




Stratford on Avon District Council
**PPG17 Open Space, Sport and
Recreation Assessment - update**
Addendum Report

Final | 8 June 2012



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1 Introduction

Arup undertook a PPG17 Open Space, Sport and Recreation Assessment on behalf of Stratford on Avon District Council in April 2011. This study assessed the quantity, accessibility and quality of a range of open space typologies across the District. The assessment was undertaken for all settlements of 250 or more dwellings.

Since this time, and in parallel with their emerging Core Strategy, Stratford on Avon District Council has identified a number of settlements which were not included in the original audit due to their size, but which could accommodate housing growth in the future. The purpose of this additional assessment is to apply the same analysis undertaken in the original PPG17 Audit to these settlements.

In producing this Addendum, the opportunity has been taken to incorporate the assessment for Wilmcote which had been inadvertently excluded from the original PPG17 Audit.

The objectives of this additional assessment are to provide:

- An assessment of local deficiency and surplus in the additional settlements;
- Robust evidence to inform decisions on future development, planning applications and funding allocations in the additional settlements.

2 Scope and Approach

2.1 Open Space Typologies

This assessment has been only been undertaken for two of the open space typologies included in the original PPG17 Audit; Parks and Gardens and Amenity Greenspace and Provision for Children and Young People.

This assessment does not cover Natural and Semi Natural Accessible Greenspace (NAG), Outdoor Sport, Indoor Sport, Allotments and Community Gardens and Community Facilities which were covered in the original Audit.

It is not necessary to assess the provision of NAG given the small-scale nature of the additional settlements and the proximity to open countryside. The Stratford on Avon Green Infrastructure Study also provides a more strategic means of dealing with NAG across the District as a whole. The provision of sports facilities, allotments and community facilities is more strategic in nature and it is therefore not necessary to assess these given the size of the additional settlements. A full appraisal of sports facilities across the District was also undertaken in the Playing Pitch Strategy, which was prepared in tandem with the original PPG17 Audit.

2.2 Settlements

This assessment has been carried out for the settlements listed in Table 1.

Table 1 Local Village Populations

Settlement	Number of Dwellings (2008 est.)	Population (2008 est.)
Alderminster	150	345
Alveston (near Stratford-upon-Avon)	170	390
Clifford Chambers	150	345
Gaydon	160	365
Great Alne	185	425
Halford	145	330
Hampton Lucy	140	320
Long Marston	175	400
Mappleborough Green (near Studley)	150	345
Moreton Morrell	205	470
Newbold-on-Stour (Tredington Parish)	225	515
Northend (Burton Dassett Parish)	175	400
Oxhill	135	310
Pillerton Priors	105	240
Priors Marston	220	505
Tanworth-in-Arden	155	355
Tredington	225	515
Wilmcote	465	1,070

2.3 Assessment Analysis

The method of analysis is exactly the same as that undertaken in the original PPG17 Report. For further details please refer to Section 3.5.3 of the PPG17 Report.

In summary this analysis has firstly mapped the settlement boundaries for each of the additional villages using GIS. The quantitative provision of parks, gardens and amenity greenspaces, and provision for children and young people for each settlement has been calculated and benchmarked against the standards recommended in the existing PPG17 Audit. The accessibility of each typology for each settlement has been calculated and benchmarked against the standards recommended in the existing PPG17 Audit.

The tables set out in the following two chapters are equivalent to those in the PPG17 Audit Report for quantity and accessibility of provision.

2.4 Application of standards to small settlements

The standards established for Parks and Gardens and Amenity Greenspace, and Provision for Children and Young People in the original PPG17 Audit were District wide standards and as such can be used to provide a useful benchmark to assess provision in the additional settlements.

On the basis of the District wide standards recommended in the existing PPG17 Audit, many of the additional settlements which do not currently have an area of open space or play facility would qualify for some form of provision equivalent to a Pocket Park or LAP/LEAP¹. Table 2 provides an indication of approximate provision requirements for a range of smaller settlement sizes, based on the standard of 1.15ha per 1,000 population for open space and 0.25ha per 1,000 population for children and young people's facilities. On the basis of FIT's recommended sizes for children's play areas and the recommended quantitative provision standard, even settlements as small as 100 residents would qualify for a LAP, whilst the application of the District wide standard for parks, gardens and amenity greenspaces to smaller settlements generates open spaces that would exceed minimum acceptable sizes. The table below illustrates the largest type of provision which might be required based on the standards. In practice LAP, LEAPs and NEAPs cater for different age groups and therefore more than one type of provision might be required.

Table 2 Park, Garden and Amenity Greenspace, and Children and Young People's Facilities provision requirements for smaller settlements

	Park, Garden and Amenity Greenspace		Children and Young People's Facilities provision		
	Provision requirement		Provision requirement		
Population size	ha	sqm	ha	sqm	Equivalent provision
500	0.58	5,880	0.13	1,250	NEAP ²
400	0.46	4,660	0.1	1000	NEAP
300	0.37	3,770	0.08	750	LEAP
200	0.23	2,330	0.05	500	LEAP
100	0.12	1,220	0.03	250	LAP

Good quality open spaces and play facilities are an essential element of all neighbourhoods and make a profound contribution to the quality of life of communities, regardless of the size of the settlement in which they are located. As noted out in the PPG17 Companion Guide³ (2002), the number of people in a given area is only one of many factors affecting the amount of provision that is needed in a local area. Other relevant factors which underpin the need for local provision include:

- Local and national agendas for promoting health living and exercise

¹ LAP = Local Area for Play; LEAP = Local Equipped Area for Play

² NEAP = Neighbourhood Equipped Area for Play

³ Assessing Needs and Opportunities: A Companion Guide to PPG17, ODPM 2002

- Community aspirations
- Age and social structure of the local population
- Amount of private greenspace
- Local traditions
- Travel distances to alternative facilities

Open space and children's facilities provide a specific function and it is therefore reasonable to expect all the additional settlements to have some provision. The very nature of children's play areas and pocket parks is that they should be located close to the communities that they serve. This, combined with the continuing emphasis on promoting sustainable travel and health lifestyles, depends on maintaining local provision of facilities wherever possible.

The standards set out in policy CS 27 of the Stratford on Avon Draft Core Strategy 2012, which were informed by the PPG17 Audit, provide the basis for agreeing provision of open space within or related to new development. The exact nature of provision will be agreed on a case-by-case basis, and provision will relate to the size of the new development rather than the size of the settlement where the development is proposed. This Addendum Report is therefore helpful to understand the existing provision at the additional settlements in order to inform any future requirements should new development be proposed in the future.

Applying the standards to smaller settlements also fits well with the Government's Localism Agenda which passes new rights to communities and individuals, making it easier for them to achieve their ambitions for the place where they live. The Localism Act requires local planning authorities to provide technical advice and support as neighbourhoods draw up proposals for their area. This Addendum Report therefore provides a tool to help local communities in the additional settlements understand open space provision in their area.

3 Parks and Gardens and Amenity Greenspace

3.1 Accessibility Assessment

The accessibility standard for Stratford on Avon District has been set at 10 minutes travel time, equivalent to 480m walking distance. Please refer to the PPG17 Report (Section 5.2.1 and Appendix C) for further information about how this standard was established.

Accessibility Standard	
District wide	10 minutes walking time 480m Effective Catchment

The 480m Effective Catchment of every park, garden and amenity greenspace with unrestricted access in the additional settlements has been mapped. The 480m catchment has been measured from the edge of each of the sites.

There is considerable variation in accessibility between the additional settlements. Table 3 sets out the proportion of each of the additional settlements currently within a 10 minute Effective Catchment of a park, garden or amenity greenspace. This table is equivalent to Table 5.3 in the original PPG17 Report.

Table 3 Effective Catchment coverage by individual settlement

Settlement	% settlement coverage
Alderminster	0%
Alveston (near Stratford-upon-Avon)	0%
Clifford Chambers	99.0%
Gaydon	0%
Great Alne	42.0%
Halford	0%
Hampton Lucy	100.0%
Long Marston	0%
Mappleborough Green (near Studley)	0%
Moreton Morrell	91.9%
Newbold-on-Stour (Tredington Parish)	93.6%
Northend (Burton Dassett Parish)	81.6%
Oxhill	0%
Pillerton Priors	83.6%

Priors Marston	100%
Tanworth-in-Arden	0%
Tredington	97.4%
Wilmcote	81.4%

The open space provision at these settlements is a reflection of historical provision. Accessibility ranges from 100% in Hampton Lucy to 0%. The following settlements have no accessibility to parks, gardens and amenity greenspace:

- Alderminster
- Alveston (near Stratford-upon-Avon)
- Gaydon
- Halford
- Long Marston
- Mappleborough Green (near Studley)
- Oxhill
- Tanworth-in-Arden

3.2 Quantity Assessment

3.2.1 Baseline Provision

In total there are ten Parks and Gardens, and five amenity greenspaces within the additional settlements. All of the sites are relatively small; the largest park or garden is Wilmcote Playing Field, which is 0.94ha. All of the Parks and Gardens at the additional settlements are Pocket Parks, whilst the amenity greenspaces are 0.25ha or smaller. The table below is equivalent to Table 5.5 in the original PPG17 Report.

Table 4 Open space provision by individual settlement

Settlement	Amenity Greenspace	Park and Garden	Total
Alderminster	0	0	0
Alveston (near Stratford-upon-Avon)	0	0	0
Clifford Chambers	0	1	1
Gaydon	0	0	0
Great Alne	0	1	1
Halford	0	0	0
Hampton Lucy	1	2	3
Long Marston	0	0	0

Mappleborough Green (near Studley)	0	0	0
Moreton Morrell	0	1	1
Newbold-on-Stour (Tredington Parish)	1	0	1
Northend (Burton Dassett Parish)	0	1	1
Oxhill	0	0	0
Pillerton Priors	0	1	1
Priors Marston	1	0	1
Tanworth-in-Arden	0	0	0
Tredington	1	1	2
Wilmcote	2	2	4

3.2.2 Identifying Quantitative Deficiencies and Surpluses

A single quantitative provision open space standard has been set which encompasses parks and gardens and amenity greenspace provision. The quantitative provision standard has been set at 1.15ha/1,000 across the District, which is equivalent to the existing level of provision across the District. Please refer to the PPG17 Report (Section 5.3.2 and Appendix C) for further information about how this standard was calculated.

Quantitative Provision Standard	
District wide	1.15ha per 1,000 population

Table 5 sets out provision per 1,000 population at each of the additional settlements. This table is equivalent to Table 5.8 in the original PPG17 Report.

Table 5 Quantitative provision of Parks, Gardens and Amenity Greenspaces per 1,000 population by individual settlement

Settlement	Area (ha)	ha per 1,000 population
Alderminster	0	0
Alveston (near Stratford-upon-Avon)	0	0
Clifford Chambers	0.24	0.70
Gaydon	0	0
Great Alne	0.88	2.07
Halford	0	0
Hampton Lucy	1.61	5.03
Long Marston	0	0

Mappleborough Green (near Studley)	0	0
Moreton Morrell	0.85	1.81
Newbold-on-Stour (Tredington Parish)	0.25	0.49
Northend (Burton Dassett Parish)	0.81	2.03
Oxhill	0	0
Pillerton Priors	0.38	1.58
Priors Marston	0.50	0.99
Tanworth-in-Arden	0	0
Tredington	0.44	0.85
Wilmcote	1.9	1.78

The majority of the additional settlements do not meet the current standard. Hampton Lucy has the highest level of provision of 5.03ha per 1,000 population. The following settlements have a level of provision which exceeds the standard:

- Great Alne
- Hampton Lucy
- Moreton Morrell
- Northend (Burton Dassett Parish)
- Pillerton Priors
- Wilmcote

There are eight settlements which do not have any provision:

- Alderminster
- Alveston (near Stratford-upon-Avon)
- Gaydon
- Halford
- Long Marston
- Mappleborough Green (near Studley)
- Oxhill
- Tanworth-in-Arden

All but two of these settlements have some other form of provision such as children's play facilities or outdoor sports facilities which partially compensates for the lack of open space provision. The two exceptions are Alderminster and Oxhill which have no green space provision.

The preponderance of additional settlements which do not achieve the quantitative standard is reflective of the presence of sites rather than the size of those sites, i.e. settlements either have some provision of open space, in which case they generally score well in terms of accessibility and quantity or they do not have any

provision in which case they score poorly against both standards. There are four settlements (Clifford Chambers, Newbold-on-Stour, Priors Marston and Tredington) which have parks or amenity greenspace of insufficient size to meet the quantitative standard.

Table 6 summarises additional open space requirements for each settlement to meet the quantitative standard. Alveston has the largest deficit in provision and Hampton Lucy has the largest surplus. This table is equivalent to Table 5.10 in the original PPG17 Report.

Table 6 Additional Open Space requirements by individual settlement

Settlement	Current provision (ha)	Provision required to meet standard (ha)	Current deficit / surplus (ha)
Alderminster	0	0.40	-0.40
Alveston (near Stratford-upon-Avon)	0	0.45	-0.45
Clifford Chambers	0.24	0.40	-0.16
Gaydon	0	0.42	-0.42
Great Alne	0.88	0.49	0.39
Halford	0	0.38	-0.38
Hampton Lucy	1.61	0.37	1.24
Long Marston	0	0.46	-0.46
Mappleborough Green (near Studley)	0	0.40	-0.40
Moreton Morrell	0.85	0.54	0.31
Newbold-on-Stour (Tredington Parish)	0.25	0.59	-0.34
Northend (Burton Dassett Parish)	0.81	0.46	0.35
Oxhill	0	0.36	-0.36
Pillerton Priors	0.38	0.28	0.10
Priors Marston	0.50	0.58	-0.08
Tanworth-in-Arden	0	0.41	-0.41
Tredington	0.44	0.59	-0.15
Wilmcote	1.9	1.23	0.67

4 Provision for Children and Young People

4.1 Accessibility Assessment

Effective Catchments of 5 minutes travel time for children's play areas and 15 minutes for teenage facilities have been applied. Please refer to the PPG17 Report (Section 7.2.1 and Appendix C) for further information about how this standard was calculated.

Accessibility Standard	
Children's play facilities	5 minutes walking time 240m Effective Catchment
Facilities for young people	15 minutes walking time 720m Effective Catchment

Table 7 sets out the proportion of each settlement currently within a 5 minute Effective Catchment of a children's play facility and 15 minute Effective Catchment of a facility for young people. This table is equivalent to Table 7.3 in the original PPG17 Report.

Table 7 Coverage of Effective Catchment by individual settlement

Settlement	% settlement coverage	
	240m	720m
Alderminster	0%	0%
Alveston (near Stratford-upon-Avon)	0%	0%
Clifford Chambers	45.7%	0%
Gaydon	53.0%	0%
Great Alne	26.8%	54.1%
Halford	52.6%	0%
Hampton Lucy	57.9%	100%
Long Marston	0%	0%
Mappleborough Green (near Studley)	0%	0%
Moreton Morrell	31.3%	100%
Newbold-on-Stour (Tredington Parish)	29.2%	0%
Northend (Burton Dassett Parish)	35.5%	98.8%
Oxhill	0%	0%
Pillerton Priors	0%	0%
Priors Marston	48.1%	0%
Tanworth-in-Arden	0%	0%
Tredington	39.5%	100%

Wilmcote	18.3%	0%
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Accessibility to children's play areas is generally quite poor, with no settlements achieving over 60% accessibility. The following settlements achieve over 50% accessibility:

- Gaydon
- Halford
- Hampton Lucy

There are several settlements without any accessibility to facilities for children. These are:

- Alderminster
- Alveston (near Stratford-upon-Avon)
- Long Marston
- Mappleborough Green (near Studley)
- Oxhill
- Pillerton Priors
- Tanworth-in-Arden

The majority of settlements do not have any accessibility to facilities for teenagers. Four of the settlements have 100% accessibility or thereabouts, these are:

- Hampton Lucy
- Moreton Morrell
- Northend (Burton Dassett Parish)
- Tredington

4.2 Quantity Assessment

4.2.1 Baseline Provision

Table 8 sets out the provision for children and young people in each of the additional settlements. This table is equivalent to Table 7.7 in the original PPG17 Report.

Table 8 Quantitative provision of Children and Young People's Facilities by individual settlement

Settlement	Number of sites					
	LAP	LEAP	NEAP	MUGA	Teen	Total
Alderminster	0	0	0	0	0	0
Alveston (near Stratford-upon-Avon)	0	0	0	0	0	0
Clifford Chambers	0	1	0	0	0	1
Gaydon	1	0	0	0	0	1
Great Alne	0	1	0	0	0	1
Halford	1	0	0	0	0	1
Hampton Lucy	0	0	1	0	0	1
Long Marston	0	0	0	0	0	0
Mappleborough Green (near Studley)	0	0	0	0	0	0
Moreton Morrell	0	0	1	0	0	1
Newbold-on-Stour (Tredington Parish)	1	0	0	0	0	1
Northend (Burton Dassett Parish)	0	1	0	1	0	2
Oxhill	0	0	0	0	0	0
Pillerton Priors	0	0	0	0	0	0
Priors Marston	1	0	0	0	0	1
Tanworth-in-Arden	0	0	0	0	0	0
Tredington	0	0	1	0	0	1
Wilmcote	0	1	0	0	0	1

Seven of the settlements do not have any form of provision, and only three make provision for young people. Of the eleven settlements which do have facilities, four have LAPs, four have LEAPS and three have NEAPS. Northend is the only settlement to have a Multi Use Games Area (MUGA); it is also the only settlement which has more than one type of facility since it also has a LEAP.

4.2.2 Identifying Quantitative Deficiencies and Surpluses

A quantitative provision standard of 0.25ha equipped play space per 1,000 has been set. Please refer to the PPG17 Report, Section 7.3.2 for further information about how this standard was calculated.

Quantitative Provision Standard	
District wide	0.25ha equipped children and young people's play space per 1,000 population

Table 9 sets out provision of equipped children and young people's facilities per 1,000 population within each of the settlements. This table is equivalent to Table 7.9 in the original PPG17 Report.

Table 9 Quantitative provision of Children and Young People's Facilities per 1,000 population by individual settlement

Settlement	Facilities for 2-12 years (ha)		Facilities for 12-19 years (ha)	
	Total Area	per 1,000	Total Area	per 1,000
Alderminster	0.00	0.00	0.00	0.00
Alveston (near Stratford-upon-Avon)	0.00	0.00	0.00	0.00
Clifford Chambers	0.02	0.04	0.00	0.00
Gaydon	0.04	0.10	0.00	0.00
Great Alne	0.13	0.31	0.00	0.00
Halford	0.04	0.11	0.00	0.00
Hampton Lucy	0.12	0.36	0.12	0.36
Long Marston	0.00	0.00	0.00	0.00
Mappleborough Green (near Studley)	0.00	0.00	0.00	0.00
Moreton Morrell	0.33	0.70	0.33	0.70
Newbold-on-Stour (Tredington Parish)	0.03	0.05	0.00	0.00
Northend (Burton Dassett Parish)	0.05	0.13	0.02	0.05
Oxhill	0.00	0.00	0.00	0.00
Pillerton Priors	0.00	0.00	0.00	0.00
Priors Marston	0.02	0.05	0.00	0.00
Tanworth-in-Arden	0.00	0.00	0.00	0.00
Tredington	0.15	0.29	0.15	0.29
Wilmcote	0.09	0.09	0.00	0.00

Table 10 sets out the levels of combined quantitative provision for children and young people on an individual settlement basis. This table is equivalent to Table 7.10 in the original PPG17 Report.

Table 10 Combined Quantitative Provision for children and young people

Settlement	Total Area (ha)	Provision per 1,000
Alderminster	0.00	0.00
Alveston (near Stratford-upon-Avon)	0.00	0.00
Clifford Chambers	0.02	0.04
Gaydon	0.04	0.10
Great Alne	0.13	0.31
Halford	0.04	0.11
Hampton Lucy	0.12	0.36
Long Marston	0.00	0.00
Mappleborough Green (near Studley)	0.00	0.00
Moreton Morrell	0.33	0.70
Newbold-on-Stour (Tredington Parish)	0.03	0.05
Northend (Burton Dassett Parish)	0.07	0.18
Oxhill	0.00	0.00
Pillerton Priors	0.00	0.00
Priors Marston	0.02	0.05
Tanworth-in-Arden	0.00	0.00
Tredington	0.15	0.29
Wilmcote	0.09	0.09

Four of the additional settlements meet the quantitative provision standard of 0.25ha per 1,000. These are:

- Great Alne
- Hampton Lucy
- Moreton Morrell
- Tredington

The following settlements have no provision for children or young people:

- Alderminster
- Alveston (near Stratford-upon-Avon)
- Long Marston

- Mappleborough Green (near Studley)
- Oxhill
- Pillerton Priors
- Tanworth-in-Arden

Table 11 sets out the quantity of additional provision for children and young people required to meet the proposed standard across each of the settlements. The greatest requirement is in Wilmcote where an additional 0.174ha is required, although this is reflective of its larger population size. The table below is equivalent to Table 7.12 in the original PPG17 Report.

Table 11 Additional Children and Young People's Facilities requirements by individual settlement

Settlement	Current provision (ha)	Provision required to meet standard (ha)	Current deficit / surplus (ha)
Alderminster	0.00	0.09	-0.09
Alveston (near Stratford-upon-Avon)	0.00	0.10	-0.09
Clifford Chambers	0.02	0.09	-0.07
Gaydon	0.04	0.09	-0.05
Great Alne	0.13	0.11	0.03
Halford	0.04	0.08	-0.05
Hampton Lucy	0.12	0.08	0.04
Long Marston	0.00	0.10	-0.10
Mappleborough Green (near Studley)	0.00	0.09	-0.09
Moreton Morrell	0.33	0.12	0.21
Newbold-on-Stour (Tredington Parish)	0.03	0.13	-0.10
Northend (Burton Dassett Parish)	0.07	0.10	-0.03
Oxhill	0.00	0.08	-0.08
Pillerton Priors	0.00	0.06	-0.06
Priors Marston	0.02	0.13	-0.10
Tanworth-in-Arden	0.00	0.09	-0.09
Tredington	0.15	0.13	0.02
Wilmcote	0.09	0.27	-0.17

5 Conclusions

The table below summarises the effective catchment areas and additional requirements for Parks, Gardens and Amenity Greenspace and Children and Young People's facilities. It is evident from the table that several of the additional settlements perform particularly poorly in terms of accessibility and quantity for both typologies. The worst performing settlements are:

- Alderminster
- Alveston (near Stratford-upon-Avon)
- Gaydon
- Halford
- Long Marston
- Mappleborough Green (near Studley)
- Oxhill
- Tanworth-in-Arden

Table 12: Summary of Coverage of Effective Catchment and Additional Requirements

Settlement	Park, Garden and Amenity Greenspace		Children and Young People's Facilities		
	% settlement coverage	Current deficit / surplus (ha)	% settlement coverage		Current deficit / surplus (ha)
			240m	720m	
Alderminster	0%	-0.40	0%	0%	-0.09
Alveston (near Stratford-upon-Avon)	0%	-0.45	0%	0%	-0.09
Clifford Chambers	99.0%	-0.16	45.7%	0%	-0.07
Gaydon	0%	-0.42	53.0%	0%	-0.05
Great Alne	42.0%	0.39	26.8%	54.1%	0.03
Halford	0%	-0.38	52.6%	0%	-0.05
Hampton Lucy	100.0%	1.24	57.9%	100%	0.04
Long Marston	0%	-0.46	0%	0%	-0.10
Mappleborough Green (near Studley)	0%	-0.40	0%	0%	-0.09
Moreton Morrell	91.9%	0.31	31.3%	100%	0.21
Newbold-on-Stour (Tredington Parish)	93.6%	-0.34	29.2%	0%	-0.10
Northend (Burton Dassett Parish)	81.6%	0.35	35.5%	98.8%	-0.03

Oxhill	0%	-0.36	0%	0%	-0.08
Pillerton Priors	83.6%	0.10	0%	0%	-0.06
Priors Marston	100%	-0.08	48.1%	0%	-0.10
Tanworth-in-Arden	0%	-0.41	0%	0%	-0.09
Tredington	97.4%	-0.15	39.5%	100%	0.02
Wilmcote	81.4%	0.67	18.3%	0%	-0.17