date information from Epsom and Ewell Borough Council indicates a 77% occupancy rate. This is relatively high but does indicate there may be empty plots on some sites or that certain sites are underused.

**RECOMMENDED  
LOCAL  
QUANTITY  
STANDARD**

10.13 The standard has therefore been set at 77% of the existing level of provision at 0.16ha per 1000 population.

**0.16 ha per 1,000  
population**

### **Quality**

10.14 There are no definitive national or local standards for the provision of allotments and community gardens.

10.15 The overall quality of allotments is average to good, with the majority of sites scoring above 50%. Barn Elms Allotments has the highest quality rating with 66.7%. The lowest quality rating is Stone Road Allotments with a score of 24.4%.

10.16 The internal consultations identified poor housekeeping as a problem for some allotment sites. Self management has been suggested as a method to address this problem.

10.17 The highest rated aspirations from the Citizens' Panel survey are appropriate toilet provision, well kept grass, clean and litter free, quality soils, good site access, water supply, seating and parking.

### **RECOMMENDED LOCAL QUALITY STANDARD**

***"A well-kept, clean and litter free site with good quality soils that encourages sustainable development, biodiversity and education objectives. It should have good site access and water supply, with appropriate ancillary facilities such as seating, parking and toilets if possible."***

10.18 The recommended quality local standard provides the vision for any new provision and also a quality benchmark for existing allotments.

### **Accessibility**

10.19 With regards to accessibility there are no definitive national or local standards for this type of open space.

10.20 The accessibility score ranged considerably from the site assessments. Four sites have a low accessibility score of 20%: Alexandra Allotments (site ID 6), Kingston Road Allotments (Site ID 3), Park Avenue Allotments (Site ID 2) and Lane End Allotments (Site ID 9). The highest rating site was Barn Elms Allotment with 80%.

10.21 Of those respondents to the Citizens' Panel survey that stated they used allotments most frequently (although other typologies were also stated), there were relatively high satisfaction levels with site accessibility. Higher levels of dissatisfaction were found with signage to sites, accessibility by public transport and accessibility with pushchairs/wheelchairs, although a number of residents did not feel that these were applicable to this type of open space.

### **RECOMMENDED LOCAL ACCESSIBILITY STANDARD**

**20-24 minute  
drive  
(10km)**

10.22 The most popular mode of transport to allotments is by car and the 75% threshold is 20-24 minutes. As such, the standard is set at 20-24 minutes with the catchment drawn at 24 minutes (10km).

### ***Applying provision standards – identifying geographical areas***

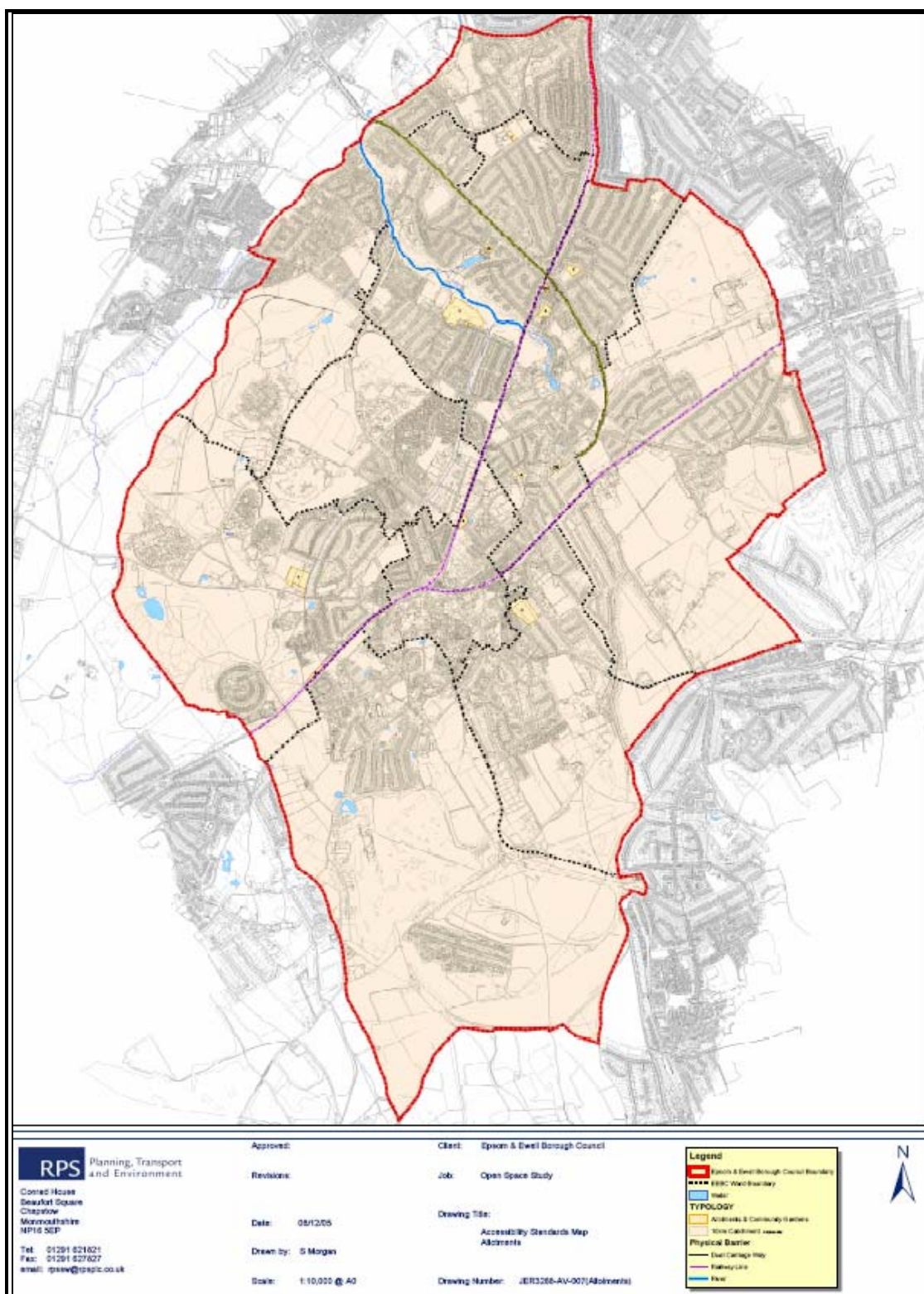
10.23 In order to identify geographical areas of importance and those areas with unmet local needs, we apply the quantity and accessibility standards together. The quantity standards help identify areas which do not meet the minimum provision standards while the accessibility standards determine where those deficiencies are important.

10.24 We have plotted straight line catchment areas, based on the recommended accessibility standard, around each open space site. These catchment areas have then been modified to take account of significant physical boundaries such as dual carriageway roads, railway lines and rivers. The maps are interpreted as follows:

- If a residential area is located within one of these catchment areas (shaded areas on the map), then it can be assumed that it has reasonable access to this type of open space
- If a residential area is located outside of these catchment areas (unshaded areas on the map), then it can be assumed that it does not have reasonable access to this type of open space.

10.25 The quantitative standard implies that there is an overprovision of allotments in some areas. The application of the accessibility standard also demonstrates that there are no areas within Epsom and Ewell Borough that cannot access an allotment site based on the accessibility standard.

**Map 10.1: Overview of the provision of allotments in Epsom and Ewell borough**



10.26 Sites are fairly evenly distributed so it cannot be concluded that there is an overprovision in particular areas. The provision of allotments is demand led and any identified site specific overprovision should be based on a site specific assessment of the usage, value and quality of the sites and consultations with allotment societies and plot holders.

**Value assessment – identifying specific sites**

- 10.27 Assessing quality and value is fundamental to effective planning. This can be done comparing quality, accessibility and usage of sites. Most sites that have a high level of use would normally have good or very good quality and accessibility ratings. Most sites with a low level of use would have average or poor quality and accessibility ratings. This is because the factors are related and interlinked.
- 10.28 The level of usage of most allotment sites is considered to be relatively good. The occupancy rates, however, indicate some sites that are currently underused. In the case of Stone Road Allotments (Site ID 8), the site has very low accessibility (27%) and quality scores (24%) and has only a 28% occupancy rate. As such, consideration should be given to the re-designation or disposal of this site.
- 10.29 However, Barn Elm Allotments has both the highest rating for quality (67%) and accessibility (80%), yet has one of the lower occupancy rates of 51%. Further investigation should be undertaken as to why there is this lower level of occupancy. This could suggest low levels of demand in this area.
- 10.30 Epsom Common Allotments (Site ID 7), Elmstead Allotments (Site ID 10), Lane End Allotments (Site ID 9) and Alexandra Allotments (Site ID 6) have average quality ratings, (with Elmstead Allotments being slightly lower). Epsom Common has an average accessibility rating but the other three sites have poor ratings. The occupancy rate on these sites is good to excellent in spite of their quality and accessibility so improvements should be made in these areas to meet quality standards.
- 10.31 Kingston Road Allotments (Site ID 3) and Park Avenue West Allotments (Site ID 2) also have average quality ratings and poor accessibility so again improvements should be made to both the access and quality of these sites.

<b>ALLOT1</b>	Stone Road Allotments has low quality and accessibility ratings as well as a low occupancy rate. For this reason, investigate whether the site could be re-designated or disposed.
<b>ALLOT2</b>	Investigate the reason for the lower occupancy rate at Barn Elm Allotments.

**Site visits – maintenance and capital works**

10.32 From the visits to Council-owned sites, we have identified various capital and maintenance works required for each site. The costs of these works are set out in the table below and a full breakdown of these costs is set out in Appendix Q.

Site ID	Site name	Capital work required (£)	Maintenance required (£ pa)
1	Barn Elms Allotments	1,000	0
2	Park Avenue West Allots	21,000	0
3	Kingston Road Allotments	1,000	0
4	Hessle Grove Allotments	1,000	0
5	West Ewell Allotments	0	0
6	Alexandra Allotments	2,000	500
7	Epsom Common Allotments	3,000	1,000
8	Stones Road Allotments	0	0
9	Lane End Allotments	45,000	500
10	Elmstead Allotments	3,000	0
	<b>Total</b>	<b>77,000</b>	<b>2,000</b>

<b>ALLOT3</b>	Improve the quality and accessibility of the other allotments in the Borough and address the improvements required at Alexandra, Barn Elms, Elmstead, Epsom Common, Hessle Grove, Kingston Road, Lane End and Park Avenue Allotments.
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**Summary and conclusions**

10.33 The average occupancy rate for allotments is 77% and the quantity standard reflects this. As such, there is some over provision of allotments. The accessibility catchments show that all residents within the Borough can access an allotment site.

10.34 The provision of allotments is demand led and any identified site specific overprovision should be confirmed by a site specific assessment of the usage, value and quality of the sites and consultations with allotment societies and plot holders.

10.35 Allotment sites on the whole are considered well used. However two sites were identified as having lower occupancy rates: Stone Road Allotments and Barn Elm Allotments.

10.36 There are a number of sites that have average quality ratings and poor accessibility ratings. The quality and accessibility issues at each of these sites should be addressed.

**Summary of recommendations**

<b>ALLOT1</b>	Stone Road Allotments has low quality and accessibility ratings as well as a low occupancy rate. For this reason, investigate whether the site could be re-designated or disposed.
<b>ALLOT2</b>	Investigate the reason behind the lower occupancy rate at Barn Elm Allotments.
<b>ALLOT3</b>	Improve the quality and accessibility of the other allotments in the Borough and address the improvements required at Alexandra, Barn Elms, Elmstead, Epsom Common, Hessle Grove, Kingston Road, Lane End and Park Avenue Allotments.

**Funding options relevant to this typology**

10.37 In order to maintain and enhance the quality of the Borough's allotments and community gardens, the following funding options may be considered.

**1. Sale of Council Land**

- this is discussed in greater detail in Section 13. Generating and reinvesting resources obtained from land, which is surplus to requirements is likely to be a long process, and ultimately may prove difficult to achieve but if considered feasible at some future stage, reinvestment would:
  - secure political credibility for the sale of land
  - provide sufficient funding to carry out significant rather than purely minor open space improvements. It should, however, be realised that the process may take two/three years to introduce, owing to planning, legal and other restrictions which could delay its introduction
  - also, this mechanism is likely to be create public controversy and its success depends on how the process and sale of land is conveyed to the public in terms of benefits and outcomes.

**2. Review of pricing**

- this needs to cover all charges where a significant income is obtained, including allotments.

**3. The Esmee Fairburn Foundation**

- **The Esmee Fairburn Foundation** aims to improve quality of life, particularly for people who face disadvantage. Eligible activities include the preservation and enhancement of open space, and good management of woodlands, gardens and allotments. The size of grant is not limited, with the average award for the year 2002 being £33,500.

10.38 Funding opportunities are discussed further and in greater detail in Section 13.

## **Cemeteries and churchyards**

### **Definition**

- 11.1 Churchyards are encompassed within the walled boundary of a church and cemeteries are burial grounds outside the confines of a church. These include private burial grounds, local authority burial grounds and disused churchyards. The primary purpose of this type of open space is for burial of the dead and quiet contemplation but also for the promotion of wildlife conservation and biodiversity.

### **Picture 11.1 St Martin's Churchyard**



### **Strategic context**

- 11.2 Cemeteries and churchyards can be a significant open space provider in some areas. In other areas they can represent a relatively minor resource in terms of the land, but are able to provide areas of nature conservation importance via unimproved grasslands and other various habitats. They are often among the few areas of greenspace where the local community is able to have some contact with the natural world.
- 11.3 Although many have restricted access they still provide a useful resource for the local community. A wide variety of habitats can often be found supporting the other open space types such as areas of semi-natural and natural areas.

**Current provision**

- 11.4 There are five cemeteries and churchyards audited within the Borough. These are:
- Epsom Cemetery - Ashley Road (Site ID 23)
  - St Mary's Churchyard (Site ID 26a) part closed
  - St Mary's Cemetery (Site ID 26b)
  - St Martin's Churchyard (Site ID 27) closed
  - Horton Cemetery (site ID 214) now closed.
- 11.5 The only working cemetery is at Ashley Road. It is a very popular burial site due to its proximity to Epsom Downs. The site provides for quiet contemplation and has more of a park feel about it, being well maintained with planted trees, shrubs and a pleasant outlook, with views to London. The ground receives 200 burials per year and according to the internal consultations it will have the capacity to accommodate demand for the next 25-30 years.
- 11.6 Legislation relating to the maintenance of memorials means that investment will need to be made in the future.
- 11.7 The other cemeteries and churchyards which are now closed, are overgrown sites but still serve a purpose by attracting wildlife.
- 11.8 63% of respondents from the Citizens' Panel survey felt that cemeteries and churchyards were important although unsurprisingly visits to this typology represented the highest amount of occasional use. The greatest proportion of people (60%) would expect to drive to cemeteries and churchyards.

**Setting provision standards**

**Quantity**

- 11.9 No quantity standards are to be set for cemeteries and churchyards. PPG 17 Annex states "*many historic churchyards provide important places for quiet contemplation, especially in busy urban areas, and often support biodiversity and interesting geological features. As such many can also be viewed as amenity greenspaces. Unfortunately, many are also run-down and therefore it may be desirable to enhance them. As churchyards can only exist where there is a church, the only form of provision standard which will be required is a qualitative one.*"

<p><b>RECOMMENDED LOCAL QUANTITY STANDARD</b></p> <p><b>No local standard to be set</b></p>
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- 11.10 For cemeteries, PPG 17 Annex states "*every individual cemetery has a finite capacity and therefore there is steady need for more of them. Indeed, many areas face a shortage of ground for burials. The need for graves, for all religious faiths, can be calculated from population estimates, coupled with details of the average proportion of deaths which result in a burial, and converted into a quantitative population-based provision standard.*" This does not relate to a quantitative hectare per 1,000 population requirement.

**Quality**

11.11 There are no definitive national or local standards for the quality of cemeteries and churchyards.

11.12 Epsom and Ewell Borough's cemeteries and churchyards achieved an average quality score of over 60% suggesting a good quality standard. To emphasise this point, few sites had any factors rated very poor, suggesting that cemeteries and churchyards are well-maintained and in good condition. Most factors were rated as good with over 50% of sites rated as very good in terms of cleanliness and maintenance. The main concerns are over security and safety of cemeteries.

11.13 In addition, cemeteries and churchyards provide the following wider benefits to the local area:

- ecological
- structural and landscape
- 'sense of place'
- cultural and heritage value.

11.14 The Citizens' Panel survey indicated that the highest rated aspirations for cemeteries and churchyards were that they should have appropriate toilet provision, be clean and litter free, with flowers, trees and shrubs. They should ideally have clear footpaths, seating and dog free areas and nature features. Parking should be provided.

**RECOMMENDED LOCAL QUALITY STANDARD**  
*"A well maintained, clean and litter free site with toilets, flowers, trees and shrubs with vegetation and landscaping that encompasses bio-diversity. They should ideally have clear footpaths, seating, dog free areas and parking"*

11.15 The recommended local quality standard provides the vision for any new provision and also a quality benchmark for existing cemeteries and churchyards.

**Accessibility**

11.16 With regards to accessibility there are no definitive national or local standards.

11.17 The average accessibility score was 57%, which suggests a good standard of site access. The highest scoring site was Epsom Cemetery (77%) but there was also average access at St Martin's Churchyard (Site ID 27) and Horton Cemetery (Site ID 214), which reflects the fact that these sites are currently closed to the public.

**RECOMMENDED LOCAL STANDARD**  
**No local standard to be set**

11.18 There is no requirement to set catchments for cemeteries and churchyards as they cannot easily be influenced through planning policy and implementation.

**Value assessment – identifying specific sites**

- 11.19 Assessing quality and value is fundamental to effective planning. This can be done simply through comparing value with quality or, in more detail by assessing all options and combinations when comparing quality, accessibility and usage of sites. As highlighted above, in addition to offering a functional value, many cemeteries and churchyards have wider benefits including habitat opportunities and visual amenities.
- 11.20 Most sites that have a high level of use would normally have good or very good quality and accessibility ratings. Most sites with a low level of use would have average or poor quality and accessibility ratings. This is because the factors are related and interlinked.
- 11.21 Epsom Cemetery (Site ID 23) was considered to be of high quality and accessibility and is therefore a highly valued site, which should be protected and highlighted as an example of good practice.
- 11.22 Similarly, St Mary’s Churchyard (Site ID 178) is highlighted as a valued site with both good quality and accessibility. This site should also be protected.
- 11.23 St Martin’s Churchyard (Site ID 27) and Horton Cemetery (site ID 214) scored relatively low in terms of both quality and accessibility. Consideration should therefore be given to improving quality and accessibility at these sites to maximise their potential as a local amenities.

**Site visits – maintenance and capital works**

- 11.24 From the visits to Council-owned sites, we have identified various capital and maintenance works required for each site. The costs of these works are set out in the table below and a full breakdown of these costs is set out in Appendix Q.

Site ID	Site name	Capital work required (£)	Maintenance required (£ pa)
23	Epsom Cemetery	10,000	4,500
	<b>Total</b>	<b>10,000</b>	<b>4,500</b>

**Recommendation**

<b>C&amp;C 1</b>	Address improvements required to Epsom Cemetery.
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### **Summary**

- 11.25 While it is inappropriate to set a quantity standard for cemeteries, there will be steady demand in the Borough for this type of space. Provision for burial facilities will need to be evaluated and any planning for future provision should be based on predicted death rates, burial and cremation rates. According to the Council there is sufficient capacity at the present time to meet the needs of the population for the foreseeable future.
- 11.26 Although needed for the burial of the dead, cemeteries and churchyards provide an open space to be used on an opportunity-led basis – ie where there are churchyards and cemeteries there are opportunities for wildlife and use of the open space by the public for walking and relaxing.
- 11.27 The quality of cemeteries and churchyards remains particularly important – many people use cemeteries and churchyards as amenity greenspace for peace and contemplation. It appears that the quality of cemeteries and churchyards within Epsom and Ewell Borough is generally good. It should be a priority to maintain this standard going forward.

### **Funding options relevant to this typology**

- 11.28 In order to maintain and enhance the quality of the Borough's cemeteries and churchyards, the following funding options may be considered.

#### ***1. Review of pricing***

- this needs to cover all charges where a significant income is obtained, including burials.

## **Green corridors**

### **Definition**

- 12.1 This open space type includes towpaths along canals and riverbanks, cycleways, rights of way and disused railway lines with the primary purpose to provide opportunities for walking, cycling and horse riding whether for leisure purposes or travel and opportunities for wildlife migration.

***Picture 12.1 – Alexandra Recreation Ground Cycleway***



### **PPG17 – the role of green corridors**

- 12.2 With regards to green corridors the emphasis of PPG17 is on urban areas. It uses the typology from the Urban Green Spaces Taskforce Report which is an urban typology.
- 12.3 The Companion Guide to PPG17 suggests that unless a green corridor is used as a transport link between facilities ie home and school, town and sports facility etc, it should not be included within an audit.
- 12.4 Although the role that all green corridors play in the provision of open space and recreation within the Borough is recognised, the focus is however on important urban corridors and public rights of way.

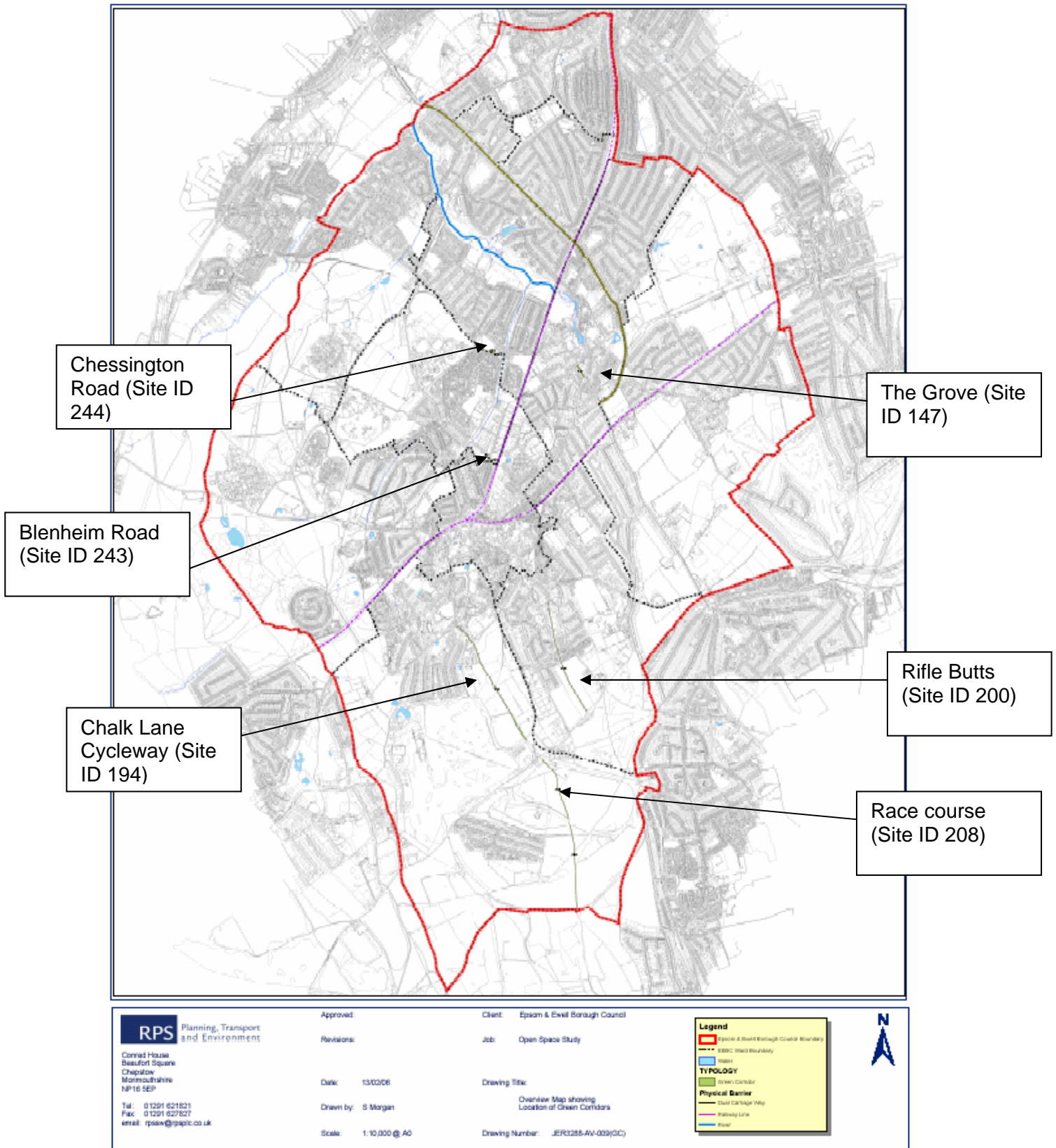
### **Consultation**

- 12.5 Nearly half (46%) of respondents from the Citizens' Panel survey considered the quantity of green corridors 'about right'.
- 12.6 Future development needs to encompass linkage provision between large areas of open space, for example Royal Avenue via Hogsmill, and create opportunities to develop the green corridor network for walking routes and cycleways.
- 12.7 Other feedback was that corridors should be left to grow wild to encourage wildlife.

### **Current position**

- 12.8 Six green corridors have been identified as part of the audit. These are:
- The Grove (Site ID 147)
  - Chalk Lane Cycleway (Site ID 194)
  - Rifle Butts, off Burgh Heath Road (Site ID 200)
  - Blenheim Road (Site ID 243)
  - Chessington Road (Site ID 244)
  - Race Course GC (Site ID 208).

**Map 12.1 Overview of green corridors in Epsom & Ewell Borough**



12.9 With the large areas of natural and semi-natural open space across the Borough, it is important to have a good network of green corridors within and between them to

ensure residents can enjoy them fully. With a relatively densely populated urban area and the location of the large natural and semi-natural sites elsewhere in the Borough, it is equally important that green corridors provide access from the urban areas to the open spaces.

**Setting provision standards**

- 12.10 In setting local standards for green corridors there is a need to take into account any national or local standards, current provision, other local authority standards for appropriate comparison, site assessments and consultation on local needs. There is also a special need to take into account the advice and guidance of PPG17. Full justifications for the local standards are provided within Appendices I, J and K.

**Quantity**

- 12.11 Annex A of PPG17 – Open Space Typology – states:

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

<p><b>RECOMMENDED LOCAL QUANTITY STANDARD</b></p> <p><b>No local standard to be set</b></p>
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12.12 It is therefore recommended that no provision standard should be set. PPG17 goes onto to state that:

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

**Quality**

12.13 There are no real national standards for green corridors although the Countryside Agency does suggest that what the user should expect to find is:

- i) a path provided by the protection and reinforcement of existing vegetation
- ii) ground not soft enough to allow a horse or cycle to sink into it
- iii) a path on unvegetated natural surfaces.

12.14 Through the Citizens’ Panel survey, the highest rated aspirations for green corridors are clean and litter free, with clear and level footpaths, flowers, trees and shrubs and well kept grass.

**RECOMMENDED LOCAL QUALITY STANDARDS**

*“A clean, litter free, level and well-drained pathway which links major open spaces. It should include flowers, trees, shrubs and well kept grass.”*

12.15 The recommended local quality standard for green corridors should therefore include elements of these aspirations to meet the needs of the public, and also other local and national standards. This standard provides the vision for any new provision and also a quality benchmark for existing green corridors.

**Accessibility**

12.16 There is no realistic requirement to set catchments for such an open space typology as they cannot be easily influenced through planning policy and implementation and are very much opportunity-led rather than demand-led.

**RECOMMENDED LOCAL ACCESSIBILITY STANDARD**

*No local standard to be set*

### Links with the health agenda

12.17 Green corridors represent an important chance to link open spaces within the urban area and to promote transport by cycle and walking. These opportunities for informal recreation will help keep the public active and improve health within the local area.

12.18 The Department for Transport's document "*Walking and Cycling: an action plan*" states:

*"Walking and cycling are good for our health, good for getting us around, good for our public spaces and good for our society. For all these reasons we need to persuade more people to choose to walk and cycle more often".*

12.19 Therefore it is important to address any qualitative deficiencies of existing green corridors and capitalise on any opportunities to increase and enhance the existing network.

### Value assessment

12.20 Three of the six green corridors have been assessed for quality and accessibility. Chalk Lane Cycleway (Site ID 194) is considered to be a high quality green corridor with an excellent rating (90%) for accessibility and a good rating (60%) for quality. Rifle Butts (Site ID 200) has both a good accessibility (67%) and quality score (60%). The Grove (Site ID 147), however has a poor quality score (38%) and a poor accessibility score (37%) identifying this route as a priority for improvements.

### Site visits – maintenance and capital works

12.21 No capital or maintenance works have been identified for Council-owned green corridors.

### Summary

12.22 Green corridors provide opportunities close to people's homes for informal recreation, particularly walking and cycling, as part of every day routines. This fits closely with the aims of the Every Sport campaign being led by Sport England. The development of a green corridor network will help to provide opportunities for informal recreation and improve the health and well-being of the local community.

12.23 The aim is to provide an integrated network of high quality green corridors linking open spaces together and opportunities for informal recreation and alternative means of transport. In particular, links within and to the natural and semi-natural open spaces within the Borough are important, providing a natural setting for footpaths and encouraging greater use of natural and semi-natural open spaces.

12.24 Green corridors also provide a concept that can be developed through cycleways, footpaths and the greening of streets to provide better access to existing facilities, particularly in areas of deficiency of different types of open space.

## **Resourcing open space**

### **Introduction**

- 13.1 There are always improvements, enhancements and new provision that could be made to improve the network of open space. We have identified these in the preceding chapters and made our recommendations accordingly. However many would require funding of some form.
- 13.2 CABE Space make the point within its manifesto that, in order to attract the funding to improve open space:
- a strategic vision is essential
  - political commitment is essential
  - and to start by making the case for high quality greenspaces in-house (ie persuading other departments is key).
- 13.3 These points are essential to gain financial support (both internally and externally) for improvements to existing provision or new provision.

### **Sustainability of funding**

- 13.4 In improving open spaces, there is a high risk of services becoming dependent upon external funds, which cannot be guaranteed in the future. Although this increased dependence helps to increase opportunities, there would be serious concerns in the event of funding applications being unsuccessful. This would mean a reduction in opportunities for local people having raised their expectations.
- 13.5 There is also a significant risk that, without a clear strategy based upon thorough assessments, short-term budget reductions could damage the Council's ability to deliver long-term improvement.
- 13.6 Priorities can be resourced in a number of ways. Initially it may be necessary to allocate funding from within existing budgets and from disposal of poor quality sites and/or sites which are under used. This funding will be used to support other funding which is available from external sources, much of which will come from governmental organisations or quangos, which require match-funding from local authorities.
- 13.7 Potential sources of income are outlined on the following pages. Many of these have already been identified in the typology chapters but they are collated here for completeness.

**1. Sale of Council land**

- 13.8 Generating and reinvesting resources obtained from land, which is surplus to requirements is a principle that has been successfully adopted by various local authorities including the London Borough of Bromley and Glasgow City Council (through its Parks and Open Spaces Strategy).
- 13.9 This is, however, likely to be a long process, and ultimately may prove difficult to achieve.
- 13.10 If considered feasible at some future stage, reinvestment would:
- secure political credibility for the sale of land
  - provide sufficient funding to carry out significant rather than purely minor open space improvements. It should, however, be realised that the process may take two to three years to introduce, owing to planning, legal and other restrictions which could delay its introduction
  - also, this mechanism is likely to create public controversy and its success depends on how the process and sale of land is conveyed to the public in terms of benefits and outcomes.
- 13.11 A full list of open space sites is shown in Appendix P. A prioritisation process has been used to show those typologies where a surplus has been identified from the standard setting process and the extent and nature of the policy restrictions on each site. Policy designations such as Metropolitan Green Belt are likely to be significantly more difficult to overcome than, say Conservation Area status.
- 13.12 We have taken the view that disposal could involve the whole or part of one site. It appears that, subject to meeting the necessary legislation, up to 14.1 ha of open space could be disposed of.
- 13.13 We have not undertaken a valuation exercise of this land but from crude estimates this could realise a capital receipt in the millions of pounds.

**2. Section 106 planning agreements**

- 13.14 Section 106 agreements can be used to achieve environmental improvements. Once a strategy framework has been established, the process of obtaining these improvements will be enhanced because they can be used to achieve specific purposes, eg:
- by opening linear route ways to connect green spaces
  - providing walking and cycling routes
  - obtaining open space in areas of deficiency
  - funding open space improvements.
- 13.15 There are maintenance considerations to be taken into account; ie significant costs may arise, particularly if new open space is acquired. It may therefore be necessary to obtain an endowment fund wherever possible to cover these ongoing costs.

- 13.16 It should of course be noted that such agreements have to meet the test of Circular 05/2005, and “Planning obligations should not be used solely to resolve existing deficiencies.”
- 13.17 Some councils have used part of the contributions towards revenue ‘Development Officer’ posts; eg in North Nottinghamshire.

**3. Use of redundant buildings**

- 13.18 Sympathetic use of redundant facilities for leisure and recreational purposes is also a possibility. This could include the establishment of small commercial sports facilities (eg tennis) in parks. Another example could be the use of a redundant sports pavilion as a children’s crèche or nursery.

**4. Business funding/sponsorships**

- 13.19 Examples from other districts include sponsorship of Cardiff City Council’s events and festivals programme, and the Body Shop Playground Project in Auchinlea Park, Glasgow.

**5. Partnership arrangements with the voluntary sector**

- 13.20 This could include the formation of further parks “friends” groups. An example is that of Rossmere Park, Hartlepool, where the community was encouraged to take ownership. The park was promoted and became heavily-used, attracting investment from funding bodies.

**6. Lottery funding**

- 13.21 This includes the Heritage Lottery Fund if works are carried out which are of outstanding interest and importance to the national heritage. Funding is provided for whole-park projects, the conservation of park features or park activities. Grants are available from £50,000 to £5 million for a period of up to five years. Projects must be designed to involve all stakeholders, must demonstrate sustainability, and must demonstrate the heritage value of the park in question.
- 13.22 The Lottery Small Grants Scheme offers Awards for All grants of between £500 and £5,000 for small projects, which involve people in their community. These can include local environmental work and community park projects.

**7. The Big Lottery Fund**

- 13.23 The Big Lottery Fund will bring together the work of two National Lottery distributors: the Community Fund, which provides funding for charities and the voluntary and community sectors, and the New Opportunities Fund, which provides funding for health, education and environmental projects. There are several different funding sources available. Those relating to open space, sport, play and recreation facilities include:

- *Changing Spaces* – between 2006 and 2009, £234 million is available to help communities in England improve the environment. The programme has three priorities, including community spaces and access to the natural environment
- *Children’s play* - £124 million has been made available to Local Authorities from March 2006 with four deadlines for applications through until September

2007. Local Authorities are invited to submit their play strategy and a portfolio of project proposals as the basis for their application, submitted only by a play partnership which is led by the Local Authority

- *Young People's Fund* – the Young People's Fund aims to support projects that will improve local communities and offer more opportunities to young people. Grants are available for individuals, to help them make a difference in their community; grants to voluntary groups and community organisations to run local projects with and for young people and national grants.

More information can be found at:

<http://www.biglotteryfund.org.uk/default.aspx>

### **8. Review of pricing**

13.24 This needs to cover all charges where a significant income is obtained, including outdoor sports, allotments and burials. The review needs to consider:

- charges for similar provision in other local authorities
- the quality of provision
- whether the service can be improved to justify a price increase
- the extent to which the market will bear any future increase
- whether differential pricing can be used to encourage off-peak usage
- concessions for target groups, or those which the Council particularly wishes to encourage
- pricing at a level which does not deny access
- lower and/or more favourable charges for local residents.

### **9. The "People's Places" Scheme**

13.25 The "People's Places" scheme runs until the year 2006 and is administered by the British Trust for Conservation Volunteers. It is provided for local community groups, and is for the transformation of derelict, underused or unsightly land or buildings. The scope of grant available is for schemes with a value of £3,000 to £10,000.

### **10. Local heritage initiatives**

13.26 Local Heritage Initiatives are to assist local communities in the preservation of their environment, landmarks and traditions including archaeological, natural, built and industrial heritage. A community group could investigate and celebrate a historic park, prepare a public exhibition in a park, and repair a feature. Up to 100% of project costs between values of £3,000 and £25,000 are payable.

13.27 Your Heritage Grants are available from the Heritage Lottery Fund, and are for projects of between £5,000 and £50,000 in value.

13.28 English Heritage supports the Heritage Grant Fund for historic parks and gardens where there is a significant risk of losing important landscape features.

**11. The Tree Council**

13.29 The Tree Council supports the Community Trees Fund which funds up to 75% of all expenditure on tree planting schemes having a value of £100 to £700.

**12. The Esmee Fairburn Foundation**

13.30 The Esmee Fairburn Foundation aims to improve quality of life, particularly for people who face disadvantage. Eligible activities include the preservation and enhancement of open space, and good management of woodlands, gardens and allotments. The size of grant is not limited, with the average award for the year 2002 being £33,500.

**13. Others**

13.31 The degree of funding will define the scope and timescale over which any developments could be implemented. It is therefore essential to carefully consider all possible sources of funding. These should include Council capital and revenue funding but should also include consideration of:

- the release of existing funds
- commercial opportunities such as the franchising of facilities such as catering outlets
- the delegated management of facilities such as outdoor sports; commercial sponsorship (eg floral bedding)
- increased income from events and activities
- improvements negotiated as “added value” from service providers
- external funding sources eg European Single Farm Payments and for Environmental Stewardship.

13.32 Further detailed information regarding grants can be found in *Claiming Your Share: A Guide to External Funding for Parks and Green Space Community Groups*, obtainable from <http://www.greenspace.org.uk>

## **Planning implementation**

### **Introduction - Key planning policy framework**

- 14.1 The Companion Guide to PPG17 sets out five steps, which should be followed when undertaking open space, sport and recreation assessments and audits. Step 5 provides guidance on drafting planning policies. When considering planning policies, the Companion Guide suggests that four strategic options should be identified:
1. existing provision to be protected
  2. existing provision to be enhanced
  3. areas in which new provision is required
  4. opportunities for new, enhanced or relocated provision.
- 14.2 The Companion Guide suggests that policy should:
- protect or enhance existing open spaces or sport and recreational facilities of value (or potential value) to the local community
  - re-locate poorly located but necessary open spaces or sport and recreation facilities
  - address circumstances in which the planning authority may allow the redevelopment of an existing open space or sport and recreation facility
  - require new provision to fill identified gaps in existing provision
  - address additional on-site or off-site provision as a consequence of new developments, together with how the authority will assess any related commuted maintenance or establishment sums.
- 14.3 The Government's Planning and Compulsory Purchase Act commenced on 28 September 2004. The Bill sets out to reform the planning system and includes the introduction of overarching Local Development Frameworks (LDFs), which will consist of a portfolio of Local Development Documents (LDDs). There will be three types of LDDs, namely, Development Plan Documents (DPDs) to replace local plans and unitary development plans, Supplementary Planning Documents (SPDs) to replace SPGs and Statements of Community Involvement (SCIs).
- 14.4 A strategic open space policy should be contained within the core strategy of the Development Plan Document. A more detailed policy addressing open space and the links with new residential development should be contained within a housing related Development Plan Documents.
- 14.5 SPDs provide more detailed policy requirement and ensure a clear framework for developers. SPDs allow for regular updates and amendments. Formulae and worked examples should be provided within SPDs to show the scale of both on and off-site financial contributions.

- 14.6 Analysis of existing guidance on open space leads to the conclusion that:
- all new housing developments (even single dwelling developments) should contribute towards open space provision
  - local standards should be set for different open space typologies
  - consideration should be given to providing formulae and worked examples within SPD to show the scale of off-site financial contributions
  - if financial contributions are insufficient to provide new recreation space from a single proposal, area-based open space funds can be considered to ‘pool’ resources and contribute towards new or improved facilities in that area. A list of projects and estimated costs contained within the SPD, which can be regularly updated, should be considered. These should be related to priorities contained in this strategy.
- 14.7 At the national level, government planning policy makes clear that local authority standards covering the provision of all forms of open space, sport and recreation facility should, as a minimum, be able to satisfy or to help answer:
- how much is needed?
  - what quality should it be?
  - how easy should provision be to reach and use for those for whom it is designed?
- 14.8 It is also clearly essential for adopted standards to embrace:
- ‘Best Value’ criteria including the requirement to consult with local communities
  - the legal responsibilities placed on outdoor playing space providers for the safety of those using their playing spaces
  - specific mandatory standards
  - relevant local and national policies, strategies and advice
  - robustness in terms of standing up to scrutiny/interrogation at a planning inquiry.
- 14.9 A review of current relevant Local Plan policies is set out on the following pages. General comments are:
- current policies are split into Strategic Open Space, other open space, all weather sports facilities, indoor sports, children’s play and golf courses. Policies would be more sensibly grouped according to open space typology
  - there is little in the policies about quality or accessibility
  - Policies in the LDF should be supported by up-to-date and relevant information, including that within the SPD.

**Table 14.1 Epsom and Ewell Local Plan – existing policy assessment**

Relevant Policies	Key policy issue	Recommendation
OSR1	Development will not be permitted within a strategic open space (SOS) unless it satisfies the essential needs of outdoor sport and recreation and it would not harm the unique character of the SOS.	Retain but there is a need to review the definition of Strategic Open Space.
OSR2	<p>Within areas of open space, other than SOS, development may exceptionally be permitted where:</p> <p>Either (a) development is for one of the following:</p> <p>(i) facilities to meet the essential needs of outdoor sport and recreation;</p> <p>(ii) development of a small part of a site which aids the retention of sports and recreation facilities on the remainder;</p> <p>Or (b) all of the following criteria are satisfied:</p> <p>(i) it will not harm the character, environment and amenity of the surroundings;</p> <p>(ii) any essential social, community or recreational use to which the land is currently put would not be prejudiced; and</p> <p>(iii) the ecological value of the land would not be harmed.</p>	<p>Need to have a clear definition of open space. We recommend that this is in line with the open space definition in PPG17 and includes all open space identified in the audit.</p> <p>Under (b) add ‘where it can be clearly shown that the open space is surplus to requirements. For open space, “surplus to requirements” should include consideration of all the functions that open space can perform.’</p>

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Relevant Policies	Key policy issue	Recommendation
OSR3	<p>Where a proposed housing development is in an area where a qualitative or quantitative deficiency in open space provision exists, or such a deficiency would result if the development were to be implemented, planning permission will not be granted unless the open space needs of the development are met by, or by a combination of:</p> <p>(a) on and off-site provision</p> <p>(b) the enhancement of existing off-site provision,</p> <p>Or</p> <p>(c) meeting the cost of off-site provision or enhancement.</p> <p>Provision associated with developments comprising 50 or more dwellings shall be substantially on-site.</p>	<p>Amend ‘open space’ to cover ‘open space, sport and recreation facilities.’</p> <p>Qualify to exclude development on land where other protection policies apply.</p> <p>Refer to minimum quality standards for any new provision (any designation). For further details of typology specific quality standards refer to the quality chapters in sections 5-12.</p>
OSR4	<p>Planning permission will be granted for the development of artificial all-weather sports surfaces which meet the following criteria:</p> <p>(i) residential amenities are not adversely affected;</p> <p>(ii) the development has no overall adverse impact in terms of landscape features, ecological interests and water run-off; and</p> <p>(iii) the development is accessible by public transport and from the existing road network.</p>	Retain.
OSR5	<p>Planning permission will be granted for indoor sports facilities and other sports-related buildings provided that residential amenities are not adversely affected and the development is accessible by public transport and from the existing road network.</p>	Retain.

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Relevant Policies	Key policy issue	Recommendation
OSR6	<p>(i) Where a proposed family housing development is in an area where a qualitative or quantitative deficiency in children’s play space provision exists, or such a deficiency would result if the development were to be implemented, planning permission will not be granted unless the play space needs of the development are met by, or by a combination of:</p> <ul style="list-style-type: none"> <li>(a) on and off-site provision</li> <li>(b) the enhancement of existing off-site provision,</li> <li>or</li> <li>(c) meeting the cost of off-site enhancement or provision.</li> </ul> <p>(ii) Where practicable, provision associated with developments comprising 50 or more dwellings shall be made substantially on-site.</p> <p>(iii) Children’s play facilities shall be located to avoid harm being caused to the amenities of existing or future residents.</p>	<p>Retain.</p> <p>Does not need to be limited to family housing provision. Contributions to children’s play facilities can be justified on the basis of reducing nuisance to neighbours.</p>
OSR7	<p>Planning permission will not be granted for development, which would result in the loss of established complexes for the stabling of horses.</p>	<p>No comment.</p>

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Relevant Policies	Key policy issue	Recommendation
OSR8	<p>Planning permission will be granted for golf course development provided that:</p> <ul style="list-style-type: none"> <li>(i) it would not cause serious harm to wildlife habitats, the natural environment, the landscape, or the character of the area;</li> <li>(ii) it would not reduce the existing level of public access within the site;</li> <li>(iii) it would not involve irreversible loss of the best and most versatile agricultural land;</li> <li>(iv) it would not cause serious harm to the level of the water table;</li> <li>(v) it would not lead to a proliferation of ancillary facilities which would be out of character with the area;</li> <li>(vi) in addition, in the case of a green belt site, any alterations to public access or features of nature conservation value can be justified by the need for additional golf facilities in the area, and the proposal would not lead to activity which is over-intensive for a green belt location.</li> </ul>	Retain.

**Recommended LDF Policies**

- 14.10 The review of existing policies and the subsequent assessment of open space provision within the Borough as undertaken in this report, provide robust evidence for the formulation of the respective policies to be contained within the LDF. Such policies should adhere to the guidance set out within PPG17 and its Companion Guide, as well as following the structure required of the new development plan structure.
- 14.11 Initially therefore, a core strategy/policy option should be considered for open space, sport and recreation which establishes the key objectives of the Borough Council. This should set the context for any subsequent detailed development control policies and related supplementary planning documents. The core policy should comply with strategic and Governmental policy and guidance.
- 14.12 The findings of this assessment indicate that, taken as a whole, Epsom and Ewell is well provided in most aspects of open space and recreation provision. Notwithstanding that however, core policy should confirm the Council's desire to protect and retain that supply, whilst establishing the importance of quality and accessibility to existing and new provision.

***Suggested core policy***

- 14.13 *'Promote healthy living by aiming to provide the required quantity and improve the quality of open space, sports and recreational facilities throughout the Borough, along with access to them. All proposals for new residential development shall require contributions to be made to the provision of new or improved open space, sport and recreational facilities.'*
- 14.14 Policies for the control of development follow, and should more specifically identify the criteria against which applications for planning permission are judged, along with recognising any specific site or facility that, following the results of the assessment, require particular protection or disposal. Any policy relating to the latter would be more likely located in a respective housing, employment or other section, as determined by the Council in its policy adoption.
- 14.15 The policies already contained in the Local Plan are, as suggested, largely adequate and appropriate for inclusion in the LDF. However, where appropriate, these will need to be updated and amended to take account of the findings of the assessment undertaken. Each shall now be examined in turn.

***Suggested detailed policies***

**OSR1 - Retained**

- 14.16 As strategic open space (SOS) plays an important role not only in the composition and amenity of the Borough, but also the provision of opportunities for recreation, existing policy OSR1 is retained. However, as suggested, the definition of SOS requires review, and should also be included in the Glossary where it is currently omitted. Its role as a buffer, site for ecological protection and enhancement as well as recreational provision should be referenced.

**OSR2**

- 14.17 As regards OSR2, the policy already in the main meets the key criteria for proposal evaluation as set out in PPG17. However, following the revision to PPG17, and the assessment undertaken, it can be refined to state:

*'Within areas of open space, other than SOS, development may be permitted resulting in its loss where;*

- *the proposal will meet the essential needs of outdoor sport and recreation*
- *development is of a small part of the site which subsequently aids the retention and use of the remaining sports and recreation facility*
- *it is evident through a robust assessment of need that the open space is surplus to all requirements (i.e. all functions that open space can perform).*

*All proposals must not harm the character, environment or amenity of the surroundings, not prejudice the current use of the land and protect any ecological value of the site.'*

**OSR3**

14.18 Existing policy OSR3 remains pertinent and broadly consistent with the new context of policy formulation. However, it should be related more to the objective of seeking contributions for open space, sport and recreation provision from all housing proposals and be more specific in respect of its qualitative ambitions. Additionally, it should also relate to children's play space, as is currently and separately referred to in OSR6.

**OSR4**

14.19 *'All proposals for housing development in areas where a quantitative or qualitative deficiency in open space, sport and recreational facilities exist, or which would result in such deficiencies should the development take place, will not be permitted unless the resultant open space needs of the development are met by either:*

- *on or off site provision*
- *existing off site provision is enhanced to accord with the Council's adopted qualitative standards*
- *a contribution to off site provision or enhancement in accordance with the Council's adopted formulae.'*

14.20 Housing developments will include all proposals for additional housing, flatted, bedsit, sheltered or student accommodation units.

14.21 The need for an artificial turf pitch is referenced within the assessment, and Policy OSR 4 should therefore be retained.

**OSR5**

14.22 The assessment undertaken identifies that, whilst there is an oversupply of indoor sports hall provision in the Borough, there is a potential undersupply of swimming pool and other indoor sports provision (bowls, tennis). Additional provision of housing may also necessitate the need for further sports hall space. As such, Policy OSR 5 should be retained.

14.23 The matters referred to in OSR 6 are now recommended to be controlled within policy OSR3. This will require a clear definition of what 'open space, sport and recreation' and should to those in PPG17 and the typologies used in this assessment.

**OSR6 – Merge with OSR3**

**OSR7 – no comment.**

**OSR8 – retain.**

**Open space guidance**

- 14.24 Overall, Supplementary Planning Guidance (SPG) should be used to show how policies will be put into practice, give greater detail on policies and proposals than would be appropriate in the Local Plan, and anticipate guidance, which may be included in a future review of the Local Plan.
- 14.25 Although there have been no statutory procedures for the preparation and adoption of SPG, this will change with the introduction of new planning legislation and Supplementary Planning Documents (SPDs).
- 14.26 The purpose of SPD in this context will be to provide residential developers with an explicit and comprehensive rationale for the assessment of costs and financial contributions. Developers should not be asked to make up for current deficiencies in provision in the area, but new housing should not exacerbate existing problems.

**SPD**

- 14.27 As discussed, strategic policies should be set out in the core strategy, and standards should be explained in detail in an accompanying SPD which should be:
- **comprehensive, but also flexible and simple to understand.** If it is to be effective, guidance should be clear and unambiguous and provide practical solutions to meet most circumstances. Equally, it should cater for circumstances where alternative solutions are desirable or necessary as a result of testing local opinion; or else when unforeseen opportunities arise.
  - **clear about costs, including those for planning and design, installation, and longer-term maintenance.** Developers should be clear about what is expected of them. The Council and other agencies should be clear on how they can apply the guidance. Local people should understand at what level to set their expectations. Providing unambiguous guidance on cost will allow developers to make sufficient financial provision at an early stage, and means that through quick payment of the appropriate contribution they need not become entangled in detailed issues of consultation and design.
  - **applicable to all sizes of housing development.** Although only larger housing developments are likely to justify new facilities in their own right, most new housing will increase demand for open space and recreation opportunities and therefore all house developers should contribute financially to such provision from the single infill plot, to large estates. Exceptions will be few and far between.
  - **sensitive to the needs of different age groups.** Guidance should as far as possible be sensitive to local demographic diversity.
  - **sensitive to safety and nuisance concerns.** Some facilities such as playgrounds can be 'noisy neighbours' and guidance should take into account potential concern of local residents. It should also reflect the need to ensure reasonable security and safety for users and protection from misuse and vandalism.

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14.28 Not all housing development will justify additional recreation facilities in their own right. However, the collective impact of the development of a large number of smaller sites will be significant and considerable demand will be placed on existing facilities. The Council will need to determine whether or not certain types of dwelling should be exempt from contributions towards particular forms of provision.

14.29 Further guidance to developers in this regard should be provided in SPD by the Council. The following might be used as a basis for developing SPD.

14.30 This study sets out three standards:

Standard	Structure	This study
Quantity standard	Per 1000 population	✓
Quality standard	Quality vision	✓
Accessibility standard	Catchment areas	✓

14.31 In determining the required contribution for developers, the three standards should be applied in conjunction with a Geographic Information System in order to ascertain the most appropriate input from developers in terms of use of the money. GIS mapping will be used to overlay those areas of quantitative deficiency with those, which do not have access to an open space or recreational facility. Identifying the location of the facilities/areas, and indicating their quality, will then demonstrate whether the need for an area is more of a quantitative or qualitative issue.

14.32 The accessibility and quantity standards should be used to determine the priority provision for each area.

### **A seven-step approach to developing SPD**

14.33 The following seven-step approach to developing SPD is based on a process advocated by Sport England, but has been modified to better meet local circumstances.

1. identify the timeframe for the SPD.
2. establish the number of dwellings to be committed during the SPD timeframe
3. agree upon what type of dwellings should contribute to given facilities
4. agree upon a breakdown of the figure obtained under Step 2 into the various dwelling types identified under Step 3
5. agree upon an overall percentage of householders within the new dwellings that are incomers to the Council area
6. establish relevant costs of facility development, and make necessary adjustments
7. divide costs into dwellings.

14.34 This seven-step approach is explained in more detail below.

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**1. Identify the timeframe for the SPD.**

14.35 This will be the timeframe of the LDF.

**2. Establish the number of dwellings to be committed during the SPD timeframe.**

14.36 This involves estimating the projected dwelling increases in the Council area for the selected time period (see above). The Council’s own monitoring should be able to reveal how much of the Local Plan/LDF requirement for housing within the above timeframe will have been built before the start of the timeframe, as well as that which has not yet been built but which has the benefit of planning consent. The residue figure should be required to contribute in principle, and might comprise:

- allocations not yet implemented
- projected infill sites.

**3. Agree upon what type of dwelling should make a contribution to given facilities.**

14.37 This involves making decisions on the categories of new dwellings from which contributions will be required. Conceivably contributions may be influenced by various permutations of dwelling and facility type. For example, retirement dwellings may be asked to contribute to community provision, such as a community hall, but not to children’s play facilities.

14.38 It is recommended that specific requirements are illustrated in the form of a matrix, with relevant boxes being ticked or crossed depending on whether the Council determines contributions should be sought.

14.39 The Council should decide the appropriate mix and match of contributions. An example matrix is set out below.

	Major built indoor facilities	Formal Park Provision	Equipped children’s play	Youth provision	Amenity open space
Houses					
Flats					
Bedsits					
Hostels					
Sheltered accommodation					
Very sheltered accommodation					
Rest/nursing/similar institutional					
Student accommodation					

**4. Agree upon a breakdown on the figure obtained under Step 2 into the various dwelling types identified under Step 3.**

14.40 Although the Council will not yet know the precise characteristics of the 'residual' houses from which developer contributions will potentially be available, from past development records and other information (such as from the Census), it should be possible to estimate the likely contribution by dwellings of different sizes (numbers of bedrooms) and sectors.

**5. Agree upon an overall percentage of householders within the new dwellings that are 'incomers' to the Council area.**

14.41 The Council will not know the percentage of incoming householders that will be new to the Council area. The likely proportion might be assessed from a sample survey of households in recent new housing.

**6. Establish relevant costs of facility development, and make necessary adjustments.**

14.42 This involves establishing the relevant elements of costs relating to the provision. It is important to include all cost items including land costs, groundwork, and site clearance costs, architects fees, planning permission fees, building and equipment costs.

14.43 It may be necessary to make adjustments to the costings to accommodate any regional variations in buildings costs (if national price guides have been used). This is a fairly straightforward process. A Local Cost Index, published by the RICS can be used. It is also important to allow for inflation indexing of contributions across the Local Plan/LDF period, and to make this explicit within the SPD. Relevant indices include those provided by the RICS and the Retail Prices Index. But whichever index is used should be specified and applied on an annual basis with a specified date each year when the revised contribution comes into effect.

**7. Divide costs into dwellings.**

14.44 This is the final stage and involves dividing the costs by the relevant number of dwellings, to arrive at an appropriate contribution. The table of contributions may be expressed per person in new dwellings or per dwelling (according to the size and estimated number of occupants).

14.45 In practice there may be flexibility to allow for reductions in contributions on 'difficult' sites where there are high development costs (such as on contaminated land). The extent of any changes from the contribution norm should be the subject of discussion.

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### Calculations

- 14.46 This section will outline the rationale behind our calculations for proposed contributions towards recreation facilities. The first example is based on children's play space and uses those standards recommended within this report. The costings are based on those used by other authorities for the same or similar provision. They do not therefore reflect local market conditions or values.
- 14.47 For the purpose of this report, it is assumed that the LDF framework covers a period from April 2006 to March 2016, and that there is a requirement to accommodate 2000 new dwellings in this period.
- 14.48 It can be further assumed that a significant proportion of the above housing target is under construction, or has planning consent, and therefore it would be incorrect to charge for developer contributions on these commitments. The example below assumes that 1500 houses have already been committed, leaving only 500 dwellings within the LDF period to contribute towards new provision.
- 14.49 The Council has chosen to exclude contributions from certain types of dwelling in the following way.

	Major built facilities	Youth and adult outdoor play	Equipped children's play	Youth provision	Amenity open space
Houses	✓	✓	✓	✓	✓
Flats	✓	✓	✓	✓	✓
Bedsits	✓	✓	x	x	✓
Hostels	✓	✓	x	x	✓
Sheltered accommodation	✓	✓	x	x	✓
Very sheltered accommodation	x	x	x	x	x
Rest/nursing/similar institutional	x	x	x	x	x
Student accommodation	✓	✓	x	x	✓

- 14.50 The household composition of the 500 dwellings is assumed to be divided as follows; taking account of past development ratios:
- 250 flats (125 x 1-bed, 125 x 2-bed)
  - 185 houses (75 x 2-bed, 75 x 3-bed, 35 x 4+-bed)
  - 65 sheltered /very sheltered/ institutional/ student.

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14.51 As highlighted by the above table, it is only houses and flats that should contribute towards the provision for children and young people (ie 435 out of the 500 dwellings.)

14.52 An estimated overall average of 75% of these households will be incomers (i.e.  $435/100 = 4.35 \times 75 = 326$  dwellings/households). In practice it would be impossible for the Council to establish precisely which houses are occupied by incomers. This overall percentage must therefore be applied instead to the estimated numbers of occupants of the different dwelling types:

125 x 1-bed flats	= 125 people @ 75%	= 93.75 people (14.0%)
125 x 2-bed flats	= 250 people @ 75%	= 187.5 people (28.1%)
75 x 2-bed houses	= 150 people @ 75%	= 112.5 people (16.9%)
75 x 3-bed houses	= 225 people @ 75%	= 168.75 people (25.3%)
35 x 4+-bed houses	= 140 people @ 75%	= 105 people (15.7%)
	<b>890 people</b>	<b>667.5 people</b>

14.53 As indicated, this approach assumes a standard of one bedroom per person.

### **Children's and Young People's play.**

14.54 The calculation is based on a standard for the provision for children and young people's play space of 0.35 equipped play spaces/1000 people.

14.55 The overall average cost for one equipped play space (including all those elements specified earlier) is £100,000. This figure is calculated through the average costs of recent recreation projects.

14.56 As the overall standard for the provision of children and young people's play space is 0.35 equipped play spaces per 1000 people, the overall demand generated by the above population is  $0.6675k \times 0.35 = 0.234$  equipped play spaces.

14.57 The overall average cost of this provision is therefore  $0.234 \times 100,000 = £23,400$ .

14.58 Based on the above percentages of total population generated by different types of houses, the above cost can be apportioned as follows:

- 1-bed flats            £3,276 (14.0%)
- 2-bed flats            £6,575 (28.1%)
- 2-bed houses        £3,955 (16.9%)
- 3-bed houses        £5,920 (25.3%)
- 4+-bed houses      £3,674 (15.7%).

14.59 From this a cost per qualifying dwelling can be calculated:

- 1-bed flats            £3,276 (14.0%)/125 dwellings    = £26
- 2-bed flats            £6,575 (28.1%)/125 dwellings    = £53

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- 2-bed houses      £3,955 (16.9%)/75 dwellings      = £53
- 3-bed houses      £5,920 (25.3%)/75 dwellings      = £79
- 4+-bed houses      £3,674 (15.7%)/35 dwellings      = £105.

14.60 The figures highlighted in paragraph 14.62 will be used as the standard for developer contributions towards recreation provisions for Epsom and Ewell Borough Council during the LDF framework period.

### **Parks and gardens**

14.61 The calculation is based on a standard of 0.35 hectares of parks and gardens per 1,000 people.

14.62 The assumed average cost for one hectare of park or garden is £165,000. This figure is calculated from a review of other adopted local authority cost rates.

14.63 As the overall standard for parks and gardens is 0.35 hectare per 1,000 people, the overall demand generated by the above population is  $0.6675k \times 0.35 = 0.234$  hectares of parks / gardens.

14.64 The overall cost of this provision is therefore  $0.234 \times £165,000 = £38,610$

14.65 Based on the above percentages of total population generated by different types of houses, the above cost can be apportioned as follows:

- 1-bed flats      £5,405 (14.0%)
- 2-bed flats      £10,850 (28.1%)
- 2-bed houses      £6,525 (16.9%)
- 3-bed houses      £9,768 (25.3%)
- 4+-bed houses      £6,062 (15.7%).

14.66 From this a cost per qualifying dwelling can be calculated:

- 1-bed flats      £5,405 (14.0%) / 125 dwellings      = £43
- 2-bed flats      £10,850 (28.1%) / 125 dwellings      = £87
- 2-bed houses      £6,525 (16.9%) / 75 dwellings      = £87
- 3-bed houses      £9,768 (25.3%) / 75 dwellings      = £130
- 4+- bed houses      £6,082 (15.7%) / 35 dwellings      = £174.

### **Amenity green space**

14.67 The calculation is based on a standard of 2 hectares of amenity green space per 1,000 people.

14.68 The overall average cost for an amenity green space (per hectare) is £55,000. This figure is calculated from a review of other adopted local authority costs.

14.69 As the overall standard for amenity green space is 2 hectares per 1,000 people, the overall demand generated by the above population is  $0.6675k \times 2 = 1.335$  hectares of natural or semi-natural open space.

14.70 The overall cost of this provision is therefore  $1.335 \times £55,000 = £73,425$

14.71 Based on the above percentages of total population generated by different types of houses, the above cost can be apportioned as follows:

- 1-bed flats £10,280 (14.0%)
- 2-bed flats £20,632 (28.1%)
- 2-bed houses £12,410 (16.9%)
- 3-bed houses £18,576 (25.3%)
- 4+-bed houses £11,528 (15.7%).

14.72 From this a cost per qualifying dwelling can be calculated:

- 1-bed flats £10,280 (14.0%) / 125 dwellings = £82
- 2-bed flats £20,632 (28.1%) / 125 dwellings = £165
- 2-bed houses £12,410 (16.9%) / 75 dwellings = £165
- 3-bed houses £18,576 (25.3%) / 75 dwellings = £248
- 4+- bed houses £11,528 (15.7%) / 35 dwellings = £329.

**Outdoor sports facilities (excluding golf and race courses)**

14.73 The calculation is based on a standard of 3 hectares of outdoor sports facilities (excluding golf and race courses) per 1,000 people.

14.74 The overall average cost per hectare for outdoor sports facilities (excluding golf and race courses) is £305,000. This figure is calculated following a review of other adopted local authority costings.

14.75 As the overall standard for outdoor sports facilities (excluding golf and race courses) is 3 hectares per 1,000 people, the overall demand generated by the above population is  $0.6675k \times 3 = 2.003$  hectares of natural or semi-natural open space.

14.76 The overall cost of this provision is therefore  $2.003 \times 305,000 = £610,915$ .

14.77 Based on the above percentages of total population generated by different types of houses, the above cost can be apportioned as follows:

- 1-bed flats £85,528 (14.0%)
- 2-bed flats £171,667 (28.1%)
- 2-bed houses £103,245 (16.9%)

- 3-bed houses £154,561 (25.3%)
- 4+-bed houses £95,913 (15.7%).

14.78 From this a cost per qualifying dwelling can be calculated:

- 1-bed flats £85,528 (14.0%) / 125 dwellings = £684
- 2-bed flats £171,667 (28.1%) / 125 dwellings = £1,373
- 2-bed houses £103,245 (16.9%) / 75 dwellings = £1,377
- 3-bed houses £154,561 (25.3%) / 75 dwellings = £2,060
- 4+- bed houses £95,913 (15.7%) / 35 dwellings = £2,740.

14.79 Calculations for natural semi natural land have been excluded as such spaces are rarely created, but are more likely to be merely undeveloped. More formal space would fall under parks and gardens for which there are costs associated.

14.80 Allotments are also difficult to cost. Comparative figures for their creation were not available and it is advised that these costs, as indeed should all others, are calculated locally to take account of those factors (land cost, soil type, construction costs etc) that are found in the Borough.

### **Summary of Contributions**

14.81 The sum of the contributions calculated for the above facilities is as follows therefore:

1-bed flats	= £835
2-bed flats	= £1,678
2-bed houses	= £1,682
3-bed houses	= £2,517
4-bed houses	= £3,348

These figures represent the reasonable levels of contribution that could be sought from residential developers. The figures do not include allotment provision or natural or semi natural space and should be used as a guide. It is recommended that all costs be checked to take account of local considerations, as stated in paragraph 14.80.

### **Commuted maintenance policy**

14.82 Capital expenditure will be required in order to ensure the open spaces are maintained and continue to meet the needs of the public and occupiers of new development. Where appropriate, new developments should therefore make contributions towards the capital expenditure required to maintain areas of open space and other facilities provided specifically in connection with the new development.

14.83 The likely occasions when commuted maintenance sums should be provided and key points and themes are summarised below. These should be considered and fed into the preparation of maintenance policy and the proposed SPD:

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1. Facilities for open space that are to be provided by the developer but are not being offered for adoption by the Council:
  - if developers do not offer areas for adoption, the Council will need to be satisfied that alternative arrangements have been made for their long-term maintenance
2. Facilities for open space that are to be provided by the developer and will be adopted by the Council;
  - the Council should normally adopt and maintain properly laid out open space within residential areas subject to the payment, by the developer, of a commuted sum to cover the cost of future maintenance
  - it is anticipated that the developer will be required to maintain the open space for 12 months, or other reasonable period for 'establishment'
  - a commuted sum payment is payable on transfer of the land covering cost of maintenance for a defined period
  - the commuted maintenance sum should be calculated using current maintenance prices to manage open space, multiplied to allow for inflation of prices and the interest received on the diminishing average annual balance of the sum.
3. Facilities for open space that are provided through a commuted payment:
  - if open space facilities are provided through a commuted payment the Council will need to be satisfied that provision is also secured for maintenance.

### **Summary**

14.84 The Companion Guide suggests that policy should:

- protect or enhance existing open spaces or sport and recreational facilities of value (or potential value) to the local community
- re-locate poorly located but necessary open spaces or sport and recreation facilities
- address circumstances in which the planning authority may allow the redevelopment of an existing open space or sport and recreation facility
- require new provision to fill identified gaps in existing provision, and
- address additional on-site or off-site provision as a consequence of new developments, together with how the authority will assess any related commuted maintenance or establishment sums.

14.85 It is suggested that strategic policy should be contained within the core strategy, with more detail contained in the housing DPD. A detailed SPD should be developed outlining required contributions for on and off site provision.

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14.86 Analysis of required provision should be derived from the application of quantitative, qualitative and accessibility local standards for the Borough for each type of open space.

### **Summary of recommendations**

- 15.1 The costs identified in Table 15.2 are the capital and maintenance costs required to deliver each of the recommendations (ie the table also includes the capital and maintenance requirements for improvement works identified through the site visits and set out in Appendix Q).
- 15.2 Prioritisation of recommendations has been based on a combination of professional assessment and feedback from the consultations.
- 15.3 The professional assessment classified each recommendation as high, high/medium, medium or low priority, with a corresponding score of 3, 2.5, 2 or 1. This scoring has also been applied to the works identified from the site visits.
- 15.4 The assessment from the consultation drew on the Citizens' Panel survey 2005, drop-in sessions, KMC Satisfaction and Usage Survey 2003 and the internal and external professional consultations. We considered consultees' feedback on:
- 1) the most important type of open space
  - 2) the type of open space used most frequently
  - 3) the type of open space where provision is considered 'not enough'
  - 4) the type of open space where provision is considered 'more than enough'.
- 15.5 The ranked scores are shown in Table 15.1 overleaf.

**Table 15.1 Prioritisation of typologies from consultation responses**

Rank	Typology	Score	Priority: High, Medium or Low
1	Parks and gardens	26	High
2	Provision for children and young people	25	High
3	Natural and semi-natural open space	22	High
4	Green corridors	21	High
5	Amenity greenspace	20	High
6	Outdoor sports facilities	18	Medium
7	Cemeteries and churchyards	7	Low
8	Allotments	5	Low

15.6 We allocated high priorities a score of 3, medium priorities a score of 2 and low priorities a score of 1.

15.7 The combined score is the total of the professional assessment score (1 to 3) and the consultation score (1 to 3). This has given a combined score where 1=lowest priority and 6=highest priority. The actual scoring has revealed a range from 2 to 6 but the important point is the relative score, not the absolute score.

15.8 In addition, consultation identified common themes and showed three main priority factors:

- health and safety – including anti social behaviour, supervision, quality of footpaths, maintenance of trees and buildings, upgrading of equipment, provision of dog bins
- accessibility – including transport issues to Langley Vale, disabled access, access to Alexandra Recreation Ground and Court Recreation Ground, provision of toilets, provision of car parking
- quality – toilet provision, encouraging biodiversity, improving quality of sports grounds and facilities.

## SECTION 15 – SUMMARY OF RECOMMENDATIONS

15.9 These factors are reflected within the highest priority recommendations.

**Table 15.2 Prioritised recommendations**

	Recommendation	Detail	Capital costs	Maintenance costs (£pa)	Combined priority score (6=highest, 1=lowest)
<b>PG 1</b>	Protect the existing level of provision of parks and gardens across Epsom and Ewell Borough.	Needs to be reflected in planning policy rather than capital and maintenance work.	0	0	6
<b>PG 2</b>	Protect and improve Horton Country Park as a natural and semi natural site that has a park and garden function and a strategic borough-wide facility. Improve local access within Deficient Area A.	Improvements to Horton Country Park including access to retain status and attract more visitors.	200,000	33,000	6
<b>PG 3</b>	Investigate and improve (where appropriate) the park and garden function of the recreation grounds within the borough, in particular Chessington Road Recreation Ground/Bakers Field (Site ID 76) and Court Recreation Ground (Site ID 19).	Landscape improvements, creation of herbaceous borders, horticultural features at entrances, replace areas of shrubbery of which there are many. Unit costs will vary so a broad estimate is provided.  Maintenance costs based on a rolling programme of repair and replacement for:  - signage (six year life expectancy)  - landscaping (10 year life expectancy).	250,000	23,000	6
<b>PG 4</b>	Investigate and intensify the park and garden function of the larger areas of amenity greenspace within Deficient Area A.	Horticultural improvements and signage (approx 12 signs @ £2,100).  Landscaping improvements.	26,000  36,000	6,000  4,000	6
<b>PG 5</b>	Warren Recreation Ground (Site ID 205) should be assessed for its park and garden function and improved where appropriate to provide a greater variety of facilities.	Youth Shelter at Warren Recreation Ground, general improvements to play equipment and resurfacing.	30,000	3,000	6

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	Recommendation	Detail	Capital costs	Maintenance costs (£pa)	Combined priority score (6=highest, 1=lowest)
		Creation of floral meadow to meet parks and garden function.	5,000	1,500	
		Signage (six year life expectancy) and rolling programme of repair and replacement.	2,000	2,500	
<b>PG 6</b>	<p>Prioritise improvements to parks and gardens across the Borough to ensure residents continue to use this type of open space. Particular focus should be given to the safety and security of sites. In particular prioritise:</p> <ul style="list-style-type: none"> <li>- Bourne Hall Park (Site ID 17)</li> <li>- Mounthill Gardens (Site ID 59)</li> <li>- Shadbolt Park (Site ID 37).</li> </ul>	<p>Improvements to three named parks to include resurfacing of existing footpaths to meet Health and Safety requirements.</p> <p>Footpath repairs, create patio at rear of Bourne Hall, reinstate rockery, remove trees on southern boundary, create footpath to skirt building, remove concrete blocks around building, create new fence adjacent to clinic, signage, replant shrubbery, entrance plantings, perimeter works. NB capital cost of £250k should be doubled via funding from Heritage Lottery Fund.</p> <p>Planting</p> <p>Horticultural improvements to restore heritage of 1930's plans. NB capital cost of £270k should be doubled via funding from Heritage Lottery Fund.</p>	<p>300,000</p> <p>250,000</p> <p>30,000</p> <p>270,000</p>	<p>30,000</p> <p>20,000</p> <p>3,000</p> <p>20,000</p>	6
<b>PG 7</b>	<p>Improvement works required at:</p> <ul style="list-style-type: none"> <li>- Rosebery Park</li> <li>- Bourne Hall Park</li> <li>- Mounthill Gardens</li> </ul>	see Appendix Q for details	<p>32,000</p> <p>146,000</p> <p>20,500</p>	<p>7,000</p> <p>13,500</p> <p>7,000</p>	6

## SECTION 15 – SUMMARY OF RECOMMENDATIONS

	Recommendation	Detail	Capital costs	Maintenance costs (£pa)	Combined priority score (6=highest, 1=lowest)
	- Shadbolt Park - Elizabeth Welchman Gardens - Ewell Court Gardens		72,000 56,000 140,000	25,500 0 4,000	
<b>AGS 9</b>	Deficient Area I: the area is deficient in most other typologies so the emphasis should be on ensuring informal use/access to Court Recreation Ground.	Court Recreation Ground well accessed but improvements required to footpaths to address Health & Safety.  Signage.  Cosmetic improvements to key entrances.	120,000  6,000 9,000	20,000  0 1,500	6
<b>CYP 6</b>	Protect and enhance (where required) all the existing play areas in the Borough.	Repairs, replacement of redundant equipment, fencing and gate repairs and surfacing repairs.  Needs to be reflected in planning policy.	Included in costs identified during site visits	Included in costs identified during site visits	5.5
<b>CYP 7</b>	Investigate further the provision for older children and the spatial distribution of that provision.	New playgrounds or skate parks distributed throughout the borough.	360,000	36,000	5.5
<b>AGS 2</b>	Deficient Area B: Ensure Hogsmill...  ...and Ewell Court....	Extensions to existing footpath network.  Stream clearance work.  Interpretation boards (x5).  'Green' bridge, maintenance based on replacement of timber.	200,000 30,000 10,000 30,000 300,000	20,000 5,000 1,500 1,500 15,000	5

**SECTION 15 – SUMMARY OF RECOMMENDATIONS**

	<b>Recommendation</b>	<b>Detail</b>	<b>Capital costs</b>	<b>Maintenance costs (£pa)</b>	<b>Combined priority score (6=highest, 1=lowest)</b>
	...provide opportunities for informal use.				
<b>AGS 3</b>	Deficient Area C: the main resources that meet the deficiency are those located at Auriol Recreation Ground, Shadbolt Park and Grafton Road playing fields and Nonsuch Park therefore no action is recommended. The natural and semi-natural sites should be investigated further to check for an amenity green space function.	Investigated nearby natural and semi-natural sites to check for an amenity green space function.	0	0	5
<b>AGS 10</b>	Improvement works required at: <ul style="list-style-type: none"> <li>- Beggars Hill</li> <li>- Stones Road Pond</li> <li>- Chessington Road Recreation Ground</li> <li>- Clay Hill Green</li> <li>- Dulshott Green</li> <li>- Fair Green</li> <li>- Hook Road Arena</li> <li>- Long Grove Park</li> <li>- Park Avenue West</li> <li>- Timbercroft</li> <li>- Royal Avenue</li> <li>- Gadesdan Road</li> </ul>	see Appendix Q for details	64,000	300	5
			4,000	3,000	
			9,000	500	
			4,050	0	
			6,000	0	
			5,000	0	
			144,000	0	
			2,000	3,000	
			5,000	0	
			0	500	
			6,000	3,000	
			0	0	

## SECTION 15 – SUMMARY OF RECOMMENDATIONS

	Recommendation	Detail	Capital costs	Maintenance costs (£pa)	Combined priority score (6=highest, 1=lowest)
	- Green Lanes		3,000	0	
	- Longmead		8,000	2,000	
	- Stones Road Pond		4,000	3,000	
<b>AGS 5</b>	Deficient Area D: the area of deficiency is well provided for in terms of outdoor sports facilities and natural and semi-natural open space. Gibraltar Recreation Ground, Bourne Hall and the Dell should all be investigated further to provide an amenity greenspace function.	Woodland management.  Clearance of fly tipping at the Dell to enhance biodiversity and use.	10,000  10,000	2,500  2,500	5
<b>CYP 1</b>	Investigate the provision for children and young people on the boundary of Deficient Area A before seeking additional provision at Nonsuch Park, Nonsuch Palace and Gardens or Park Avenue West.	Subject to outcome of investigation of facilities on boundaries, provide three playgrounds at £80k each to include new equipment, fencing and play surfacing.	240,000	24,000	5
<b>CYP 2</b>	Investigate the facilities for children and young people on the boundary of Deficient Area B before seeking additional provision at Nonsuch Park, Nonsuch Palace and Gardens or Hatch Furlong.	Subject to outcome of investigation of facilities on boundaries, provide two playgrounds at £80k each to include new equipment, fencing and play surfacing.	160,000	16,000	5
<b>NSN 1</b>	Protect and enhance those sites of natural and semi-natural open space that have a high value.	Protection of sites through tree and floral planting to recognise biodiversity.	150,000	15,000	5
<b>NSN 2</b>	Prioritise for improvements those sites that are of good quality and poor access (ie Epsom Downs NSN (Site ID 155) and Ewell Road NSN (Site ID 105)) and those sites that are of good access but poor quality (ie Manor Hospital Old Cricket (Site ID 181 and 185)).	Creation of accessible footpaths using natural materials to improve overall quality of sites.	200,000	20,000	5

## SECTION 15 – SUMMARY OF RECOMMENDATIONS

	Recommendation	Detail	Capital costs	Maintenance costs (£pa)	Combined priority score (6=highest, 1=lowest)
<b>AGS 4</b>	Deficient Area D: additional provision or access to private land to be investigated if feasible.	No capital or maintenance implications.	0	0	5
<b>OSF 1</b>	Improvement works required at: <ul style="list-style-type: none"> <li>- Alexandra Road Recreation Ground</li> <li>- Auriol Recreation Ground</li> <li>- Court Recreation Ground</li> <li>- Gibraltar Road Recreation Ground</li> <li>- Poole Road Recreation Ground</li> <li>- Warren Recreation Ground</li> </ul>	See Appendix Q for details	375000 18,000 725,000 122,000 118,000 12,000	37000 3000 12000 6000	5
<b>OSF 2</b>	Increase provision of outdoor sports pitches (especially mini soccer) through more grass pitches or development of synthetic turf pitches. <ul style="list-style-type: none"> <li>- mini soccer/junior pitch</li> <li>- synthetic turf pitch</li> </ul>	Meets Council's high priority and identified through consultation	25,000 500,000		5
<b>OSF 3</b>	Provision of Multi Use Games Area	Meets Council's priority sports of basketball, football and movement, exercise and dance <ul style="list-style-type: none"> <li>- with floodlights</li> </ul>	40-55,000 130,000		5
<b>CYP 8</b>	Improvement works required at: <ul style="list-style-type: none"> <li>- Alexandra Road Recreation Ground playground</li> <li>- Auriol Recreation Ground playground</li> </ul>	see Appendix Q for details	120000 100,000	0 0	4

**SECTION 15 – SUMMARY OF RECOMMENDATIONS**

	<b>Recommendation</b>	<b>Detail</b>	<b>Capital costs</b>	<b>Maintenance costs (£pa)</b>	<b>Combined priority score (6=highest, 1=lowest)</b>
	- Chessington Road playground		3,000	0	
	- Court Recreation Ground playground		100,000	0	
	- Curtis Road playground		3,000	0	
	- Gatley Avenue playground		3,000	0	
	- Harwick's Yard playground		31,000	0	
	- Jasmine Road playground		11,000	0	
	- Long Grove Park Recreation Ground		1,000	0	
	- Manor Park playground		1,000	0	
	- Poole Road Recreation Ground playground		3,000	500	
	- Rosebery Park playground		4,000	0	
	- Shadbolt Park playground		3,300	200	
	- The Warren playground		33,000	500	
	- The Wells playground		20,200	0	
<b>NSN 3</b>	Improvement works required at:	see Appendix Q for details	10,000	5,000	4
	- Bonesgate Open Space				
	- Dancer Dick Wood		12,000	5,000	
	- Epsom Common		15,000	55,000	
	- Hogsmill open space		120,000	9,000	

## SECTION 15 – SUMMARY OF RECOMMENDATIONS

	Recommendation	Detail	Capital costs	Maintenance costs (£pa)	Combined priority score (6=highest, 1=lowest)
	- Horton Country Park - Lower Mill - Nonsuch Park - The Dell		15,000 8,000 140,000 13,500	56,000 700 34,000 5,000	
<b>AGS 1</b>	Deficient Area A should not be considered a priority due to the amount of natural and semi-natural and outdoor sports facilities in the surrounding area. However investigation should be carried out as to whether there is a need for a localised area of amenity greenspace to break up the urban area.	No capital expenditure or maintenance implications.	0	0	4
<b>AGS 6</b>	Deficient Area E: ensure informal use/access of Alexandra Recreation Ground....  ...and investigate the use of Elizabeth Welchman Gardens as an amenity green space.	Soften landscape and create floral meadow around perimeter.  Planting.	30,000 15,000	3,000 1,500	4
<b>AGS 7</b>	Deficient Area F: the area of deficiency is well provided for by natural and semi-natural land so the emphasis should be on providing appropriate access to these areas.	Footpath works to provide appropriate access.  Signage to make areas more visible and increase footfall.	50,000 20,000	5,000 3,000	4
<b>AGS 8</b>	Deficient Area G: the settlements in the area of deficiency are small and are well provided for by surrounding natural and semi-natural land so the emphasis should be on providing appropriate access to these areas. There may be a requirement to provide amenity greenspace within the Wells circular settlement.	AGS provision in Wells including informal pathways, trees and signage.	50,000	5,000	4

## SECTION 15 – SUMMARY OF RECOMMENDATIONS

	Recommendation	Detail	Capital costs	Maintenance costs (£pa)	Combined priority score (6=highest, 1=lowest)
		Gibraltar Recreation Ground - soften landscape and create floral meadow around perimeter.	30,000	3,000	
		Additional informal footpath works on Epsom Common.	80,000	5,000	
<b>ALLOT1</b>	Investigate Stone Road Allotments and consider whether the site could be re-designated or disposed.	No capital expenditure or maintenance implications.	0	0	4
<b>ALLOT2</b>	Investigate the reason behind the lower occupancy rate at Barn Elm Allotments.	No capital expenditure or maintenance implications.	0	0	4
<b>CYP 3</b>	Deficient Area C should not be considered a priority as it has a park and garden, Elizabeth Welchman, within the accessibility catchment. Improving and increasing the provision at Elizabeth Welchman should be investigated.	New equipment at Elizabeth Welchman.	50,000	5,000	4
<b>CYP 4</b>	Deficient Area D should not be considered a priority due to the small size of the area. Existing provision in Mole Valley should be investigated before considering the implementation of any new provision.	No capital expenditure or maintenance implications.	0	0	4
<b>CYP 5</b>	Deficient Area E should not be considered a priority due to the small size of the area. Consider the suitability of Stone Road Pond (Site ID 51) for the provision of a play area.	Provide new small play area.	40,000	4,000	4
<b>ALLOT3</b>	Improve the quality and accessibility of the other allotments in the borough. Improvement works required at:  - Alexandra allotments  - Barn Elms allotments  - Elmstead allotments	Signage, fencing improvements, landscaping, car parking, access roads, etc. See Appendix Q for details			3
			2,000	500	
			1,000	0	
			3,000	0	

## SECTION 15 – SUMMARY OF RECOMMENDATIONS

	Recommendation	Detail	Capital costs	Maintenance costs (£pa)	Combined priority score (6=highest, 1=lowest)
	<ul style="list-style-type: none"> <li>- Epsom Common allotments</li> <li>- Hessle Grove allotments</li> <li>- Kingston Road allotments</li> <li>- Park Avenue West allotments</li> <li>- Lane End allotments</li> <li>- West Ewell allotments</li> <li>- Stones Road allotments</li> </ul>		3,000	1,000	
			1,000	0	
			1,000	0	
			21,000	0	
			45,000	500	
			0	0	
			0	0	
<b>C&amp;C 1</b>	Epsom Cemetery	See Appendix Q for details	10,000	4,500	2
<b>ISF 1</b>	Indoor tennis provision. Various options on which to base provision from 4 court to 10 court with canopy to	Meets Council's medium priority and identified through consultation.	590,000-1,500,000		2
<b>ISF 2</b>	Increased provision of indoor bowls	Meets Council's low priority and identified through consultation and demand modelling. Based on a four rink centre	1,047,000		2
	<b>TOTALS</b>		<b>£8.85m-£9.8m</b>	<b>£668.5k</b>	