



WOKINGHAM BOROUGH COUNCIL

OPEN SPACE, SPORTS AND RECREATION STRATEGY

NOVEMBER 2013

Forward

The Wokingham Borough Council Open Space, Sport & Recreation Facilities Strategy provides clear guidance on the approach it envisages to the application of the open space, sport and recreational facilities standards for residential development identified in Policy TB08 of the Managing Development Delivery Development Plan Document (Local Plan) (MDD DPD). It is the intention of the Council that the Strategy will provide both useful guidance for the preparation of development proposals and a benchmark for the Council in the determination of planning applications.

The Strategy is the result of extensive internal consultation and a formal 6 week public consultation period running from 12th June to 24th July 2013. A total of 28 public consultation responses were received during this process and as a consequence a number of minor changes to the original draft have been made including

- access for all to new children's play facilities
- inclusion of an outline strategy for cemetery provision
- the role of Town and Parish Councils
- acknowledging the growth and consequent infrastructure needs of Woodley

The Strategy will be a key part of the Council's framework for ensuring that the high quality development planned for the borough includes the open space, sport and recreational facilities that are required to meet the needs of both our existing and future communities.

I look forward to this strategy enabling us to provide our residents with extensive, well-designed formal and informal open space and sports facilities for us all to enjoy.

Angus Ross

Executive Member for the Environment

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1. INTRODUCTION

The overriding purpose of the Wokingham Borough Council Open Space, Sports and Recreation Strategy is to consider how Wokingham Borough's network of open spaces and sports facilities is planned, managed, protected, designed, and maintained; and to set out a series of objectives to ensure that these open spaces and sports facilities are of a consistent high standard and continue to meet the needs of Wokingham Borough's current and future communities.

This Strategy is based upon a comprehensive analysis of the quantity, quality and accessibility of open space and sports facilities, as well as a detailed assessment of open space and sports facilities needs in Wokingham Borough. This evidence base is contained within the Wokingham Borough Council Open Space, Sport & Recreation Facilities Assessment and Standards (2010 - 12), a Planning Policy Guidance 17 (PPG17) compliant open space, sport and recreation assessment report and the sports (including grass playing pitches) assessment report. Although PPG17 has now been replaced by the National Planning Policy Framework Wokingham Borough Council considers that, together with accompanying *Assessing needs and opportunities: a companion guide to PPG17*, it still provides the most up to date guidance for undertaking this type of assessment.

Planning policy for the protection of existing open spaces from development and for provision of public open space as part of new development is clear, and is covered by Wokingham Borough Council's Development Plan. The Strategy sets out an overarching framework for the development of the Borough's network of open spaces and sports facilities up to 2026. In summary it will provide:

- Detailed guidance on the application of the provision standards, as set out in Managing Development Delivery Development Plan Document Policy TB08 Open Space, sport and recreational facilities standards for residential development.
- Benchmark outline specifications for the each open spaces and sports facilities typologies.
- Detailed guidance on the delivery of the open space and sports facility requirements for each of the four Strategic Development Locations (SDLs).
- Detailed guidance on the delivery of the open space and sports facility requirements for other development proposals (non SDLs)

It is important to remember that the Strategy is a working document and the recommendations contained within it should be reviewed prior to the preparation of the next iteration of the Wokingham Borough Local Plan. It is likely that the preparation of this plan will commence around 2021. The Council will maintain a constructive dialogue with local communities including its Town and Parish Councils on the delivery of the required open space and sport facilities infrastructure. It is envisaged that this active community engagement will ensure that the delivery of this infrastructure is responsive to changing community needs over the plan period.

Hyperlinks have been used throughout the Strategy to signpost other documents.

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These links are correct at the time of producing the Strategy but users may need to contact the Council to obtain the latest details of document location.

2. CONTEXT

The following section summarises the key strategic documents relevant to this Strategy and links, where appropriate, to the aims and objectives set out later.

National

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the reformed planning policies for England. It details how these changes are expected to be applied to the planning system. It also provides a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

The NPPF states the purpose of the planning system is to contribute to the achievement of sustainable development. It establishes the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.

Under the promoting healthy communities theme, it is set out that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative and qualitative deficiencies and surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

As a prerequisite the NPPF states existing open space, sports and recreation sites, including playing fields, should not be built on unless:

- *An assessment has been undertaken, which has clearly shown the site to be surplus to requirements; or.*
- *The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or.*
- *The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss (paragraph 74).*

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Local

Wokingham Core Strategy

The [Core Strategy](#) for Wokingham was adopted by the Council in January 2010. The document sets out the long-term 'spatial vision' for the Borough up to 2026. It incorporates the future development policies for housing, transport and other infrastructure provision for the area. Both the vision and policies set out within the Core Strategy are informed by the views of the community through consultation.

Identified within the Core Strategy is the Council's commitment to '*making the Borough a great place to live with a good quality of life for all residents*'. Key to this aim is the delivery and access to suitable sport, leisure and cultural facilities. This includes the supply of open spaces, country parks and public rights of way. In particular the vision for Dinton Pastures Country Park and improvements to California Country Park are recognised as future challenges.

One of the key aspects of the Core Strategy is the future provision in the Borough of four strategic development locations (SDLs). Information about these is set out below.

Health and Wellbeing Strategy 2013-2014

The strategy is being developed by the Health and Wellbeing Board and builds on the existing Sustainable Community Strategy 2010-20 that was developed by the now defunct Wokingham Borough Strategic Partnership. The Health and Wellbeing Board is a statutory partnership established under the Health and Social Care Act 2012 to improve the joint working between health and social care. Well-managed and appropriately placed open spaces and sports facilities can serve as a delivery mechanism for themes within the draft Health and Being Strategy. Most obviously open spaces and sports facilities contribute to improving people's quality of life, health and wellbeing of individuals, families and communities. They can also influence perceptions of community safety, deprivation and poverty levels and the local economy.

The key themes set out in the draft strategy are;

- Promoting good health throughout life
- Building health and wellbeing into new communities
- Improving life chance
- Emotional health and wellbeing
- Older people and those with long-term conditions

Strategic Development Locations

Strategic Development Locations (SDLs) in the Borough are the key areas that are identified to accommodate planned new developments. There are four SDLs.

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WBC's Core Strategy identifies where new growth can be sustainably provided in each of the SDLs. In addition, each SDL has its own [Supplementary Planning Document \(SPD\)](#) and there is also an [Infrastructure Delivery and Contributions SPD](#) for the SDLs, which will guide future development and infrastructure planning

North Wokingham

North Wokingham SDL along with the South Wokingham SDL, sets out the future development growth principally for the town of Wokingham. The North Wokingham SDL will provide around 1,500 dwellings in addition to local services such as a primary school, neighbourhood centre, public open space and Suitable Alternative Natural Greenspace (SANG) provision. The proposed areas suitable 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

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

South of M4

The South of the M4 SDL is located in the area around Shinfield, Spencers Wood and Three Mile Cross. A sustainable, mixed use development is envisaged, which will provide around 2,500 dwellings in addition to a range of employment/retail uses and open space/social infrastructure; including two primary schools, a neighbourhood centre, public open space and SANG provision. This would provide an increase of circa 6,000 people, assuming an average household size of 2.4 persons per dwelling. Separation of the existing settlements will be maintained.

Arborfield Garrison

This SDL is identified for a sustainable, well designed, mixed use development. It will provide around 3,500 new dwellings and an increase of circa 8,400 people, assuming an average household size of 2.4 persons per dwelling. It also includes new employment, appropriate retail facilities, and transport, social and physical infrastructure. It will comprise (amongst other things) two neighbourhood centres, one district centre, two primary schools and one secondary school. Furthermore, there is a requirement for the provision of sufficient SANGs to mitigate the impact on the Thames Basin Heath Special Protection Area, which could help to retain the separation between Finchampstead North, Arborfield Cross and Barkham.

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Managing Development Delivery Development Plan Document (Local Plan) (MDD DPD)

The emerging [MDD DPD](#) will amplify policies in the Core Strategy. The MDD is expected to be 'adopted' (completed) later in 2013 but was publicly examined by an independent Planning Inspector in May 2013. The main policies in the MDD relating to open space and sports facilities are TB08 Open Space, sport and recreational facilities standards for residential development and Policy SAL04 New public open space associated with residential development within and adjoining the Borough. These updated standards were derived from Wokingham Borough Council's Open Space, Sport & Recreation Facilities Assessment and Standards (2010 - 12).

Table 1: Summary of Policy TB08 Open space, sport and recreational facilities standards for residential development

Typology	Borough standard
Parks and gardens	1.10ha/1000
Natural/semi natural greenspace (excluding country	2.84 ha/1000
Amenity greenspace	0.98 ha/1000
Provision for children and young people	0.25 ha/1000
Civic space	0.01 ha/1000
Outdoor sports facilities	1.66 ha/1000
Cemeteries/Burial grounds*	14.4 grave plots per 1,000 population
Allotments	0.52 ha/1000
Sports halls (4-bad court) including Indoor bowls (2 rinks) and Health & Fitness gym (20 stations)	65.43m ² /1000
Swimming pool	8.26m ² /1000
Activity halls	41.31m ² /1000
* Assumes a grave plot can accommodate 2.5 burials on average	

Open Space, Sport & Recreation Facilities Assessment and Standards (2010 - 12)

The assessment reports provide detailed background about how the Wokingham Borough provision standards are calculated. The reports comprise comprehensive site audits, including quantity, quality and accessibility, plus demand assessments. They are compliant with Planning Policy Guidance 17 (PPG17) and Sport England guidance, as appropriate.

[Wokingham Final Amended Open Space Report \(2012\)](#)

[Wokingham Final Amended Sports Assessment Report \(2012\)](#)

[Wokingham Standards Paper \(2012\)](#)

The Standards Paper builds on both assessment reports and provides a robust evidence base for the preparation of WBC policy. Identified within the standards paper are the:

- Provision standards in terms of accessibility and quantity

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- Identified deficiencies in provision.
- Identified surplus provision.

Quantity

Within the Standards Paper section of the Open Space, Sport & Recreation Facilities Assessment and Standards (2010 - 12) catchment mapping is used in order to identify deficiencies for each typology. Catchment mapping involves applying a drive or walk time distance to identify communities currently not served by existing facilities. Catchment areas are based on the time that people are willing to travel in order to access provision.

If a settlement does not have access to the required level of provision (i.e., it is outside of the catchment) it is deemed to be deficient and the number of sites, of a minimum size, that are needed in order to provide comprehensive access to this type of provision (in hectares) is estimated. (The minimum site size guidance provided by the Greater London Authority is used).

For open spaces, these quantified deficiencies are incorporated into the calculation of provision standards. The provision standards identify how much open space and sport and recreation provision per 1,000 people is needed to strategically serve the Borough now and in the future. The required amount of provision is calculated for each typology by applying the standard by the projected population.

Quality

The Open Space, Sport & Recreation Facilities Assessment and Standards (2010 - 12) includes an assessment of the quality of Wokingham's Public Open Space and sports facilities. Data collated from site visits has been assessed against a standard derived from the Green Flag Award scheme (a national standard for parks and green spaces in England and Wales, operated by the Green Flag Plus Partnership) to give a quality score for each site visited. Scores in the database are presented as percentage figures. Further detail about the quality threshold and scoring criteria used can be found in the assessment report and standards paper.

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3. APPLYING THE STANDARDS

On site Provision

All new residential development of sufficient scale will be required to meet the standards within *MDD DPD Policy TB08: Open Space, sport and recreational facilities standards for residential development*, through the provision of onsite facilities. Table 2 below provides guidance on minimum site size acceptable for each typology and scale of development that will be expected to provide each of the typologies on site.

Table 2: Summary guidance on when off site or on site provision of POS is required.

Typology	MDD DPD Standard (ha or m ² /1000)	Minimum site size guidance (ha or m ²)	Off-site contribution required (net dwellings)	On site provision or off site contribution depending on site circumstances (net dwellings)	On site provision required (net dwellings)
Outdoor facilities					
Parks and gardens	1.1ha	2ha	non SDL developments	N/A	SDL and Wokingham Town Centre (WTC) only
Natural/semi natural greenspace (excluding country parks)	2.84ha	0.4ha* ¹	N/A	1-99	100+
Amenity greenspace	0.98ha	0.4ha* ¹	N/A	1-99	100+
Provision for children and young people	0.25ha	0.06ha* ¹	1-79	80-99	100+
Civic space	0.01ha	0.4ha* ¹	N/A	N/A	SDL and WTC only
Outdoor sports facilities	1.65ha	N/A	non SDL developments	N/A	SDL only
Cemeteries/ Burial grounds	14.4 grave plots per 1,000* ²	0.2ha	SDL and non SDL developments	N/A	N/A
Allotments	0.52ha	0.4ha* ¹	non SDL developments	N/A	SDL only

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Indoor Facilities					
Sports halls (4-badminton court) including Indoor bowls (2 rinks) and Health & Fitness gym (20 stations)	65.43m ²	600m ²	non SDL developments	N/A	SDL only
Swimming pool	8.26m ²	220m ²	SDL and non SDL developments	N/A	N/A
Activity halls	41.31m ²	N/A	non SDL developments	N/A	SDL only

*¹ It maybe possible to consider a smaller minimum site size if it can be demonstrated that the space is particularly useable or valuable in the local context.

*² Assumes a grave plot can accommodate 2.5 burials on average.

The provision of on-site facilities of the following typologies: parks and gardens and civic space, will only be required within the Strategic Development Locations and Wokingham Town Centre (WTC) other than in exceptional circumstances. The provision of on-site facilities of the following typologies: outdoor sports facilities, allotments, sports halls and activity halls will only be required within the Strategic Development Locations other than in exceptional circumstances.

Adoption and maintenance contributions

There will be a requirement on developers to demonstrate that, where on-site provision is provided, it will be appropriately managed and maintained. The Council would prefer that all new the facilities were eventually adopted either by the Borough Council or where appropriate by the local Town or Parish Council. In these situations the developer will be required to transfer a sum of money to the adopting authority to cover the costs of the sites future maintenance. It is envisaged that the transfer of sites should accord with the process laid out below other than for Suitable Alternative Natural Greenspace sites or other exceptional circumstances.

- (1) At agreed point in the development the developer will construct the facility in accordance with agreed plans.
- (2) On satisfactory completion of the facility the developer will maintain the facility to the satisfaction of the council for a 12 month period. During this period any defects will be made good by the developer.
- (3) On satisfactory completion of the 12 month initial maintenance period the developer will offer the facility for adoption by the adopting authority for a nominal consideration.
- (4) On completion of the transfer of the facility the developer will pay the council a commuted sum sufficient to cover the maintenance costs of the facility for a period of 30 years (based upon the costs of the appropriate

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Wokingham Borough Council team) other than in exceptional circumstances where it may be calculated for a reduced period of 20 years.

Where long term maintenance arrangement other than adoption by the Council are proposed the developer will need to be able to demonstrate to the Council that these arrangements are both reasonable and robust, and that any management vehicle proposed is financially viable in the long term.

Off site provision/ Developer contributions

In the event that a new residential development is of insufficient scale to be required to meet the MDD DPD public open space and Sports facilities standards within Policy TB08 through the provision of onsite facilities. The development will be required to meet the MDD DPD Policy TB08: Open space, sport and recreational facilities standards for residential development through a financial contribution towards improvements to the quality or accessibility of existing facilities and/or new off-site provision providing that any of the criteria below are met for any typology:

- (a) The residential development site lies outside the catchment of any existing facility.
- (b) The residential development site lies within the catchment of an existing facility/ies and at least one of those facilities has been identified as of poor quality within the Open Space, Sport & Recreation Facilities Assessment and Standards (2010 - 12).
- (c) There is a borough wide unmet demand for the facility identified within the Open Space, Sport & Recreation Facilities Assessment and Standards (2010 - 12).

The collection of contributions from developers can be undertaken through the Community Infrastructure Levy (CIL) and/or Section 106 Agreements. The requirements for whether provision should be on-site or off-site will vary depending on the type of open space or sports facility to be provided and the development location. The CIL for Wokingham Borough is currently being developed and should be implemented by April 2014. In the interim, until any CIL charges are adopted, Section 106 agreements are still an active procedure for collecting developer contributions.

Children's Play

The Children's Play typology includes facilities aimed at both younger children and at older young people. It is essential that the children's play facilities that meet the needs of all age groups are considered in relation to new residential development. When assessing the need for a contribution towards Children's Play the Council will treat these different types of play provision as separate typologies and apply the catchments suggested in the Fields In Trust (FIT) guidelines (Planning and Design for Outdoor Sport and Play, 2001).

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Country Parks

The Borough's existing Country Parks (Dinton Pastures Country Park, California Country Park and Charvil Country Park) have not been included within the calculation of any of the new public open space standards. Wokingham Borough Council does not require new Country Parks within the Borough (other than those allocated under MDD DPD Policy SAL06: Allocated Country Parks or in other exceptional circumstances) but is instead seeking to accommodate the significant increase in visitor pressure that will result from the projected growth in the Borough's population over the next ten years, within its existing facilities.

The Borough's Country Parks network caters for a borough-wide need. Development in the borough will create additional pressures resulting in a need to improve the capacity of the provision. All new residential development will be required to provide a contribution towards the necessary capital investment to carry out enhancements in both the quality and accessibility of its Country Parks. For the absence of doubt the provision of Suitable Alternative Natural Greenspace or other public open space typologies will not be accepted in lieu of this contribution.

Cemeteries/Burial grounds

All residential development (including SDLs) will be required to provide a contribution towards the strategic provision of additional Cemeteries/Burial grounds capacity within the borough.

The application of the standard for Cemeteries/Burial ground provision within Policy TB08 of the Managing Development Delivery Development Plan Document will give rise to a requirement for around 380 grave plots (which should be able to accommodate up to 951 burials) for the 11,000 dwellings to be developed in the plan period. This is equivalent to a new cemetery site of 0.22ha, assuming that approximately 1730 graves plots/4325 burials can be accommodated within 1ha.

The Council intends to deliver this additional capacity through either the enhancement or extension of an existing cemetery site, or by the provision of new cemetery site

Swimming Pools

All residential development (including SDLs) will be required to provide a contribution towards the strategic provision of additional swimming pool capacity within the borough.

The application of the standard for swimming pool provision within Policy TB08 of the Managing Development Delivery Development Plan Document will give rise to a requirement for around 218.1m² of new swimming pool capacity for the 11,000 dwellings to be developed in the plan period. This is equivalent to a single new 4 Lane 25m Pool (25m x 8.5m).

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The Council intends to deliver this additional capacity through either the enhancement or extension of an existing swimming pool site, or by the provision of new swimming pool site.

4. GUIDANCE ON PROVISION OF ON SITE PUBLIC OPEN SPACE AND SPORTS FACILITIES

Parks and gardens

The Council would like to encourage the provision of new public parks in each of the new settlement areas, varying in size and nature from small neighbourhood parks to larger Borough parks. The Council expects a minimum facility size of 2ha although it may be possible to consider a smaller minimum facility size if it can be demonstrated that the proposed space is particularly useable or valuable in the local context.

More information on the design of public parks is available in the Interactive Borough Design Guide SPD 2012

Natural/semi natural greenspace (excluding country parks)

The Council expects this typology should be aimed at either protection of existing local biodiversity, the creation of new UK Biodiversity Action Plan (BAP) Priority Habitats (Habitats of Principal Importance or Section 41 NERC Act habitats and/or enhancements aimed at improving the capacity of the site to support protected or UK BAP Species (Species of Principal Importance or Section 41 NERC Act species).

Where a Suitable Accessible Natural Greenspace (SANG) meets the definition of natural/semi natural greenspace it can be double counted towards this provision (i.e. at least 2.84ha/1,000 of the SANG could also contribute towards the natural/semi natural greenspace requirement under Policy TB08: Open Space, sport and recreational facilities standards for residential development of the MDD DPD). See section below for more information on SANG.

The Council expects a minimum facility size of 0.4ha although it may be possible to consider a smaller minimum facility size if it can be demonstrated that the proposed space is particularly useable or valuable in the local context.

Amenity greenspace

The Council expects that this typology should be aimed at providing useable public open space such as unequipped children's play space, pocket parks for informal recreation and visual amenity space. However the council does not consider road verges and roundabout centres etc. can be considered as contributing to this typology

The Council expects a minimum facility size of 0.4ha although it may be possible to consider a smaller minimum facility size if it can be demonstrated that the proposed space is particularly useable or valuable in the local context.

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Children's play (equipped)

The Council is committed to the provision of a wide range of children's play facilities that are fully inclusive and suitable for the entire age range, both genders and disabled children. The council is keen to encourage innovative and imaginative approaches to children's play provision and would welcome schemes that incorporate elements of *natural play* and/or Local landscaped Areas of Play (LLAP) where this is deemed to be appropriate. The Open Space, Sport & Recreation Facilities Assessment and Standards (2010 - 12) identifies that the borough is deficient in facilities aimed at teenage children and it is essential that skate parks, BMX tracks, Shelters, parkour courts and Ball Courts such as Multi Use Games Areas (MUGAs) etc. are considered in the context of new residential development.

Whilst the Council has adopted the standard for equipped children's play (0.25ha/1000) from the Fields In Trust (FIT) guidelines (Planning and Design for Outdoor Sport and Play, 2001) it does not wish to be tied rigidly to the FIT catchment model as this has a tendency to drive the development of a large number of small low value play areas. The Open Space, Sport & Recreation Facilities Assessment and Standards (2010 - 12) identifies that the Borough already contains a large number of low value small play areas which are especially limited in terms of providing for different age groups.

Again whilst the Council has adopted the standard for equipped children's play (0.25ha/1000) from the FIT guidelines (Planning and Design for Outdoor Sport and Play, 2001) it does not wish to be tied rigidly to the FIT minimum facilities size model. The Open Space, Sport & Recreation Facilities Assessment and Standards (2010 - 12) identifies that the Borough already contains a large number of low value small play areas. The council would like to see Neighbourhood Equipped Areas of Play (NEAP) and Local Equipped Areas of Play (LEAP) of at least 1300m² and 600m² respectively (other than in exceptional circumstances) in order that larger high value play facilities are encouraged. In the same vein the council does not want to see the provision of minimum size (100m²) Local Areas of Play (LAP) to make up any shortfall as we do not think this would help to provide useable play space in the context of new developments and play provision across the borough. The council would rather see a smaller number of larger LAPs and/or LAPs attached to other POS categories (other than in exceptional circumstances).

The council is willing to apply a 5% discount on the required on site children's play facilities in return for a financial contribution towards a network 3-4 borough wide destination play areas.

Civic space

More information on the design of civic space is available in the Interactive Borough Design Guide SPD 2012.

The Council expects a minimum facility size of 0.4ha although it may be possible to consider a smaller minimum facility size if it can be demonstrated

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that the proposed space is particularly useable or valuable in the local context.

Outdoor sports facilities

The Open Space, Sport & Recreation Facilities Assessment and Standards (2010 - 12) indicates that the borough has a small overall surplus of senior pitch provision but a significant under supply of junior and mini pitches. The Council expects any new playing pitch facilities to be designed to meet the identified demand for additional pitch provision.

The council does not favour the *pepper potting* of sports pitches within new developments due to the difficulty of providing the ancillary facilities required, such as car parking and changing rooms/pavilions on small scale schemes. The Council is committed to a 'Sports Hub' approach on all the SDLs which is aimed at producing 3 new strategic sports pitch sites and an extension to Cantley Park. These 'Sports Hubs' will need to incorporate adequate car parking and changing facilities in line with national best practice. At least 10% of the pitch provision (or a senior artificial turf pitch, 3G 45.75m x 90m if this is larger) should be delivered as either artificial turf pitches or hard courts or and at least 60% of the pitch provision should be delivered as natural grass pitches.

The council is willing to consider the following alternatives to delivering all the required new playing pitch provision in 'Sports Hub'.

- (1) The dual use of both primary and secondary school sports facilities may be acceptable providing that these facilities include a higher proportion of artificial turf pitches or hard courts than might otherwise be expected. A secure community use agreement in line with Sport England template as part of the planning obligations (S106) will be required if dual use option is to be considered.
- (2) The enhancement of existing Borough, Town or Parish Council owned sports facilities where appropriate. Any proposals must be able to show that the enhancements will increase the capacity of the site to accommodate additional sports use (i.e. conversion of grass pitches to artificial turf pitches or hard courts and/or improvements to drainage of existing grass pitches).

The Council expects that all new Multi-use Games Areas (MUGA) should be constructed in accordance with the Sport England Design Guidance Note Artificial Surfaces for Outdoor Sport Updated guidance for 2012 (or any successor document should this guidance be updated in due course).

The Council expects that all new Artificial Turf Pitches (ATP) should be 3G type surfaces constructed in accordance with the Sport England Design Guidance Note Artificial Surfaces for Outdoor Sport Updated guidance for 2012 (or any successor document should this guidance be updated in due course).

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The Council expects that all new Natural Turf Pitches (ATP) should be constructed in accordance with the Sport England Design Guidance Note Natural Turf for Sport Updated guidance for 2011 (or any successor document should this guidance be updated in due course). In most cases grass pitches drainage will be required to meet Type 4: Pipe drained with sand grooves standard. Where dual use of a grass pitch is proposed the Council will expect a higher level of drainage such as type 6: Pipe drained with topsoil and drainage layer.

Changing rooms and car parking

The council expects that 'Sports Hubs' should include adequate car parking and changing/pavilion facilities. Car parking spaces should be sufficient to accommodate the expected level of use of the site and should include both permanent car parking provision and temporary overflow car parking (sufficient to accommodate at least a 20% increase spaces on the site). More information on the design of car parks is available in the Interactive Borough Design Guide SPD 2012.

The quantity of changing rooms required at a sports hub will depend on the pattern of pitch provision envisaged at the site. In general there should be a 2 team changing room for each adult pitch provided and a 2 team changing room for every two junior pitches provided.

The Council expects that all new sports hub car parking should be constructed in accordance with the Sport England Design Guidance Note Car Park and Landscape Design Sport England, July 1999 (or any successor document should this guidance be updated in due course): and that all new Changing Rooms, Pavilions and Clubhouses should be constructed in accordance with the Sport England Design Guidance Note Pavilions and Clubhouses Sport England, June 1999 (or any successor document should this guidance be updated in due course).

Allotments

The Council expects that new allotments should be constructed on level ground that is not liable to flooding, with uncontaminated soils in accordance with the outline specification in the table below.

Table 3: Outline allotment specification

Plot Dimensions	Allotments should be equipped with both 5 pole (126m ²) and 10 pole plots (253m ²) with a maximum of 20% of the larger plots. These plots should be rectangular in shape.
Access to Water	Allotments should be equipped with a minimum of one water point per 6-8 plots, although the optimum is for one water point per 4 plots.
Vehicular Access and Car Parking	Allotments should be equipped with a scalplings/ hoggin access road on to the site (suitable for all seasons) with on site car parking to accommodate around 15% of allotment holders at any one time.

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Secure Perimeter Fencing & Gates	Allotments should be equipped with adequate security fencing such as chain link or weldmesh fences to provide an immediate barrier, in the long term it is better if these are backed by a suitable thorn hedge. At sites adjacent to open country perimeter fences and gates should be high enough to deter deer. The entrance should include a lockable gate.
Internal Haulage Ways	Allotments should be equipped with suitably surfaced internal haulage roads of a minimum width of 3m. These should be fit for purpose. If heavy use is expected or ground conditions are poor then a hard surface will be more desirable than grass which can be churned up.
Internal paths	Internal paths between plots should be a minimum of 1.4m wide and should be able to accommodate access for all abilities.
Composting facilities	Plot holders should be encouraged to compost as much plot waste as is possible. This will not only add nutrient and condition the soil but will help reduce the carbon footprint by not burning. On larger sites (>1ha) allotments should be equipped with a communal composting area which can also be used for council green waste such as autumn leaves.
Other facilities	On larger site (>1ha), and where plot holders are likely to travel by car to their site, allotments should be equipped with secure plot holders tool storage facilities and a Unisex toilet. The storage facilities can either be individual plot sheds or where circumstances permit a communal building with individual plot holders lockers

Community Orchards can only be counted towards this typology where they are designed as part of wider allotment facility and within the boundary fencing of that allotment.

The Council expects a minimum facility size of 0.4ha although it may be possible to consider a smaller minimum facility size if it can be demonstrated that the proposed space is particularly useable or valuable in the local context.

Suitable Accessible Natural Greenspace (SANG)

The Council expects that all new SANGs should be designed and constructed in accordance with the Thames Basin Heaths Delivery Framework (As endorsed by Thames Basin Heaths Joint Strategic Partnership Board 12 February 2009) and Natural England's Guidelines for the creation of Suitable Accessible Natural Greenspace (Version dated 12.06.08).

It is essential that developers are able to demonstrate that where on-site provision of SANG is to be relied upon that it will be appropriately and securely managed/maintained in perpetuity. The Council would prefer that all proposed SANGs were to be adopted by the Council. In this situation the developer will be required to transfer a sum of money to the Council to cover the costs of the sites' future maintenance in perpetuity. It is envisaged that the transfer of sites should accord with the process laid out below other than in exceptional

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circumstances.

- (1) Prior to the occupation of the first dwelling the developer will construct the SANG in accordance with agreed plans
- (2) On satisfactory completion of the SANG the developer will offer the SANG for adoption by the Council for a nominal consideration.
- (3) On completion of the transfer of the SANG the developer will pay the council a commuted sum sufficient to cover the maintenance costs in perpetuity of the SANG (based upon the management costs of the Wokingham Borough Council's Countryside Service).

Where long term ownership or maintenance arrangement other than adoption by the Council are proposed, the developer will need to be able to demonstrate to the Council that these arrangements are both reasonable, robust and secure in perpetuity. Any management vehicle proposed will need to be able to demonstrate that it can maintain the SANG in perpetuity (where there is doubt on this matter the Council may include arrangements to cover step in rights and a secure contingency fund).

Sports halls (4-badminton court) - including Indoor bowls (2 rinks) and Health & Fitness gym (20 stations)

The Council expects the all new multiuse sports halls should be able to accommodate 4 badminton courts and be constructed in line with the Sport England Design Guidance Note Sports Halls Design & Layouts - Updated & Combined Guidance (February Revision 005) Sport England 2012 (or any successor document should this guidance be updated in due course).

The council is willing to consider the following alternatives to delivering dedicated public multiuse sports halls.

- (1) The dual use of both primary and secondary school multiuse sports halls maybe acceptable providing that these facilities can meet the Sport England Design Guidance Note Sports Halls Design & Layouts - Updated & Combined Guidance (February Revision 005) Sport England 2012 (or any successor document should this guidance be updated in due course) and are over and above what would be required for the educational use. A secure community use agreement in line with Sport England template as part of the planning obligations (S106) will be required if dual use option is to be considered.
- (2) The enhancement of existing Borough, Town or Parish Council owned multiuse sports halls where appropriate. Any proposals must be able to show that the enhancements will increase the capacity of the site to accommodate additional sports use (i.e. an increase in floor space or the inclusion of additional facilities such as health and fitness gyms).

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Swimming pools

The Council expects that any new swimming pool provision should be constructed in line with the Sport England Design Guidance Note Swimming Pools Updated Guidance for 2011 (or any successor document should this guidance be updated in due course).

The council is willing to consider the following alternatives to delivering dedicated public swimming pool.

- (1) The dual use of a secondary school swimming pool maybe acceptable providing that these facilities can meet the Sport England Design Guidance Note Swimming Pools Updated Guidance for 2011 (or any successor document should this guidance be updated in due course) and are over and above what would be required for the educational use. A secure community use agreement in line with Sport England template Community Use Agreement as part of the planning obligations (S106) will be required if dual use option is to be considered.
- (2) The enhancement of existing Borough, Town or Parish Council owned swimming pool where appropriate and providing that these facilities can meet the Sport England Design Guidance Note Swimming Pools Updated Guidance for 2011 (or any successor document should this guidance be updated in due course). Any proposals must be able to show that the enhancements will increase the capacity of the site to accommodate additional swimming use (i.e. an increase in pool size).

Activity halls

The Council expects the all new Activity Halls/Community buildings should be constructed in line with the Sport England Design Guidance Note Village and Community Halls Sport England January 2001 (or any successor document should this guidance be updated in due course).

The council is willing to consider the following alternatives to delivering dedicated public multiuse sports halls.

- (1) The dual use of both primary and secondary school buildings/halls may be acceptable providing that these facilities can meet the Sport England Design Guidance Note Village and Community Halls Sport England January 2001 (or any successor document should this guidance be updated in due course) and are over and above what would be required for the educational use. A secure community use agreement in line with Sport England template as part of the planning obligations (S106) will be required if dual use option is to be considered.

- (2) The enhancement of an existing community building or village hall where appropriate. Any proposals must be able to show that the enhancements will increase the capacity of the site to accommodate additional community use.

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5. PUBLIC OPEN SPACE AND SPORTS FACILITIES DELIVERY STRATEGY

The Council expects that the four identified SDLs, as significant areas of development, will deliver a large amount of the future open space and sport facility provision in the Borough. The amount of open space and sports facilities required for each SDL is calculated by applying the standards within MDD DPD Policy TB08: Open Space, sport and recreational facilities standards for residential development to the expected population growth of the SDL. Projected populations of each SDL are calculated by multiplying the number of dwellings by 2.4 (i.e., the average household size per dwelling). The table below identifies the number of dwellings and projected population for each of the four SDL's.

Table 4: SDL projected population growth

SDL	Number of dwellings	Projected population
North Wokingham	1,500	3,600
South Wokingham	2,500	6,000
South of M4	2,500	6,000
Arborfield Garrison	3,500	8,400

The following section details the amount of open space and sports facilities required to satisfy projected demand for each SDL by applying the quantity standards identified above.

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North Wokingham Strategic Development Location

The scale of the development proposed within the North Wokingham SDL will result in a significant population growth. This population growth will cause the level of provision of all typologies public open space and sports facilities (other than parks and gardens) to fall below the standards set within the MDD DPD Policy TB08 Open space, sport and recreational facilities standards for residential development. Consequently this SDL will be required to provide new facilities of all typologies public open space and sports facilities (other than parks and gardens) to meet the standards set within the MDD DPD Policy TB08 Open space, sport and recreational facilities standards for residential development.

Table 5: Public open space and sports facilities requirement for the North Wokingham SDL.

Typology	MDD DPD standard	Amount required	Outline Strategy Delivery
Parks and gardens	1.1ha/1000	3.96ha	Should be delivered through improved links to the existing Cantley Park site
Natural/semi natural greenspace	2.84ha/1000	10.224ha	Should be delivered by on site SANG and adjacent informal POS
Amenity greenspace	0.98ha/1000	3.528ha	Should be delivered as part of site layout in association with other POS typologies.
Provision for children and young people (equipped)	0.25ha/1000	0.9ha	See below for details
Outdoor sports facilities	1.65ha/1000	5.94ha	Should be delivered by either Cantley Masterplan or combination of Cantley Masterplan and Dual Use of Matthewsgreen Primary School facilities (See below for further details)

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Allotments	0.52ha/1000	1.872ha	Should be delivered on site as part of a suite of 2-3 allotments in each of the settlement (Kentwood Farm (east and west) and Matthewsgreen Farm
SANG	2.16ha/1000	7.776ha	Should be delivered at Keephatch Woods extension, Kentwood Farm West SANG and a site adjacent to Matthewsgreen Farm
Sports halls (4-badminton court) - including Indoor bowls (2 rinks) and Health & Fitness gym (20 stations)	65.43m ² /1000	235.55m ²	The number of dwellings here is insufficient to generate a need for a new Sports Hall. Consequently this requirement may be delivered by a dual use facility at Matthewsgreen Farm

Parks and gardens strategy

The North Wokingham SDL includes Council owned public open space at Cantley Park and whilst the MDD DPD Policy TB08: Open Space, sport and recreational facilities standards for residential development indicates that 3.96 hectares of new provision is required to meet project population increase the Council considers that existing provision at Cantley Park can adequately serve the SDL with regard to this typology. The Council expects provision of this typology in this SDL to focus on improving the accessibility of Cantley Park to residents of the new developments and improving facilities on site to cater for the additional use expected.

Children's play strategy

The Council expects to see the overall requirement of 0.9ha (or 9000m²) delivered through the provision of the following children's play facilities within this SDL

- (1) 2 x 800m² LEAPs, one each at Kentwood Farm West and Matthewsgreen Farm.
- (2) 1x 1000m² LLAP at Kentwood Farm East
- (3) A single 1600m² NEAP at Matthewsgreen Farm possible adjacent to a new primary school (the NEAP should include a casual use MUGA).
- (4) The remaining requirement can be delivered as LAPs (minimum size 0.04ha) preferable in association with the LEAPs and NEAPs to create larger multi use play spaces.

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Outdoor sports facilities strategy

The North Wokingham SDL will require around 5.94ha of new playing pitches (1.65x 6000/1000), which is equivalent to 8-10 new adult football pitches (94m x 50m = 0.47ha). The Council expects to see the required additional sports provision delivered through extension of the existing 'sports hub' at Cantley Park. However the Council is prepared to consider dual use of the proposed Matthewsgreen primary school playing pitches to meet some of the Core Strategy policy requirement providing they are over and above what would be required for the educational use. The table below looks at the implication of accepting this kind of approach at the primary school for the size of the extension to Cantley Park that will be required to meet the needs of this SDL.

Table 6: Indicative Land Budget for Outdoor Sports Facilities at North Wokingham SDL

Delivery Location	Playing Pitch provision (ha)	Comments
Matthewsgreen Farm Primary School MUGA (0.07ha)	0.14ha	Double counted because of artificial surfaces' ability to accommodate more intensive use
Matthewsgreen Farm Primary School ATP (0.50ha)	1.00ha	Double counted because of artificial surfaces' ability to accommodate more intensive use
Matthewsgreen Primary School Junior grass pitch (0.33ha)	0.33ha	
Total Dual use playing pitch provision	1.47ha	
Size of required Extension to Cantley Park Sports Hub (5.94ha -1.47ha)	4.47ha	This equivalent to approx. 6-8 adult grass pitches

Sports halls strategy

This SDL will not generate the need for a new dedicated multiuse sports hall and consequently the council is willing to consider the following options to address the needs of this SDL.

- (1) Development of a hybrid building (2 court sports hall, Health & Fitness gym and community centre) at the proposed Matthewsgreen Primary School. A secure community use agreement in line with Sport England template as part of the planning obligations (S106) will be required if dual use option is to be considered.
- (2) The enhancement of existing Borough, Town or Parish Council owned multiuse sports halls where appropriate. Any proposals must be able to show that the enhancements will increase the capacity of the site to accommodate additional sports use (i.e. an increase in floor

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space or the inclusion of additional facilities such as health and fitness gyms).

- (3) Development of a shared multiuse sports hall within the catchment of the SDL

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South Wokingham Strategic Development Location

The scale of the development proposed within the South Wokingham SDL will result in a significant population growth. This population growth will cause the level of provision of all typologies public open space and sports facilities to fall below the standards set within the MDD DPD Policy TB08 Open space, sport and recreational facilities standards for residential development. Consequently this SDL will be required to provide new facilities of all typologies public open space and sports facilities to meet the standards set within the MDD DPD Policy TB08 Open space, sport and recreational facilities standards for residential development.

Table 7: Public open space and sports facilities requirement for the South Wokingham SDL.

Typology	MDD DPD standard	Amount required	Outline Delivery Strategy
Parks and gardens	1.1ha/1000	6.6ha	Should be delivered within the context of an extensive linear park including Natural/semi natural greenspace and Amenity greenspace.
Natural/semi natural greenspace	2.84ha/1000	17.04ha	Should be delivered by on site SANG and extensive linear park
Amenity greenspace	0.98ha/1000	5.88ha	Should be delivered as part of site layout in association with other POS typologies.
Provision for children and young people (equipped)	0.25ha/1000	1.5ha	See below for details
Outdoor sports facilities	1.65ha/1000	9.9ha	Should be delivered through dual use of one or both primary schools and a new sports hub (See below for further details)
Allotments	0.52ha/1000	3.12ha	Should be delivered on site as part of a suite of at least 3 Allotment sites

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SANG	8ha/1000	48ha	Should be delivered at 3-4 sites, Buckhurst Meadows (12.48ha), west of Bigwood and Chapel Green
Sports halls (4-badminton court) - including Indoor bowls (2 rinks) and Health & Fitness gym (20 Station)	65.43m ² /1000	392.58m ²	Should be delivered either through a stand alone facility at the 'sports hub' or through a Finchampstead Baptist Centre style building in the neighbourhood Centre.

Parks and gardens

Mapping identifies there is no provision of this type currently servicing the South Wokingham SDL area, except on its western and northern edges. In principle, new parks provision will be sought. The council expects this requirement to be delivered through the development of an extensive linear park (mainly in the flood plain of the Emmbrook) linking all areas of the development and comprised of parks and gardens, amenity open space and natural and semi natural greenspace.

Children's play strategy

The Council expects to see the overall requirement of 1.5ha (or 15,000m²) delivered through the provision of the following children's play facilities within this SDL

- (1) 2 x 800m² LEAPs, in the Buckhurst Farm/Montague Park area.
- (2) 1 x 800m² LEAPs adjacent to the South Wokingham Primary School.
- (3) 5 x 800m² LEAPs one in each of the main development areas south of the railway line.
- (4) 3 x 1600m² NEAP one each at Buckhurst Farm/Montague Park, the neighbourhood centre (south of the railway line) and at the far western end of the development (south of the railway line). At least one of these NEAPs should include skate park/BMX track and one a casual use MUGA.
- (5) The remaining requirement can be delivered as LAPs (minimum size 0.04ha) preferable in association with the LEAPs and NEAPs to create larger multi use play spaces.

Outdoor sports facilities strategy

The South Wokingham SDL will require around 9.9ha of new playing pitches (1.65 x 6000/1000), which is equivalent to 14-18 new adult football pitches (94m x 50m = 0.47ha). The Council expects the majority of this requirement to be delivered in the form of a dedicated Sports Hub on land south of the railway. However the Council has already accepted the principle of dual use of primary school playing pitches at the proposed Buckhurst Farm/Montague Park primary School to meet some of the Core Strategy policy requirement. The table below looks at the implication for the size of the sports hub of accepting this kind of approach at both primary schools within the SDL.

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Table 8: Indicative Land Budget for Outdoor Sports Facilities at South Wokingham SDL

Delivery Location	Playing Pitch provision (ha)	Comments
Buckhurst Farm/Montague Park Primary School MUGA (0.07ha)	0.14ha	Double counted because of artificial surfaces' ability to accommodate more intensive use
Buckhurst Farm/Montague Park Primary School ATP (0.50ha)	1.00ha	Double counted because of artificial surfaces' ability to accommodate more intensive use
Buckhurst Farm/Montague Park Primary School Junior grass pitch (0.33ha)	0.33ha	
South of the Railway Primary School MUGA (0.07ha)	0.14ha	Double counted because of artificial surfaces ability to accommodate more intensive use
South of the Railway Primary School ATP (0.50ha)	1.00ha	Double counted because of artificial surfaces ability to accommodate more intensive use
South of the Railway Primary School Junior grass pitch (0.33ha)	0.33ha	
Total Dual use playing pitch provision	2.94ha	
Size of required South Wokingham SDL Sports Hub (9.9ha -2.94ha)	6.96ha	This equivalent to approx. 9-12 adult grass pitches

Sports hall strategy

The Council expects this requirement to be delivered either through a stand alone facility at the 'sports hub' or through a Finchampstead Baptist Centre style building in the neighbourhood centre.

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South of the M4 Strategic Development Location

The scale of the development proposed within the South of the M4 SDL will result in a significant population growth. This population growth will cause the level of provision of all typologies public open space and sports facilities to fall below the standards set within the MDD DPD Policy TB08 Open space, sport and recreational facilities standards for residential development. Consequently this SDL will be required to provide new facilities of all typologies public open space and sports facilities to meet the standards set within the MDD DPD Policy TB08 Open space, sport and recreational facilities standards for residential development.

Table 9: Public open space and sports facilities requirement for the South of the M4 SDL.

Typology	MDD DPD standard	Amount required	Outline Delivery Strategy
Parks and gardens	1.1ha/1000	6.6ha	Should be delivered as 3 x 2ha parks within each of the 3 settlements.
Natural/semi natural greenspace	2.84ha/1000	17.04ha	Should be delivered by on site SANG
Amenity greenspace	0.98ha/1000	5.88ha	Should be delivered as part of site layout in association with other POS typologies.
Provision for children and young people (equipped)	0.25ha/1000	1.5ha	See below for details
Outdoor sports facilities	1.65ha/1000	9.9ha	Should be delivered by sports hub either based around the former Ryeish Green School playing pitches or on the land between Shinfield and Spencers Wood (see below for further details).
Allotments	0.52ha/1000	3.12ha	Should be delivered on site through allotment sites in each of the 3 settlements.

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SANG	8ha/1000	40ha (approx.)	Should be delivered at 4-5 sites – including the Loddon SANG, (18.3ha), The Ridge SANG, Mays Farm SANG and Four Acres Field SANG.
Sports halls (4-badminton court) - including Indoor bowls (2 rinks) and Health & Fitness gym (20 stations)	65.43m ² /1000	392.58m ²	Likely to be delivered through a re-modeled sports hall at the former Ryeish Green Leisure Centre.

Parks and gardens

The South of the M4 SDL is not within the catchment of existing park and garden provision and consequently new parks and garden provision will be developed in each of the three new settlement extensions.

Children's play strategy

The Council expects to see the overall requirement of 1.5ha (or 15,000m²) delivered through the provision of the following children's play facilities within this SDL

- (1) 2 x 800m² LEAPs in Spencers Wood and Shinfield adjacent to the proposed new primary schools.
- (2) 5 x 800m² LEAPS in each of the main development areas (1 each in Three Mile Cross and Spencers Wood and 3 in Shinfield).
- (3) 3 x 1600m² NEAP one each at South of Croft Rd Spencers Wood, the neighbourhood centre (Shinfield) and one at Three Mile Cross. At least one of these NEAPS should include skate park/BMX track and two should have casual use MUGAs.
- (4) The remaining requirement can be delivered as LAPs (minimum size 0.04ha) preferable in association with the LEAPs and NEAPs to create larger multi use play spaces.

Outdoor sports facilities strategy

The South of the M4 SDL will require 9.9ha of new playing pitches (1.65 x 6000/1000), which is equivalent to 14-18 new adult football pitches (94m x 50m = 0.47ha). The Council expects the majority of this requirement to be delivered in the form of a dedicated Sports Hub either based around the former Ryeish Green School playing pitches or on the land between Shinfield and Spencers Wood. However the Council has already accepted the principle of dual use of primary school playing pitches at the proposed Buckhurst Farm/Montague Park primary School to meet some of the Core strategy policy requirement. The table below looks at the implication for the size of the sports hub of accepting this kind of approach at both primary schools within this SDL.

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Table 10: Indicative Land Budget for Outdoor Sports Facilities at South of the M4 SDL.

Delivery Location	Playing Pitch provision (ha)	Comments
Spencers Wood Primary School MUGA (0.07ha)	0.14ha	Double counted because of artificial surfaces' ability to accommodate more intensive use
Spencers Wood Primary School ATP (0.50ha)	1.00ha	Double counted because of artificial surfaces' ability to accommodate more intensive use
Spencers Wood Primary School Junior grass pitch (0.33ha)	0.33ha	
Shinfield Primary School MUGA (0.07ha)	0.14ha	Double counted because of artificial surfaces ability to accommodate more intensive use
Shinfield Primary School ATP (0.50ha)	1.00ha	Double counted because of artificial surfaces ability to accommodate more intensive use
Shinfield Primary School Junior grass pitch (0.33ha)	0.33ha	
Total Dual use playing pitch provision	2.94ha	
Size of required South of the M4 SDL Sports hub (9.9ha -2.94ha)	6.96ha	This equivalent to approx. 9-12 adult grass pitches

Sports halls strategy

The council is willing to consider the following options for the provision of multiuse sports halls within the South of the M4 SDL.

- (1) The provision of a new dedicated multiuse sports halls at a location to be agreed but possibly in combination with community building in the Shinfield neighbourhood centre.
- (2) The provision of the former Ryeish Green Leisure Centre, renovated to ensure that it meets the current Sport England guidance (Sports Halls Design & Layouts - Updated & Combined Guidance (February Revision 005) Sport England 2012). This might include pavilion facilities for a Ryeish Green Sports hub.

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Arborfield Strategic Development Location

The scale of the development proposed within the Arborfield SDL will result in a significant population growth. This population growth will cause the level of provision of all typologies public open space and sports facilities to fall below the standards set within the MDD DPD Policy TB08 Open space, sport and recreational facilities standards for residential development. Consequently this SDL will be required to provide new facilities of all typologies public open space and sports facilities to meet the standards set within the MDD DPD Policy TB08 Open space, sport and recreational facilities standards for residential development.

Table 11: Public open space and sports facilities requirement for the Arborfield SDL.

Typology	MDD DPD standard	Amount required	Outline Delivery Strategy
Parks and gardens	1.1ha/1000	9.24ha	Should be delivered as an extensive linear park including Natural/semi natural greenspace and Amenity greenspace.
Natural/semi natural greenspace	2.84ha/1000	23.86ha	Should be delivered by on site SANG
Amenity greenspace	0.98ha/1000	8.232ha	Should be delivered as part of site layout in association with other POS typologies.
Provision for children and young people (equipped)	0.25ha/1000	2.1ha	See below for details
Outdoor sports facilities	1.65ha/1000	13.86ha	Should be delivered by the reuse of existing MOD facilities and dual use of extensive Secondary School facilities
Allotments	0.52ha/1000	4.368ha	Should be delivered on site as part of a suite of Allotments in at least 3 locations spread across the SDL.

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SANG	8ha/1000	67.2ha	Should be delivered at 1-2 sites – West Court SANG, (up to 65ha) and Northern SANG (14ha).
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Parks and gardens

Arborfield Garrison SDL is not within the catchment of existing park and garden provision and consequently the council expects new parks and garden provision to be delivered as a series of multi-functional linked spaces across the SDL.

Children's play strategy

The Council expects to see the overall requirement of 2.1ha (or 21,000m²) delivered through the provision of the following children's play facilities within this SDL.

- (1) 2 x 800m² LEAPs adjacent to each of the proposed new primary schools.
- (2) 7 x 800m² LEAPs in each of the main development areas (4 on land to the North of the district centre and 3 on land to the South of the district centre).
- (3) 3 x 1600m² NEAP one each at the two neighbourhood centre and one at the district centre, at least one of the NEAPS should include skate park and two should have casual use MUGAs.
- (4) A dedicated BMX track in a suitable location which could also accommodate an LLAP maybe on the edge of the SANG.
- (5) The remaining requirement can be delivered as LAPs (minimum size 0.04ha) preferable in association with the LEAPs and NEAPs to create larger multi use play spaces and/or a contribution towards a borough wide destination play area at California Country Park.

Outdoor sports facilities strategy

The Arborfield SDL will require 13.86ha of new playing pitches (1.65 x 8400/1000), which is equivalent to 20-24 new adult football pitches (94m x 50m = 0.47ha). The Council expects the majority of this requirement to be delivered in the form of a dedicated Sports Hub based around the existing military facilities and/or through dual use of facilities on the proposed secondary school. However the Council has already accepted the principle of dual use of primary school playing pitches at the proposed Buckhurst Farm/Montague Park primary School to meet some of the Core strategy policy requirement. The table below looks at the implication for the size of the sports hub of accepting this kind of approach at both primary schools within the SDL.

Table 12: Indicative Land Budget for Outdoor Sports Facilities at Arborfield SDL.

Delivery Location	Playing Pitch provision	Comments
Arborfield North Primary School MUGA (0.07ha)	0.14ha	Double counted because of artificial surfaces' ability to accommodate more

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Arborfield North Primary School ATP (0.50ha)	1.00ha	Double counted because of artificial surfaces' ability to accommodate more intensive use
Arborfield North Primary School Junior grass pitch (0.33ha)	0.33ha	
Arborfield South Primary School MUGA (0.07ha)	0.14ha	Double counted because of artificial surfaces' ability to accommodate more intensive
Arborfield South Primary School ATP (0.50ha)	1.00ha	Double counted because of artificial surfaces ability to accommodate more
Arborfield South Primary School Junior grass pitch (0.33ha)	0.33ha	
Total Dual use playing pitch provision	2.94ha	
Remainder to be delivered within Community Sports Hub or through dual use of secondary school facilities (13.86ha -2.94ha)	10.92ha	This is equivalent to approx. 16-18 adult grass pitches

Sports halls strategy

The council is willing to consider the following options for the provision of multiuse sports halls within the Arborfield SDL.

- (1) The provision of a new dedicated multiuse sports halls at a location to be agreed.
- (2) The dual use of the proposed secondary school multiuse sports halls maybe acceptable providing that this facilities can meet the Sport England guidance (Sports Halls Design & Layouts - Updated & Combined Guidance (February Revision 005) Sport England 2012) and is over and above what would be required for the educational use. A secure community use agreement in line with Sport England template as part of the planning obligations (S106) will be required if dual use option is to be considered.
- (3) The provision of the existing military owned multiuse sports halls, renovated to ensure that it meets the current Sport England guidance (Sports Halls Design & Layouts - Updated & Combined Guidance (February Revision 005) Sport England 2012).

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Non-Strategic Development Location Developments

The Councils emerging Managing Development Delivery Development Plan Document (MDD DPD) envisages that around 1,000 dwellings (will be developed outside of the Strategic Development Locations (although around 450 dwellings have been consented). This would provide an increase of circa 2,400 people, assuming an average household size of 2.4 persons per dwelling.

Table 13: Public open space and sports facilities requirement for the Non SDLs.

Typology	MDD DPD standard	Amount required	Outline Strategy Delivery
Parks and gardens	1.1ha/1000	2.64ha	Should be delivered through off site contribution towards the enhancement of existing facilities within the vicinity of the sites
Natural/semi natural greenspace	2.84ha/1000	6.82ha	Should be delivered where SANG is required though provision of Rooks Nest Wood SANG.
Amenity greenspace	0.98ha/1000	3.528ha	Should be delivered as part of site layout in association with other POS typologies.
Provision for children and young people (equipped)	0.25ha/1000	2.35ha	Should be delivered through off site contribution towards the enhancement of existing facilities within the vicinity of the sites
Outdoor sports facilities	1.65ha/1000	3.96ha	Should be delivered through off site contribution towards the enhancement of existing facilities within the vicinity of the sites

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Allotments	0.52ha/1000	1.25ha	Should be delivered through either an off site contribution towards the enhancement of existing facilities within the vicinity of the sites or through the provision of 1-3 new allotment sites within the borough
SANG	Up to 8ha/1000	Up to 19.26ha	Should be delivered at Rooks Nest Wood SANG.
Sports halls (4-badminton court) - including Indoor bowls (2 rinks) and Health & Fitness gym (20	65.43m ² /1000	157.03m ²	Should be delivered through off site contribution towards the enhancement of existing facilities within the vicinity of the sites.
Swimming Pools	8.26m ² /1000	19.82m ²	Should be delivered through off site contribution towards either the enhancement of existing facilities within the vicinity of the sites or the provision of a new strategic swimming pool within the Borough

In addition the public open space and sports facilities required to meet the MDD DPD Policy TB08: Open Space, sport and recreational facilities standards for residential development, MDD DPD Policy SAL04; New Public Open Space Associated with Residential Development Within and Adjoining the Borough allocates specific pieces of strategic Public Open Space that are to be delivered as part of an allocated development.

Table 14: Summary of MDD DPD Policy SAL04; New Public Open Space Associated with Residential Development proposals.

Public Open Space	Related Development Plan Policy and site for Residential Development	Likely POS typologies
Land at Hatch Farm Dairies	Wokingham District Local Plan (WDLP) Policies WH3 WR4, MDD DPD policy SAL01 (Site WI122)	Country Park extension

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Land at Sanford Farm	Wokingham District Local Plan (WDLP) Policies WH4, WH5 & WR4, MDD DPD policy SAL01 (Site WD116)	Country Park extension
Land east of Berkshire Way Wokingham (Amen Corner)	BFBC Core Strategy Policy CS4 and proposed Submission Site Allocation DPD Policy SA8	Public Park and Amenity Open Space
Land east of University of Readings Bulmershe Campus, Woodland Ave	MDD DPD policy SAL02 (Site WD115)	Playing Pitches
Land South and West of Folly Court, Blagrove Lane Wokingham	MDD DPD policy SAL02 (Site WK160)	Public Park, Amenity Open Space and Children's Play
Land North-west of Arbor Lane Winnersh	MDD DPD policy SAL02 (Site WI114)	Natural/semi natural greenspace and/or Amenity Open Space

In addition the Woodley area will receive around 1000 new dwellings in the plan period mainly through development sites that are already consented. Consequently the open space, sports and recreation requirements for these permissions are already agreed and have not been calculated on the basis of the policy TB08 Open Space, sport and recreational facilities standards for residential development of the Council's Managing Development Delivery Development Plan Document (Local Plan) (MDD DPD). In order to ensure best possible outcomes for this area the Borough Council will maintain a constructive dialogue with Woodley Town Council and the local community on the delivery of the measures to address the local open space and sport facilities infrastructure requirements.

The Council will work with the relevant partners (including Town and Parish Councils) to develop a series of rolling area-based action plans to identify the qualitative improvements to existing poor quality facilities and quantitative improvements where appropriate.