



WOKINGHAM BOROUGH COUNCIL

CANTLEY PARK MASTERPLAN

DRAFT REPORT – VERSION 2B

JUNE 2012

Integrity, Innovation, Inspiration

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Quality assurance	Name	Date
Report origination	Jonathan Woods, Richard Hutton	Various
Client comments	A Glencross	8 June 2012
Final approval		

REPORT SUMMARY

The North Wokingham SDL will result in around 1500 new residential dwellings which is equivalent to 3600 new residents (at 2.4 people per dwelling). This population increase will generate a need for an additional 6ha of playing pitches (based on the standard in appendix 4 of the Core strategy -1.67ha/1000people). Whilst around 1.4-1.5ha are likely to be delivered as dual use facilities at the proposed new primary school in Matthewsgreen, there will remain a requirement for 4.5-4.6ha of new playing pitches to be provided by the developers within the SDL boundary. The existing pitches at Cantley Park are currently operating at full capacity and there is little room to increase provision on the existing site.

The Council has procured the Draft Cantley Masterplan to (1) suggest a number of options for the delivery of this additional playing pitches infrastructure and (2) provide costs for these options. The table below summarises the three options.

Option description	Additional Playing pitches provided (ha)	Estimated costs*
1A Youth Football Centre (Grass) plus Indoor Tennis Court	2.32	£2,500,000
2A Five-a-side Football Centre (Artificial Turf Pitches with fitness gym and changing facilities) plus indoor Tennis Courts	4.02	£5,900,000
3A Additional Artificial Turf Pitches and youth football pitches (grass)	4.77	£2,600,000

* These costs do not include any land acquisition costs.

This document is a consultation draft and the Council has not yet decided on a preferred option. The options in this report are not the only ways that additional playing pitch infrastructure could be delivered at this site. It may be appropriate to have different combinations of facilities, other facilities not identified in the report or even other sites where the pitches could be delivered.

Implementation of a the final Cantley Masterplan by the North Wokingham consortium is Wokingham Borough Council's preferred method for delivery of this infrastructure.

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INTRODUCTION

This is the draft report by Knight, Kavanagh & Page (KKP) to deliver a ‘masterplan’ for the development of sports and recreation facilities at Cantley Park (CP), Wokingham. It:

- ◀ Identifies potential options to increase and update existing outdoor sports facility provision.
- ◀ Suggests potential facilities combinations.
- ◀ Recommends a preferred facility mix.
- ◀ Provides a basis for consensus amongst partners about the proposed development approach.
- ◀ Suggests parameters to help partners identify suitable and appropriate development.

Wokingham Borough Council (WBC) commissioned KKP to produce a ‘masterplan’ for Cantley Park, to help shape development of, and provision on, the site. In so doing KKP has clarified local outdoor sport facility requirements and the ability of Cantley Park to deliver them.

BACKGROUND

Cantley Park is a place where access to open space, play and sports facilities is a priority. The Park is a great asset to the local area. It is connected by safe walking and cycling routes, and there is an emphasis on opportunities for healthy and active lifestyles.

Description

Set within 29 hectares of parkland, Cantley Park offers a wide range of activities. It is located close to existing town centre amenities, and within close proximity to major transport infrastructure; in the northern section of Wokingham town. The existing park includes 12.6204 hectares of playing pitches (highlighted as Cantley Park 1 in Figure 1).

Overall, the vision for the expansion of North Wokingham Strategic Development Location (SDL) in which the Park is located, is to “grow existing neighbourhoods in a way which fosters community integration, opportunities for reduced travel and good quality, viable local facilities and services”.

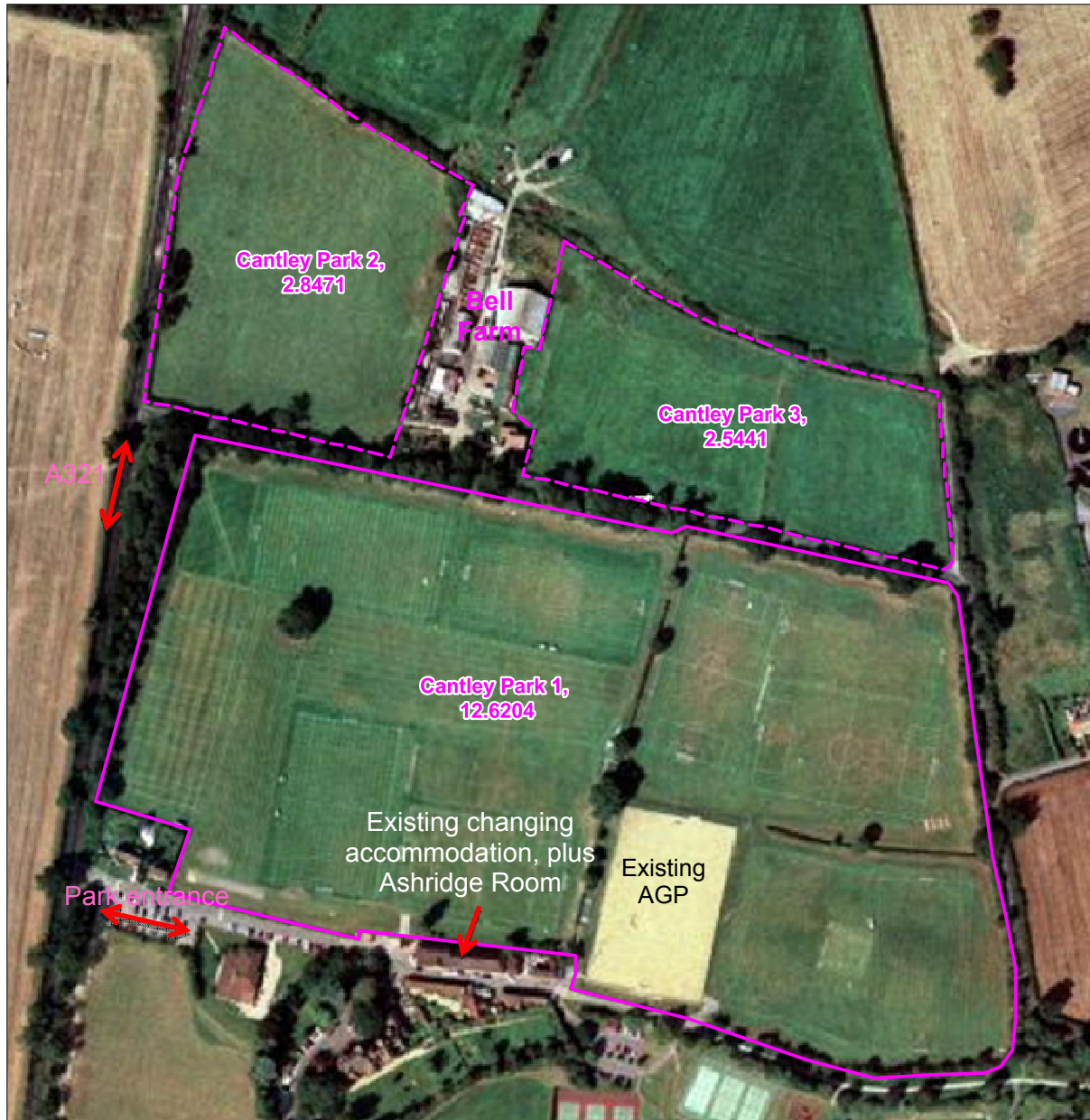
Location

The North Wokingham SDL is intended as an urban extension to the North of Wokingham town, on land adjoining the existing neighbourhoods of Kentwood and Matthewsgrreen south of the A329(M); broadly between Toutley Industrial Estate in the west (near to Junction 10 of the M4) and Coppid Beech roundabout in the east. The SDL is crossed by existing roads including the A321 (i.e., Twyford Road): Cantley Park is located adjacent to and off the A321 (also see Figure 1).

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Figure 1: Location and plan of Cantley Park (i.e., Cantley Park 1) and potential extensions (i.e., Cantley Park 2 and Cantley Park 3), plus their respective areas in hectares.



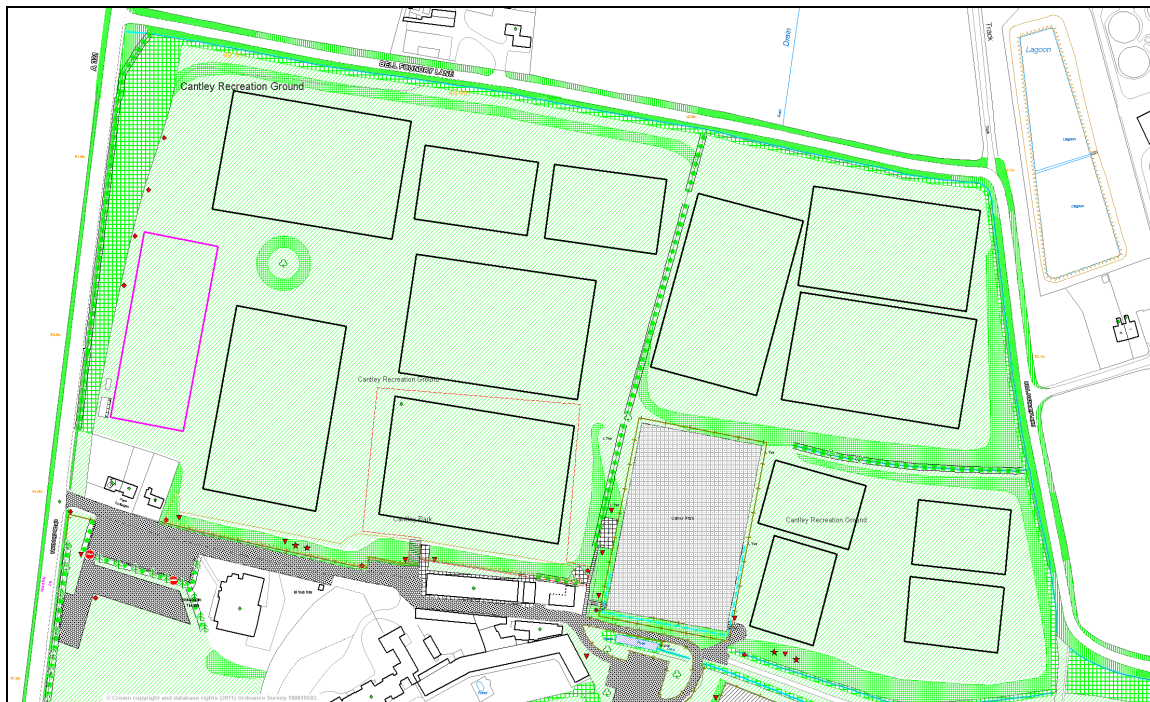
Existing provision

The following outdoor sports (and their ancillary) facilities are currently available:

- ◆ Football pitches - seven full size and six junior pitches
- ◆ Artificial grass pitch (AGP) – one; floodlit
- ◆ Tennis courts - 9 all-weather courts
- ◆ A Kickaround Goal, for informal games of football
- ◆ Play Area - a variety of equipment for all ages
- ◆ Changing pavilion – with eight changing rooms and the Ashridge Room.
- ◆ Archery range (including storage buildings)
- ◆ Free car park for 120 cars.

Existing sports and ancillary facilities are highlighted in the 'existing site plan' (see Figure 2 below).

Figure 2: Existing site plan (for CP1)



Key of principal outdoor sports facilities

	Senior/Youth football pitch
	Mini football pitch
	Floodlit AGP
	Archery range

Space provision of existing facilities

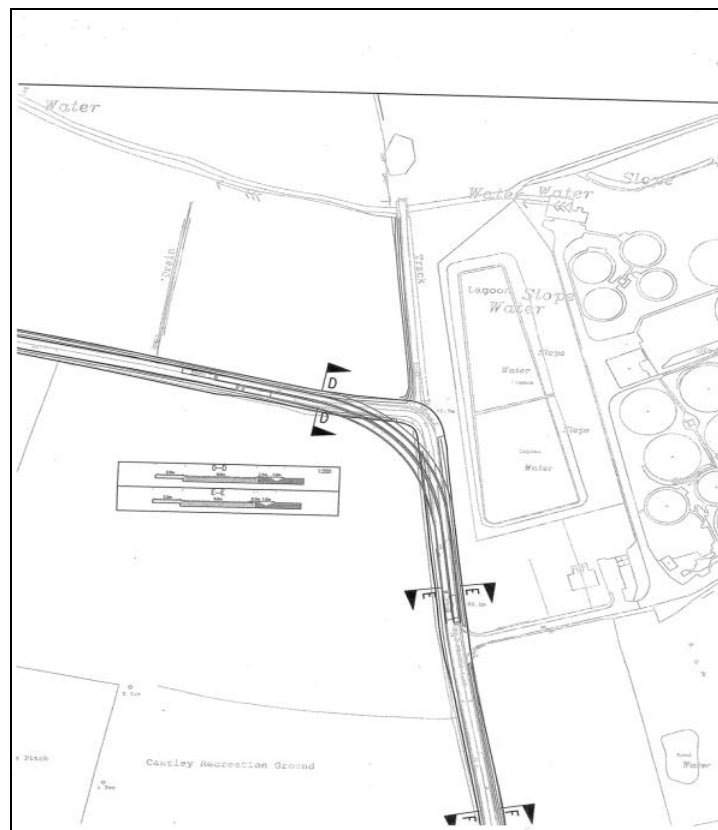
Outdoor sports facilities (excluding archery) at Cantley Park currently provide 6.52 hectares, as shown below:

Facility type	Number	Total size (Ha)
Football pitches – senior (90m x 60m)	6	3.24
Football pitches – youth (90m x 50m)	1	0.54
Football pitches – youth (60m x 40m)	6	1.44
Artificial Grass Pitch (Note: the total size is doubled to allow for relatively high levels of use)	1	1.3
Total	-	6.52

Road layout

The Northern Distributor Road will be realigned as part of the Kentwood Farm development (a corner on Bell Foundary Lane will be realigned). This will slightly reduce the size of the Park and change its shape (see Figure 3 below). Options below take this into consideration (by allowing significant space between the proposed grass playing pitches and the road), although it has not been possible to amend the layouts accordingly.

Figure 3: Realignment of road layout at Cantley Park



PPG17 ASSESSMENT FINDINGS

The 2011 PPG17 open space, sport and recreation update assesses the Park as follows:

General

- ▶ Cantley Park is considered by WBC to be a significant asset to the local area.
- ▶ It presents opportunities to integrate open space and playing pitch provision.
- ▶ Pavilion improvements/replacement, an increase in the number of pitches and an additional AGP are identified as desirable/needed.
- ▶ The Park is connected to existing and new residential areas by safe walking and cycling routes.
- ▶ There is a WBC emphasis on promoting opportunity for healthy and active lifestyles.

Grass playing pitches

- ▶ Cantley Park is the main provider of local authority pitches.
- ▶ All WBC owned pitches are booked via Wokingham Direct.
- ▶ Cantley Park is maintained by Quadron as part of its grounds maintenance contract with WBC. It is managed by WBC's Parks and Open Spaces Team.
- ▶ The Parks Team is hoping to secure funding to improve drainage of all the pitches on site.
- ▶ The pitches are assessed to be in average condition.
- ▶ Berkshire Youth Development League operates a central venue league at Cantley Park.
- ▶ Consultation suggests that there has been little or no investment in local authority pitches in the Borough in recent years, including Cantley Park.
- ▶ To preserve pitch quality, The Parks and Open Spaces Team only allow Wokingham Direct to allocate six senior pitches at any one time; keeping one pitch as a strategic reserve.
- ▶ For clubs training off site, Cantley Park and University of Reading (Whiteknights Campus) are the main venues.
- ▶ There is a widespread perception across the Borough that there are too many teams playing on too few pitches. Consultation suggests that pitches are reaching saturation point particularly on Saturday, with up to four matches being played in close succession. For example, in order to accommodate the number of matches at Cantley Park, they are staggered.

Artificial grass pitches (AGPs)

- ▶ The AGP at Cantley Park is owned by WBC and managed by its Parks and Open Spaces Team. Wokingham Direct is responsible for its bookings.
- ▶ It is the only AGP owned and maintained by WBC.
- ▶ It is assessed as being presently of average quality.
- ▶ Due to its isolated location, some issues are reported in relation to vandalism and unofficial use.
- ▶ The SDL masterplan for Cantley Park highlights the provision of an additional AGP (resulting in the loss of two mini/youth grass football pitches).
- ▶ Wokingham Hockey Club's home pitch is located at Cantley Park
- ▶ Cantley Park AGP is played over capacity by 0.5 matches each week.

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- Temporal demand identifies Wednesday, Friday, Saturday and Sundays are the most significant booking slots at Cantley Park AGP for training and matches.

Tennis courts

- There is a good supply of public outdoor courts across the Borough.
- WBC owns and manages 14 outdoor courts located across three sites.
- Cantley Park is its key site, with nine outdoor courts.
- There are no indoor tennis courts in the Borough.
- Indoor tennis court provision in Wokingham is below both national and South East Region.
- There is no identified need for indoor tennis facilities in the Borough. However, indoor courts do 'free-up' outdoor courts and can increase capacity to accommodate greater levels of participation in the sport. They can also reduce travel needs.

Netball

- There are nine outdoor courts overmarked as tennis courts.
- They are assessed to be of excellent quality.
- Consultation suggests there is demand for them to be floodlit. This would enable all year round play.
- The majority of competitive netball in the Borough is played outdoors.
- Bracknell and District Netball League is the only central venue league in the Borough. It operates at Cantley Park.

Changing accommodation

- Changing facilities (including showers) are provided at five local authority sites, in the Borough.
- There is demand for them to remain open.
- Changing provision at Cantley Park is reported to be insufficient to cater for the increasing demand for pitches.
- Consultation identifies that there is a need for additional changing facilities.

Car parking

- Clubs using Cantley Park report that there is insufficient car parking during peak times (i.e., during weekends).

STRATEGIC REQUIREMENTS

The Strategic Development Locations (SDL) Delivery Plans provide a brief overview/summary of aspirations for development in each area. North Wokingham and South Wokingham SDLs are the primary growth areas for the town of Wokingham.

General

North Wokingham

The North Wokingham SDL outlines provision for 1,500 dwellings in addition to local services such as a primary school, neighbourhood centre, public open space and SANG provision. The proposed areas for residential development would provide an increase of circa 3,600 people, assuming an average household size of 2.4 persons per dwelling.

South Wokingham

A key factor in the concept for the South Wokingham SDL focuses on its landscape setting. In addition, the need to improve the east-west connection through the southern part of the town is fundamental to the concept's rationale. The proposed development is planned to provide 2,500 new dwellings. This would result in an increase of circa 6,000 people, assuming an average household size of 2.4 persons per dwelling. There is also provision for local services such as two primary schools, two neighbourhood centres, public open space and SANG.

Sports facilities

North Wokingham

The need for pitch provision is predicated on demand. The 2010 PPG17 assessment suggests that demand for additional playing pitch provision for minis/juniors is likely to increase due to projected population increases and anticipated sports development trends (e.g., rugby union).

Despite the SDL being within the catchment of existing tennis court facilities, the Assessment Report identifies that improvements to current provision should be sought given the expected population increase. Similarly, the SDL is within catchment areas for existing MUGAs. However, new provision should be sought due to expected population increases and given there is currently no provision of its type in the area.

The Assessment Report recommends that locating additional sports facilities at Cantley Park site should be considered. It argues that developing an established 'sports hub' would increase accessibility to sports facilities.

South Wokingham

The 2010 PPG17 assessment identifies that provision of additional sports facilities should be located at a single 'sports hub'. Ultimately, it should accommodate junior pitch provision and tennis courts.

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Quantity standards for outdoor sports facilities

The 2012 Standards Paper prepared by KKP for WBC identifies the following situation for the Borough:

Current provision (ha)	Current population	Current provision level (ha per 1,000 population)	Deficiencies		Total provision required for current population (ha)	Provision level required to meet current population (ha per 1,000 population)	Future population (2026)	Total new provision 2026	Deficiency in provision (ha) up to 2026
			Latent demand deficiencies (ha)	PPM deficiencies (ha)					
173.71	159,134	1.09	16.13	101.84	291.68	1.83	175,366	320.92	147.21

Therefore, the total outdoor sports facilities requirements, based on a quantity standard of 1.66 ha/1,000 population for outdoor sports facilities (including grass pitches, ball courts (e.g., tennis, netball), MUGAs, AGPs, bowling greens etc). The overall deficiency in the Borough by 2026 is 147.21 hectares, which is made-up of existing deficiencies, plus new provision required as a result of housing development. The latter is required to ensure that the deficit doesn't increase.

1,500 houses are planned in North Wokingham SDL. This equates to 3,600 people (assuming an occupancy rate of 2.4 people per dwelling) and (as a result of the outdoor sports facility quantity standard) a requirement of 5.98 hectares of additional outdoor sports provision. Assuming that 1.47 hectares of this requirement will be provided as part of a secured dual-use agreement at Matthewsgreen Farm Primary School, an additional 4.51 hectares of provision will be required in the SDL. There is also a requirement for additional outdoor sports facility provision in South Wokingham SDL that could also be at Cantley Park

Options identified below consider different combinations of facility types that could be developed on Cantley Park. These are based on a composite quantity standard that allows for flexibility in determining which facilities to develop so that supply satisfies demand and to optimise space.

DEVELOPMENT POTENTIAL

Analysis of current provision and future need would suggest that it would be appropriate to develop additional football pitches (preferably seven junior and one mini football pitch), tennis courts, AGP, MUGAs and associated ancillary accommodation. Other potential considerations include:

- ✦ Extension of Cantley Park (i.e., CPO of fields north of Bell Foundry Lane) – land purchase costs are not included in the indicative costs for each option below.
- ✦ Relocation and/or redevelopment of the existing 'changing pavilion'.
- ✦ Relocation of the floodlit AGP.
- ✦ Realignment of entrance to the Park and/or access to the pitches.

Indicative costs

Changing accommodation

As stated above, existing changing accommodation at Cantley Park is reported to be insufficient. Consequently, additional changing rooms are required. In addition, an initial desktop assessment identifies that current changing accommodation comprises between 530 and 483 square metres (sq m).

Development of an additional two-team changing room (assuming that it comprises 76.5 square metres and is based on an indicative figure of between £1,250 and £1,500 per square metre) would cost between £95,625 and £114,750. This report assumes that one two-team changing room is required per pitch. In the absence of a detailed site investigation, it is also assumed that refurbishment costs would be between £650 and £700 per square metre. On this basis, the cost of refurbishing existing changing accommodation could be between £344,500 and £338,100.

Car parking

Assessment consultation identifies that there is insufficient car parking at CP1, particularly during peak times (i.e., at weekends). Assuming that this situation is the result of demand generated by a combination of pitch and other park users, it could be improved by a combination of new/additional car parking - as identified on Bell Farm, which could be extended if required). Other options available to WBC include:

- ◆ Providing dedicated parking for pitch users.
- ◆ Increasing car sharing.
- ◆ Encouraging non-car users.
- ◆ Providing motor bike and bicycle stands.
- ◆ Installing footpaths within and to/from the site, particularly connecting CP2 and CP3, and CP3 with changing accommodation on CP1, as/if required.

Drainage

Site assessments suggest that generally the quality of pitches in the Borough is good. However, consultation suggests that existing pitch drainage at Cantley Park needs to be replaced. Assuming that this is the case and that grass playing pitches developed on CP2 and/or CP3 (and no site levelling is required) “budget costs”, as provided by J.Mallinson (Ormskirk) Ltd., are as shown in the *Options* section overleaf.

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OPTIONS

The purpose of this 'masterplan' report is to outline three pragmatic options for development of sport and recreation facilities at Cantley Park. It is, at this stage, a 'discussion document' intended to stimulate dialogue between WBC officers with the ultimate aim of encouraging a consensus about a preferred development. The options outlined below are predicated upon a desire to optimise the use of available space.

Option 1A

Option 1A assumes that CP1 will be 'independent' of CP2 and CP3 and that changing accommodation and car parking for CP2 and CP3 will be provided at Bell Farm.

Facilities

Area	Facility type	Number		
		Existing	New	Total
CP1	Football pitches – senior (90m x 120m)	1	-	1
	Football pitches – senior (90m x 60m)	6	-	6
	Football pitches – youth (60m x 40m)	1	-	1
	AGP	1	-	1
	MUGA	-	1	1
	Indoor tennis courts	-	1	1
	Changing rooms	10	2	12
	Archery range	1	-	1
	Car parking.	Existing	-	Existing
CP2	Football pitches – youth (60m x 40m)	-	6	6
CP3	Football pitches – youth (90m x 50m)	-	3	3
Bell Farm	Changing accommodation (for CP2 and CP3)	-	14 team	14 team
	Car parking (for disabled people)	-	8 spaces	8 spaces
	Car parking (for able bodied people)	-	84 spaces	84 spaces

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‘Open space’ provision (excluding archery)

Proposed

Facility type	Total number	Total size (Ha)
Football pitches – senior (90m x 120m)	1	1.08
Football pitches – senior (90m x 60m)	6	3.24
Football pitches – youth (90m x 50m)	3	1.35
Football pitches – youth (60m x 40m)	7	1.68
AGP (Note: the total size is doubled to allow for relatively high levels of use)	1	1.3
MUGA (Note: although this facility has an artificial surface the total size is not increased because the facility can be used informally)	1	0.07
Indoor tennis court facility - two enclosed courts in frame fabric structure (36.58m x 33.53m)	1	0.12
Total	-	8.84

Difference

Existing space provision (Ha)	6.52
Proposed space provision (Ha)	8.84
Additional space provided by Option 1A (Ha)	2.32

Indicative costs

The indicative costs of developing Option 1A include:

Facility type	Indicative cost (£)
Drain CP1	442,000
Develop youth football pitches (60m x 40m) on CP2	161,500
Demolition and clearance of Bell Farm	60,000
Develop changing accommodation at Bell Farm ¹	412,500 - 495,000
Develop car parking at Bell Farm	138,000
Develop youth football pitches (90m x 50m) on CP3	174,000
Refurbish existing AGP	150,000
Develop MUGA	60,000
Develop indoor tennis facility	425,000 - 450,000
Refurbish existing change accommodation on CP1	344,500 - 338,100
Extend existing change accommodation on CP1	95,625 - 114,750
Total	2,426,125 – 2,583,350

¹ Changing accommodation comprises male and female changing and shower facilities, a fitness gym with separate changing areas, a reception and office accommodation plus a bar and kitchen facility and a dance studio that doubles up as a ‘party area’.

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Figure 4: Option 1A site plan



Option 2A

Option 2A assumes that car parking and changing accommodation for youth (60m x 40m) football pitches on CP3 will be provided as a result of development of Bell Farm. CP2 could be operated independently from CP1 and CP3. This could be done by a private contractor, who could also provide capital investment (estimated to be approximately £3,500,000).

Facilities

Area	Facility type	Number		
		Existing	New	Total
CP1	Football pitches – senior (90m x 120m)	1	-	1
	Football pitches – senior (90m x 60m)	6	-	6
	Football pitches – youth (60m x 40m)	6	-	6
	Indoor tennis courts	-	1	1
	Changing rooms	10	2	12
	Archery range	1	-	1
	Car parking	Existing	-	Existing
CP2	5-a-side AGP (23m x 25m)	-	5	5
	7-a-side AGP (60m x 40m)	-	1	1
	AGP (90m x 60m)	-	1	1
	Changing rooms	-	8	1
	Fitness gym	-	1	1
	Function room	-	1	1
	Car parking (for disabled people)	-	4	4
	Car parking (for able bodied people)	-	113	113
CP3	Football pitches – youth (60m x 40m)	-	5	5
Bell Farm	Changing rooms (for CP3)	-	14	14
	Car parking (for disabled people)	-	8	8
	Car parking (for able bodied people)	-	84	84

‘Open space’ provision (excluding archery)

Proposed

Facility type	Total number	Total size (Ha)
Football pitches – senior (90m x 120m)	1	1.08
Football pitches – senior (90m x 60m)	6	3.24
Football pitches – youth (90m x 50m)	3	1.35
Football pitches – youth (60m x 40m)	11	2.64
5-a-side AGP (23m x 25m)	5	0.57
7-a-side AGP (60m x 40m)	1	0.48
AGP (90m x 60m)	1	1.08
Indoor tennis court facility - two enclosed courts in frame fabric structure (36.58m x 33.53m)	1	0.12
Total	-	10.56

(Note: the total size of AGPs is doubled to allow for relatively high levels of use)

Difference

Existing space provision (Ha)	6.52
Proposed space provision (Ha)	10.56
Additional space provided by Option 2A (Ha)	4.02

Indicative costs

The indicative costs of developing Option 2A include:

Facility type	Indicative cost (£)
Drain CP1	442,000
Develop CP2 as commercially operated 5-a-side football centre	3,500,000
Develop changing accommodation on Bell Farm	412,500 - 495,000
Develop car parking on Bell Farm	138,000
Develop youth football pitches (60m x 40m) on CP1 and CP3	200,000
Remove existing AGP	50,000
Develop indoor tennis facility	425,000 - 450,000
Refurbish existing change accommodation on CP1	344,500 - 338,100
Extend existing CP1 change accommodation (236 squ m)	295,000 - 354,000
Total	5,807,000 – 5,967,100

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Figure 5: Option 2A site plan



Option 3A

Option 3A assumes that car parking and changing accommodation for AGPs on CP2 and youth (90m x 50m) football pitches on CP3 will be provided as a result of development of Bell Farm.

Facilities

Area	Facility type	Number		
		Existing	New	Total
CP1	Football pitches – senior (90m x 120m)	1	-	1
	Football pitches – senior (90m x 60m)	6	-	6
	Football pitches – youth (60m x 40m)	5	-	5
	AGP (100m x 65m)	1	-	1
	Changing rooms	10	2	12
	Archery range	1	-	1
	Car parking	Existing	-	Existing
CP2	AGP (90m x 120m)	-	1	1
	AGP (60m x 40m)	-	2	2
CP3	Football pitches – youth (90m x 50m)	-	3	3
Bell Farm	Changing rooms (for CP2 and CP3)	-	14	14
	CP2 and CP3 car parking (for disabled people)	-	8	8
	CP2 and CP3 car parking (for able bodied people)	-	84	84

‘Open space’ provision (excluding archery)

Proposed

Facility type	Number	Total size (Ha)
Football pitches – senior (90m x 120m)	1	1.08
Football pitches – senior (90m x 60m)	6	3.24
Football pitches – youth (90m x 50m)	3	1.35
Football pitches – youth (60m x 40m)	5	1.2
AGP (100m x 65m)	1	1.3
AGP (90m x 120m)	1	2.16
AGP (60m x 40m)	2	0.96
Total	-	11.29

(Note: the total size of AGPs is doubled to allow for relatively high levels of use)

Difference

Existing space provision (Ha)	6.52
Proposed space provision (Ha)	11.29
<i>Additional space provided by Option 3A (Ha)</i>	4.77

Indicative costs

The indicative costs of developing Option 3A include:

Facility type	Indicative cost (£)
Drain CP1	442,000
Develop AGPs on CP2	600,000 - 650,000
Develop changing accommodation on Bell Farm	412,500 - 495,000
Develop car parking on Bell Farm	138,000
Develop youth football pitches (90m x 50m) on CP3	174,000
Refurbish existing AGP on CP1	150,000
Refurbish existing change accommodation on CP1	344,500 - 338,100
Extend existing CP1 change accommodation (188 squ m)	235,000 – 282,000
Total	2,496,000 - 2,669,100

Figure 6: Option 3A site plan



		R.T.H. 15/05
Rev A Amended to suite Client requirements		
Good & Tibbott's Charterd Academics 2 The Studios, Rotherham University Old Road, R.T.H. 14 J Tel: 01204 487700 Fax: 01204 487771 E-mail: info@goodandtibbotts.co.uk Web: www.goodandtibbotts.co.uk		
Date: _____ KIP MANAGEMENT CONSULTANTS		
Project: SHARPTECH MARK SMARTPHONE SALES WORKSPACE ROTHERHAM COUNCIL		RIBA 4 Chartered Practitioner
Drawing: PROPOSED FACILITIES OPTION 3A FEASIBILITY OPTION		Date: 07TH OCTOBER 2015 R.T.H. Issue: 1, 1250 @ A1
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PREFERRED OPTION

Identification of a preferred option is based on adaptation of an 'assessment tool' developed by KKP. It is based on scoring 14 bespoke criteria on a scale from 1 to 5, where 1 = very poor and 5 = excellent. The scores are multiplied by factor of 10, 15 or 20 depending on their significance. The criteria are described below:

Site evaluation criteria

Criteria	Explanation
Space utilisation	Additional space provided. (Highest score = the most additional space for outdoor sports facilities provided).
Cost	Cost of developing each option. (Highest score = low cost).
Cost effectiveness	Total cost divided by additional space provided. (Highest score = most cost effective option)
Satisfaction of need	Likelihood/potential to fulfil identified need. (Highest score = most likely to satisfy need).
Access	Accessibility on foot, by bicycle etc.
Separation	Extent to which there are areas of dedicated use and different activities, ages and males/females are kept apart. (Highest score = most dedicated areas of use).
Limitations on site development	Potential limitations to site development caused by ownership restrictions, planning restrictions etc. (Highest score = fewest limitations). There are no known limitations on development of the sites.
Visual impact	Potential for high 'disturbance' (e.g., light pollution) and 'complaints' from local residents. (Highest score = least visual impact).
Site topography	Suitability of the site in terms of slopes, previous use, gradient and impact on accessibility. (Highest score = least need for site preparation). This assessment is not based on site visits.
Car parking	Capacity to offer adequate car parking. This assessment is based upon visual appraisal and consultation.
Changing accommodation	Capacity to provide adequate changing accommodation, based on one, 2-team changing room per pitch. (Highest score = largest number of team changing rooms).
Site preparation	Estimated cost/time associated with preparing for construction of each option. (Highest score = lowest associated cost/time). This assessment is based upon visual appraisal and consultation.
Potential to attract external funding	Potential to attract external funding, increase income and develop partnerships. (Highest score = greatest potential). This assessment is based upon consultation and provisional financial projections.
Flexibility	Based on scope offered to accommodate a range of facilities and for future development potential. This assessment is based upon visual site appraisal.

Table 8: Site options appraisal

Criteria	Weighting	Score	Option 1A	Option 2A	Option 3A
Space utilisation	20	Actual	1	2	3
		Weighted	20	40	60
Cost	20	Actual	3	1	2
		Weighted	60	20	40
Cost effectiveness	20	Actual	2	1	3
		Weighted	40	20	60
Satisfaction of need	20	Actual	1	3	2
		Weighted	20	60	40
Access	10	Actual	1	1	1
		Weighted	10	10	10
Separation	15	Actual	3	2	1
		Weighted	45	30	15
Limitations on site development	10	Actual	3	1	1
		Weighted	30	10	10
Visual impact	15	Actual	3	1	1
		Weighted	45	15	15
Site topography	10	Actual	3	1	2
		Weighted	30	10	20
Car parking	15	Actual	3	1	1
		Weighted	45	15	15
Changing accommodation	15	Actual	1	3	1
		Weighted	15	45	15
Site preparation	10	Actual	3	1	2
		Weighted	30	10	20
Potential to attract external funding	10	Actual	1	3	2
		Weighted	10	30	20
Flexibility	15	Actual	3	1	2
		Weighted	45	15	30
Total score			445	330	370
% total score (i.e., 615 = 100%)			72%	54%	60%
Priority rank			1	3	2

The following considerations are also significant in identifying a preferred option:

- ◀ Cantley Park is the principal venue in the town of Wokingham where WBC could provide additional outdoor sport facilities.
- ◀ There is a national decline in participation in team sports and increasing demand for 'individual sports'.
- ◀ The ability of WBC to make a financial contribution.
- ◀ The options identified above could be varied/enhanced to improve their impact and/or viability (e.g., development of 60m x 40m youth pitches on CP3 instead of 90m x 50m youth pitches in option 3A). The FA is more likely to support flexible provision that is responsive to local demand.
- ◀ Option 3A is the only option identified above that satisfies the projected space requirement for additional outdoor sports facilities as a result of housing development in North Wokingham SDL (i.e., 4.51 hectares).

Operation

If Option 2A is managed by a private contractor it is possible that it would develop CP2 (as part of a lease agreement to operate the facility) and provide capital investment for other facilities in Cantley Park, and/or cater for other Cantley Park users (e.g., provide and operate car parking and changing accommodation for CP3 pitch users).

CONCLUSION

There are potential benefits to developing a more diverse, contemporary outdoor sports facilities offer at Cantley Park. If this is done it would provide a significant proportion (but not all) of the outdoor sports facility space requirements in Wokingham Borough. This would require development of neighbouring fields, CP2 and CP3.

This report specifies three options and presents indicative costs for each from industry leaders (see appendices for further information). A preferred option (i.e., Option 1A) is identified. In our view, it represents the best use of space and will help to satisfy local need. It is also the best option in terms of catering for users and not compromising future development.

APPENDIX 1: J. MALLINSON (ORMSKIRK) LTD BROCHURE

J.Mallinson (Ormskirk) Ltd

**CANTLEY PARK
NATURAL SPORTS PITCHES
BUDGET COSTS**

November 2011



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WOKINGHAM BOROUGH COUNCIL

CANTLEY PARK – MASTERPLAN



Cantley Park - Wokingham

Proposed Works to Football Pitches

Item Nr	Description	Quant	Unit	Rate	Total Value
	Summary				
1.0	Area CP1				442,000.00
2.0	Area CP2				161,500.00
3.0	Area CP3				174,000.00
	Total				777,500.00
	Optional Items				
1.0	Area CP1				390,000.00
2.0	Area CP2				70,500.00
3.0	Area CP3				75,000.00
	Total				535,500.00

WOKINGHAM BOROUGH COUNCIL

CANTLEY PARK – MASTERPLAN



Cantley Park - Wokingham

Proposed Works to Football Pitches

Item Nr	Description	Quant	Unit	Rate	Total Value
	CP1 - Drainage to Existing Football Pitches				
	Natural Pitches				
	13 Pitches - Total Area 126,204m²				
	Area to drain - Estimated 100,000m²				
1.0	Preliminaries				
1.1	Insurances	1	item		
1.2	Setting out	1	item		
1.3	Set up on site	1	item		
1.4	As built CAD drainage plan	1	item		
1.5	Health Safety & CDM regulations	1	item		
1.6	Supervision & Agronomy	1	item		
1.7	Contractors Cabins & Stores	1	item		
					10,000.00
2.0	Pipe Drainage System				
2.1	Inspection chambers	10	nr		
2.3	Install 200mm main drain	2,100	m		
2.4	Lateral Drains 80mm Upvc pipe @ 5m spacings	16,670	m		
2.5	Junctions & End caps	120	nr		
2.6	Connect to existing outfall	1	item		
2.7	Disposal of drainage arisings on site	18,770	m		
					189,000.00
3.0	Slit Drainage - After Grass Establishment				
3.1	Slit drains	100,000	m		
3.2	Disposal of drainage arisings on site	100,000	m		
3.3	Sand topdressing - 5/6mm - Maintenance Operation	100,000	m ²		
3.4	Vertidrainage - Maintenance Operation	100,000	m ²		
3.5	Top up drains after settlement	100,000	m		
3.6	Overseed slit & drain runs	100,000	m		
					220,000.00
4.0	Establishment				
4.1	Stone pick	100,000	m ²		
4.2	Roll	100,000	m ²		
4.3	Mowing - 3 cuts	100,000	m ²		
4.4	Fertiliser	100,000	m ²		
4.5	Selective broadleaf herbicide	100,000	m ²		
					23,000.00
	FINAL SUMMARY				
	CP1 - Drainage to Existing Football Pitches				
1.0	Preliminaries				10,000.00
	13 Pitches - Total Area 126,204m ²				
2.0	Pipe Drainage System				189,000.00
3.0	Slit Drainage - After Grass Establishment				220,000.00
4.0	Establishment				23,000.00
	Sub total				442,000.00

WOKINGHAM BOROUGH COUNCIL

CANTLEY PARK – MASTERPLAN



Cantley Park - Wokingham

Proposed Works to Football Pitches

Item Nr	Description	Quant	Unit	Rate	Total Value
	Recommended Contingency - 5%	0	item	22,100.00	-
					442,000.00
X	Optional Items				
	Cultivations & Seeding				
X.1	Glyphosate herbicide to desiccate sward	100,000	m ²		
X.2	Grade to smooth contours	100,000	m ²		
X.3	Sand Ameliorate - 50mm	100,000	m ²		
X.4	Cultivate	100,000	m ²		
X.5	Stone pick	100,000	m ²		
X.6	Prepare seed bed	100,000	m ²		
X.7	Pre-seed fertiliser	100,000	m ²		
X.8	Sports pitch grass seed	100,000	m ²		
					390,000.00

WOKINGHAM BOROUGH COUNCIL

CANTLEY PARK – MASTERPLAN



Cantley Park - Wokingham

Proposed Works to Football Pitches

Item Nr	Description	Quant	Unit	Rate	Total Value
	CP2 - Proposed New Football Pitches				
	Natural Pitches				
	4 Pitches - Area 28,500m² - Changing facilities 5,000m²				
1.0	Preliminaries				
1.1	Insurances	1	item		
1.2	Setting out	1	item		
1.3	Set up on site	1	item		
1.4	As built CAD drainage plan	1	item		
1.5	Health Safety & CDM regulations	1	item		
1.6	Supervision & Agronomy	1	item		
1.7	Contractors Cabins & Stores	1	item		
					10,000.00
2.0	Earthworks - Subject to Survey - (Provisional)				
2.1	Scan the area for any existing services.	1	item		
2.2	Glyphosate herbicide to desiccate sward	23,500	m ²		
2.3	Strip topsoil & stockpile - 300mm depth	23,500	m ²		
2.4	Grade to formation	23,500	m ²		
2.5	Trim & prepare formation	23,500	m ²		
2.6	Handle and spread topsoil - 300mm depth	23,500	m ²		
2.7	Grading topsoil to achieve final contours	23,500	m ²		
2.8	Stone pick	23,500	m ²		
					40,000.00
3.0	Pipe Drainage System				
3.1	Inspection chambers	3	nr		
3.2	Install 200mm main drain	280	m		
3.3	Lateral Drains 80mm Upvc pipe @ 5m spacings	3,920	m		
3.4	Junctions & End caps	35	nr		
3.5	Connect to existing outfall	1	item		
3.6	Disposal of drainage arisings on site	4,200	m		
					41,000.00
4.0	Cultivations & Seeding				
4.1	Cultivate topsoil	23,500	m ²		
4.2	Stone pick	23,500	m ²		
4.3	Pre-seed fertiliser	23,500	m ²		
4.4	Sports pitch grass seed	23,500	m ²		
					13,000.00
5.0	Slit Drainage - After Grass Establishment				
5.1	Slit drains	23,500	m		
5.2	Disposal of drainage arisings on site	23,500	m		
5.3	Sand topdressing - 5/6mm - Maintenance Operation	23,500	m ²		
5.4	Vertidrainage - Maintenance Operation	23,500	m ²		
5.5	Top up drains after settlement	23,500	m		
5.6	Overseed slit & drain runs	23,500	m		
					52,000.00

WOKINGHAM BOROUGH COUNCIL

CANTLEY PARK – MASTERPLAN



Cantley Park - Wokingham

Proposed Works to Football Pitches

Item Nr	Description	Quant	Unit	Rate	Total Value
6.0	Establishment				
6.1	Stone pick	23,500	m ²		
6.2	Roll	23,500	m ²		
6.3	Mowing - 3 cuts	23,500	m ²		
6.4	Fertiliser	23,500	m ²		
6.5	Selective broadleaf herbicide	23,500	m ²		
					5,500.00
	FINAL SUMMARY				
	CP2 - Proposed New Football Pitches				
	Preliminaries				10,000.00
	Earthworks - Subject to Survey - (Provisional)				40,000.00
	4 Pitches - Area 28,500m ² -Changing facilities 5,000m ²				
	Pipe Drainage System				41,000.00
	Cultivations & Seeding				13,000.00
	Slit Drainage - After Grass Establishment				52,000.00
	Establishment				5,500.00
	Sub total				161,500.00
	Recommended Contingency - 5%	0	item	8,075.00	-
					161,500.00
X	Optional Items				
X.1	Sand Ameliorate - 50mm	23,500	m ²		
					70,500.00

WOKINGHAM BOROUGH COUNCIL

CANTLEY PARK – MASTERPLAN



Cantley Park - Wokingham

Proposed Works to Football Pitches

Item Nr	Description	Quant	Unit	Rate	Total Value
	CP3 - Proposed New Football Pitches				
	Natural Pitches				
	3 Pitches - Area 25,000m² - Changing facilities 5,000m²				
1.0	Preliminaries				
1.1	Insurances	1	item		
1.2	Setting out	1	item		
1.3	Set up on site	1	item		
1.4	As built CAD drainage plan	1	item		
1.5	Health Safety & CDM regulations	1	item		
1.6	Supervision & Agronomy	1	item		
1.7	Contractors Cabins & Stores	1	item		
					10,000.00
2.0	Earthworks - Subject to Survey - (Provisional)				
2.1	Scan the area for any existing services.	1	item		
2.2	Glyphosate herbicide to desiccate sward	25,000	m ²		
2.3	Strip topsoil & stockpile - 300mm depth	25,000	m ²		
2.4	Grade to formation	25,000	m ²		
2.5	Trim & prepare formation	25,000	m ²		
2.6	Replace topsoil - 300mm depth	25,000	m ²		
2.7	Grading topsoil to achieve final contours	25,000	m ²		
2.8	Stone pick	25,000	m ²		
					40,000.00
3.0	Pipe Drainage System				
3.1	Inspection chambers	3	nr		
3.2	Install 200mm main drain	225	m		
3.3	Lateral Drains 80mm Upvc pipe @ 5m spacings	5,000	m		
3.4	Junctions & End caps	45	nr		
3.5	Connect to existing outfall	1	item		
3.6	Disposal of drainage arisings on site	5,225	m		
					49,250.00
4.0	Cultivations & Seeding				
4.1	Cultivate topsoil	25,000	m ²		
4.2	Stone pick	25,000	m ²		
4.3	Pre-seed fertiliser	25,000	m ²		
4.4	Sports pitch grass seed	25,000	m ²		
					13,750.00
5.0	Slit Drainage - After Grass Establishment				
5.1	Slit drains	25,000	m		
5.2	Disposal of drainage arisings on site	25,000	m		
5.3	Sand topdressing - 5/6mm - Maintenance Operation	25,000	m ²		
5.4	Vertidrainage - Maintenance Operation	25,000	m ²		
5.5	Top up drains after settlement	25,000	m		
5.6	Overseed slit & drain runs	25,000	m		
					55,000.00

WOKINGHAM BOROUGH COUNCIL

CANTLEY PARK – MASTERPLAN



Cantley Park - Wokingham

Proposed Works to Football Pitches

Item Nr	Description	Quant	Unit	Rate	Total Value
6.0	Establishment				
6.1	Stone pick	25,000	m ²		
6.2	Roll	25,000	m ²		
6.3	Mowing - 3 cuts	25,000	m ²		
6.4	Fertiliser	25,000	m ²		
6.5	Selective broadleaf herbicide	25,000	m ²		
					6,000.00
	FINAL SUMMARY				
	CP3 - Proposed New Football Pitches				
1.0	Preliminaries				10,000.00
2.0	Earthworks - Subject to Survey - (Provisional)				40,000.00
	3 Pitches - Area 25,000m ² -Changing facilities 5,000m ²				
3.0	Pipe Drainage System				49,250.00
4.0	Cultivations & Seeding				13,750.00
5.0	Slit Drainage - After Grass Establishment				55,000.00
6.0	Establishment				6,000.00
	Sub total				174,000.00
	Recommended Contingency - 5%	0	item	8,700.00	-
					174,000.00
X	Optional Items				
X.1	Sand Ameliorate - 50mm	25,000	m ²		
					75,000.00

APPENDIX 2: DOE SPORT LIMITED BROCHURE (EXTRACT FOR MUGAS)



PREO Sport Canopy Chineham Games Area, Basingstoke



PREO Sport Canopy Chineham Games Area, Basingstoke

