

Shinfield Parish Council

Open Space, Sport and Recreation Audit Summary Document

May 2013

Ploszajski Lynch Consulting Ltd.



Introduction

- 1) Ploszajski Lynch Consulting Ltd. was commissioned by Shinfield Parish Council to assess the current and future needs for open space, sport and recreation in the Parish. This document comprises a summary of the main findings.
- 2) **Background:** Shinfield Parish comprises the communities Shinfield, Spencer's Wood, Three Mile Cross and the rural communities of Ryeish Green and Grazeley. As part of wider growth plans in Wokingham Borough, the parish has been designated as the South of the M4 Strategic Development Location, where up to 2,878 homes will be built at seven identified locations, some of which already have outline planning approval.
- 3) **The need for the study:** The key drivers for the study are as follows:
 - a) Several well-subscribed local sports clubs have identified additional facilities needs and there is a need to assess the merits of their respective proposals.
 - b) The provision of almost 3,000 new houses in the area will attract financial contributions from the developers. There is, therefore, a need to ensure that the money is spent on projects that will demonstrably meet the sport and recreational needs of local residents.
 - c) The former Ryeish Green Leisure Centre is currently closed to the public, but Wokingham Borough Council has undertaken a study to assess refurbishment options. A new Free School on the site is likely to have increasing needs for access to the facilities and adjoining playing pitches as the school expands over the next few years.
- 4) **The aims of the study:** Based upon the above needs, the aims of the study are to:
 - a) Review, in the context of Shinfield parish, a 2012 boroughwide assessment of open space and sports facilities, commissioned by Wokingham Council.
 - b) Ensure the audit provides an up-to-date qualitative and quantitative assessment of local demand/need for open space and sports facilities in the Parish and adjoining areas and is comprehensive and objective.
 - c) Provide strategic options for the Parish Council on open space, recreation and sport facilities that can be used in the neighbourhood planning process.
 - d) Develop guidance to ensure that new development provides appropriate open space and sports provision, either on-site or off-site.
 - e) Assess the financial viability of the former Ryeish Green Leisure Centre, including facilities that could be included in the Centre to improve its viability.
- 5) **The scope of the study:** Based upon the above aims, the scope of the study is to identify:
 - a) Existing needs and expectations of the community for open space, sports and recreational facilities including a critical evaluation of local needs and demands.

- b) Current provision of open space, sport and recreational facilities.
- c) Identified distance thresholds, levels and types of use, the quality and value of provision, the quantity of provision and local opportunities.
- d) Strategic options for future provision of open space and sports facilities in the Parish.

The profile of Shinfield parish

- 6) **Location:** The parish of Shinfield covers 1,813 hectares and is in the area administered by Wokingham Borough Council. It is located immediately to the south of Reading and is bisected by the M4, running east-west in the north of the parish and the A33, running north-south.
- 7) **Population:** According to the 2011 Census, Shinfield has a population of 11,277. This represents an increase of 3,141 (or 38.6%) since the 2001 Census. The parish has a relatively youthful age structure, with proportionately more people aged under 45 than the borough and the country as a whole. The relatively high proportion of young people is likely to inflate relative demand in the study area for sport and physical activity, because the younger age groups generally have higher participation rates.
- 8) **Population growth:** *'The Wokingham Strategic Housing Land Availability Assessment'* (2012) makes provision for up to 2,878 additional dwellings within Shinfield parish by 2026. On the basis of an average occupancy rate of 2.4 people, this would result in an additional 6,907 residents, an increase of 62% from the current population of the parish.
- 9) **Affluence:** According to the 2011 Census, Shinfield has a disproportionately high percentage of people in higher income categories. The relatively affluent nature of the local population is typically associated with higher rates of participation in sport and physical activity.
- 10) **Deprivation:** Despite Shinfield's relative affluence area, part of Shinfield North ward is classified amongst the 40% most deprived areas of the country, based upon the Government's Index of Multiple Deprivation.
- 11) **Health:** Good health indices locally suggest a health-conscious and physically active population, which is likely to be due in part to the availability of local facilities and opportunities to partake in sport and recreation.
- 12) **Sports participation:** According to Sport England's *'Active People'* surveys, overall sports participation rates in Wokingham borough as a whole are well above the regional and national averages, which suggests that demand for open space, sport and recreation provision will be commensurately high locally.
- 13) **Satisfaction:** Rates of satisfaction with local sports provision are also relatively high at 70.9%, which implies that for the borough as a whole, facilities are serving a good range of needs.

- 14) **Market segmentation:** Sport England's 'Market Segmentation' data suggests that demand for the pitch sports and health and fitness (including gym/aerobics) is likely to be higher than the national average, given the relatively large proportion of Wokingham residents from market segments which traditionally favour these activities.

Existing needs in Shinfield parish

- 15) **Introduction:** The adequacy of existing provision in Shinfield parish has been assessed, based upon:

- a) The application of the standards of provision in the 'Wokingham Borough Open Space, Sports and Recreation Study - Revised Standards Paper' (2012) and subsequent revisions in Policy TB08 of the 'Managing Development Delivery DPD' (2012).
- b) Consultation with local stakeholders.

- 16) **Standards of provision:** Standards of provision for open space, sport and recreation in Wokingham are proposed in 'Wokingham Borough Open Space, Sports and Recreation Study - Revised Standards Paper', which is a Supplementary Planning Document adopted by the Borough Council to provide part of the evidence base for the Local Plan. The paper builds upon the material set out in the open space and sports facility assessments, to devise standards of provision against which to assess deficiencies, both currently and in 2026. The standards were further revised in Policy TB08 of the 'Managing Development Delivery DPD' (2012) and therefore these latest measures have been used to calculate deficiencies.

- 17) **Applying the standards:** Applying the boroughwide Wokingham standards to Shinfield parish and its current population of 11,277 provides a preliminary means of assessing the adequacy of existing provision. The following process has been applied:

- a) Where there is a specific boroughwide standard for the quantity, quality and accessibility of specific types of open space, sport and recreation, this has been applied.
- b) In the absence of quantitative standards for some typologies, the per capita rates of provision for Wokingham borough as a whole have been applied, as a surrogate measure.
- c) In the absence of qualitative standards for some typologies, it has been assumed that all provision that has been assessed as 'poor' will require improvement.
- d) The accessibility standards have been applied to identify provision both within Shinfield parish and within the respective walk and/or drive time catchments that are accessible to residents within the parish.
- e) For playing pitches, Sport England's Playing Pitch Model, which compares pitch supply and demand to identify shortfalls, has been applied.

- 18) **Open space:** The assessed position is as follows:

Typology and standard	Existing provision within catchment	Quantitative shortfalls	Qualitative shortfalls	Accessibility shortfalls
Parks and gardens: <ul style="list-style-type: none"> • 1.1ha per 1,000 people • All 'high' quality • Within 10 minutes walk/drive of all residents 	<ul style="list-style-type: none"> • No provision in Shinfield parish. • 4 parks and gardens, totalling 9.00ha within 10 minutes walk /drive 	<ul style="list-style-type: none"> • 3.40ha of parks and gardens. • The 'Revised Standards Paper' recommends 'new provision, such as small pocket parks (i.e. parks that are a minimum of 0.4 hectares in size), are sought in the south west sub-area as a priority'. 	None	The 'Revised Standards Paper' acknowledges that 'settlements located in the south west sub-area, including Spencers Wood, do not have access within a 10 minute drive'.
Natural/semi-natural greenspace: <ul style="list-style-type: none"> • 2.84ha per 1,000 people • All 'high' quality • Within 20 minutes drive of all residents 	<ul style="list-style-type: none"> • 3 sites in Shinfield parish, totalling 16.76ha. • 8 further sites totalling 50.28ha within 20 minutes walk /drive 	None	Improvements needed at <ul style="list-style-type: none"> • Clare's Green Field • Lambswood Hill Common • Nore's Hill Wood 	None
Amenity greenspace: <ul style="list-style-type: none"> • 0.98ha per 1,000 people • All 'high' quality • Within 10 minutes walk/drive of all residents 	<ul style="list-style-type: none"> • 16 sites in Shinfield parish, totalling 7.58ha. • 18 further sites totalling 8.53ha within 10 minutes walk /drive 	None	Improvements needed at <ul style="list-style-type: none"> • Anson Crescent • Blackwater Close • Century Drive • Deardon Way • Kingfisher Grove • Woodcock Close • Woodcock Court 	None
Allotments: <ul style="list-style-type: none"> • 0.52ha per 1,000 people • All 'high' quality. • Within 10 minutes walk/drive of all residents 	<ul style="list-style-type: none"> • 7 sites in Shinfield parish, totalling 5.05ha. • No other sites within 10 minutes walk/drive 	0.81ha of allotments	Improvements needed at <ul style="list-style-type: none"> • Hartley Court Road • Pound Green 	None
Provision for children/young people: <ul style="list-style-type: none"> • 0.25ha per 1,000 people • All 'high' quality • A NEAP within 10 minutes walk of all major settlements • A LEAP within 10 minutes walk of all modest settlements • All other settlements to have access to at least informal play provision 	<ul style="list-style-type: none"> • 11 sites in Shinfield parish, totalling 0.58ha. • No other sites within 10 minutes walk 	<ul style="list-style-type: none"> • 2.24ha of play areas. • No NEAP in the parish 	Improvements needed at <ul style="list-style-type: none"> • Grazeley Village Hall play area • Spencer's Wood pavilion play area 	<ul style="list-style-type: none"> • No NEAP within 10 minutes walk of Shinfield North. • No LEAP within 10 minutes walk of Three Mile Cross.
Cemeteries and churchyards: <ul style="list-style-type: none"> • 0.17ha per 1,000 people • All 'high' quality • Within 30 minutes drive of all residents 	<ul style="list-style-type: none"> • 4 sites in Shinfield parish, totalling 2.75ha. • 15 further sites totalling 22.51ha within 30 minutes drive 	None	Improvements needed at <ul style="list-style-type: none"> • Church Lane Cemetery • Holy Trinity Church • Shinfield Cemetery 	None

19) *Sports facilities*: The assessed position is as follows:

Facility and standard	Existing provision within catchment	Quantitative shortfalls	Qualitative shortfalls	Accessibility shortfalls
<p>Sports halls:</p> <ul style="list-style-type: none"> • 48.94sq.m per 1,000 people • All 'high' quality. • Within 20 minutes drive of all residents 	<ul style="list-style-type: none"> • 2 halls in Shinfield parish at Ryeish Green Leisure Centre (currently closed) and Crosfields School, totalling 1,298sq.m • 8 other halls within 20 minutes drive. 	The reopening of Ryeish Green Leisure Centre would address the local shortfall created by its closure.	No quality audit undertaken, but some quality issues were a contributory factor in the closure of Ryeish Green Leisure Centre	The ' <i>Revised Standards Paper</i> ' notes that 'closure of Ryeish Green Leisure Centre means that access to sports halls for residents of the modest settlements in the south west of the Borough is more problematic'.
<p>Swimming pools:</p> <ul style="list-style-type: none"> • 8.26sq.m per 1,000 people • All 'high' quality. • Within 20 minutes drive of all residents 	<ul style="list-style-type: none"> • 2 pools in Shinfield parish at Nuffield Health, Fitness and Wellbeing and Crosfields School, totalling 385sq.m. • 10 other pools within 20 minutes drive 	None	None	No geographical shortfalls, although community access to both pools is restricted - the nearest public pool is the Loddon Valley Leisure Centre
<p>Activity halls:</p> <ul style="list-style-type: none"> • 41.31sq.m per 1,000 people • All 'high' quality • Within 15 minutes drive of all residents 	<ul style="list-style-type: none"> • 1 hall at Grazeley Village Hall, totalling 160sq.m. • 7 other halls within 20 minutes drive, totalling 760sq.m 	None	None	None
<p>Indoor bowls:</p> <ul style="list-style-type: none"> • 10.16sq.m per 1,000 people • All 'high' quality • Within 30/40 minutes drive of all residents 	<ul style="list-style-type: none"> • No provision in Shinfield parish. • 2 facilities, totalling 3,400sq.m within 30/40 minutes drive 	None	None	None
<p>Health and fitness gyms:</p> <ul style="list-style-type: none"> • 13.01sq.m per 1,000 people • All 'high' quality • Within 15 minutes drive of all residents 	<ul style="list-style-type: none"> • 1 gym at Nuffield Health, Fitness and Wellbeing, totalling 500sq.m. • 9 other gyms within 15 minutes drive 	None	None	No geographical shortfalls, although general access to most facilities is on a membership basis only.
<p>Artificial grass pitches:</p> <ul style="list-style-type: none"> • One pitch per 31,827 people • All 'high' quality • Within 20 minutes drive of all residents 	<ul style="list-style-type: none"> • No provision in Shinfield parish. • 4 pitches within 20 minutes drive 	None, although the provision of a '3G' pitch in the parish would reduce the deficiency in youth football and mini-soccer pitches.	None	None
<p>Athletics tracks:</p> <ul style="list-style-type: none"> • One track per 250,000 people • All 'high' quality • Within 30 minutes drive of all residents 	<ul style="list-style-type: none"> • No provision in Shinfield parish. • 1 pitches within 30 minutes drive 	None	None	<p>Athletics tracks:</p> <ul style="list-style-type: none"> • One track per 250,000 people • All 'high' quality • Within 30 minutes drive of all residents
<p>Bowls greens:</p> <ul style="list-style-type: none"> • One green per 15,913 people • All 'high' quality • Within 30 minutes drive of all residents 	<ul style="list-style-type: none"> • 1 green at Three Mile Cross Bowls Club • 4 other greens within 30 minutes drive 	None	None	<p>Bowls greens:</p> <ul style="list-style-type: none"> • One green per 15,913 people • All 'high' quality • Within 30 minutes drive of all residents

<i>Facility and standard</i>	<i>Existing provision within catchment</i>	<i>Quantitative shortfalls</i>	<i>Qualitative shortfalls</i>	<i>Accessibility shortfalls</i>
<i>Golf courses:</i> <ul style="list-style-type: none"> • One course per 17,682 people • All 'high' quality • Within 30 minutes drive of all residents 	<ul style="list-style-type: none"> • No provision in Shinfield parish. • 2 courses within 20 minutes drive 	None	None	None
<i>Tennis courts:</i> <ul style="list-style-type: none"> • One court per 1,624 people • All 'high' quality • Within 20 minutes drive of all residents 	<ul style="list-style-type: none"> • 4 courts at Millworth Lane Recreation Ground • 16 other courts within 20 minutes drive 	None	None following recent facilities improvements at Millworth Lane Recreation Ground	None
<i>Netball courts:</i> <ul style="list-style-type: none"> • One court per 9,631 people • All 'high' quality • Within 20 minutes drive of all residents 	<ul style="list-style-type: none"> • No provision in Shinfield parish. • 9 courts within 20 minutes drive 	None	None	None
<i>MUGAs:</i> <ul style="list-style-type: none"> • One MUGA per 13,261 people • All 'high' quality • Within 20 minutes drive of all residents 	<ul style="list-style-type: none"> • 1 MUGA at Spencer's Wood Recreation Ground. • 5 MUGAs within 20 minutes drive 	None	None	None

20) ***Playing pitches:*** To assess pitch provision in Shinfield, Sport England's Playing Pitch Model (PPM) was applied, to identify the balance between supply and demand:

- a) ***Adult football:*** There is a surplus of 1.5 adult football pitches during the peak demand period on Saturday afternoons.
- b) ***Youth football:*** There is a shortfall of 1.3 youth pitches during the peak demand period on Saturday mornings. The current deficiency is managed by:
 - Playing some matches on adult pitches.
 - Playing some fixtures on pitches outside the parish.
- c) ***Mini-Soccer:*** There is a shortfall of 3.5 pitches during the peak period on Saturday mornings. The current deficiency is principally managed by:
 - Playing some matches on pitches marked across adult pitches.
 - Playing some fixtures outside the parish.
- d) ***Cricket:*** There is a shortfall of 2.0 pitches during the peak period on midweek evenings. The current deficiency is principally managed by scheduling matches across the five weekend evenings.

21) **Other influences on pitch supply:** Pitch supply issues are also influenced by the following factors:

- a) **Millworth Lane Recreation Ground:** Because the ground is used exclusively by Shinfield Cricket Club between April and September, Shinfield Village FC and Shinfield Rangers Youth FC are unable to access the football pitches at the beginning and end of their respective seasons. This means that alternative pitches outside the parish have to be hired in these periods.
- b) **Ryeish Green Recreation Ground:** The pitches at site suffer from poor drainage and as a result the number of matches they can accommodate is significantly compromised. This is exacerbated by the use of the pitches for training on four midweek evenings each week by Spencer's Wood Youth FC.

22) **Consultation with local stakeholders:** In addition to the application of planning standards to assess the adequacy of provision locally, consultation was initiated with a range of local stakeholders with an interest in open space, sport and recreation in Shinfield parish, to obtain additional perspectives on the local situation.

a) **Spencer's Wood Youth Football Club:** The club is based at Ryeish Green Recreation Ground, with some satellite activity at Spencer's Wood Recreation Ground. It is an FA Charter Standard Development Club. To meet its existing development needs, the club has identified the following requirements:

- Improved drainage is needed at Ryeish Green Recreation Ground, where a number of ditches and culverts are blocked, causing waterlogging that has resulted in a significant number of fixture cancellations in the winter of 2012/13.
- The provision of a floodlit '3G' pitch at Ryeish Green Recreation Ground (perhaps shared with the adjacent Oakbank School) would enable additional training and matches to be accommodated at the site.
- The shortage of car parking and narrow, poor quality access road cause operational difficulties, with kick-off times having to be staggered to allow for cars to enter and leave down the single track access road.
- The changing facilities Ryeish Green Recreation Ground are at poor quality and too small for the club's needs. Spencers Wood Recreation Ground has no toilets or changing facilities on site and car parking is limited.

b) **Shinfield Rangers Youth Football Club:** The Club was established in 1972 and is based at Millworth Lane Recreation Ground. It is an FA Charter Standard Club. To meet its existing development needs, the club has identified the following facility requirements:

- Access to additional football pitches within the parish, particularly in the period between April and September when it is unable to use the Millworth Lane facilities because of the arrangement with the cricket club.
- Improvements are needed to the pavilion at Millworth Lane Recreation Ground, where the changing is not appropriately configured for simultaneous use by males and females.

- c) ***Shinfield Village Football Club:*** The club is based at Millworth Lane Recreation Ground and fields one adult team, although it has some aspirations to start a second team. To meet its existing development needs, the club has identified the following facility requirements:
- Access to an alternative pitch within the parish, in the August/September and April/May, when it is unable to use the Millworth Lane facilities because of the arrangement with the cricket club.
 - Improvements to the pavilion at Millworth Lane Recreation Ground.
- d) ***Shinfield Cricket Club:*** The club is based at Millworth Lane Recreation Ground and fields two adult and six junior teams, the latter including a girl's side. To meet its existing development needs, the club has identified the following facility requirements:
- Improvements to the pavilion at Millworth Lane Recreation Ground plus the provision of four or five training nets.
 - Development of a second ground elsewhere in the parish.
 - Access to a sports hall for pre-season indoor training.
- e) ***Shinfield Tennis Club:*** The club is based at Millworth Lane Recreation Ground and was awarded Clubmark by the Lawn Tennis Association, in recognition of the quality of its operation. Following a recent programme of facility improvements, the club believes that its immediate development needs have been met. However, in the longer term there are aspirations to provide some additional courts to the south of the current pavilion, possibly with a seasonal cover to provide for indoor usage during the winter months.

Ryeish Green Leisure Centre

23) ***Introduction:*** As the principal leisure facility in the parish, the closure of Ryeish Green Leisure Centre in August 2010 significantly affected facility provision in Shinfield and as identified above, has created a local deficiency in sports hall provision. As a result, Wokingham Borough Council commissioned 'A *Condition Survey and Options Appraisal for Ryeish Green Sports Centre*' in August 2012 to establish the potential for re-establishing the facilities.

24) ***The facility options:*** Four options were considered as follows:

- a) Renovation and internal re-modelling of the existing building.
- b) Renovation of the existing facilities plus the addition of an extension to the sports hall to provide a fitness studio and viewing gallery.
- c) Renovation of existing sports hall plus alterations to the nearby dance studio building to create a fitness studio and new activity hall, complete with new shower, toilet and changing facilities.
- d) Demolition of the existing building and construction of a purpose-built facility.

25) **Conclusions:** The report concluded the following:

- a) The two refurbishment options involving the retention of the existing sports hall are regarded as inadequate, because the hall dimensions are below the minimum specified and also have little realistic prospect of being commercially viable without an adequately sized fitness studio.
- b) The refurbishment option involving an extension to the sports hall may offer a reasonable compromise, but the main hall would still fail to meet the Sport England size requirements for a four court hall.
- c) Whilst all the refurbishment options are cheaper than construction of a new building, they all relate to a building structure that is nearly half-way through its anticipated service life of approximately 60 years.
- d) Whilst more expensive, the rebuild option would provide a facility with a full service life and would provide a sports hall which is fully compliant with Sport England design recommendations.

26) **Revenue projections:** Revenue projections for the first five years of operation of Ryeish Green Leisure Centre, with a re-opened sports hall, new health and fitness facility and '3G'synthetic turf pitch, are summarised below:

<i>Element</i>	<i>Year One (£)</i>	<i>Year Two (£)</i>	<i>Year Three and after (£)</i>
Income	197,256	243,046	303,470
Expenditure	200,311	250,765	250,765
Surplus/(deficit)	-3,055	-7,719	52,705

Assessment of future needs

27) **Introduction:** This section assesses the need for additional open space and sports facilities provision in Shinfield parish by 2026, based upon the projected population growth.

28) **Population growth:** *'The Wokingham Strategic Housing Land Availability Assessment'* (2012) makes provision for up to 2,878 additional dwellings within Shinfield parish by 2026, as part of the South of the M4 SDL. On the basis of an average occupancy rate of 2.4 people per household, this will result in an additional 6,907 residents, an increase of 62% from the current population of the parish.

29) **Applying the planning standards:** Applying the adopted standards of provision for open space, sport and recreation in Wokingham from the *'Wokingham Borough Open Space, Sports and Recreation Study - Revised Standards Paper'* (2012) and subsequent revisions in Policy TB08 of the *'Managing Development Delivery DPD'* (2012), provides a robust and evidence-based means of assessing the needs of the projected additional population.

a) **Open space needs:** These have been identified as follows:

Typology and standard	Additional needs by 2026
Parks and gardens: <ul style="list-style-type: none"> • 1.1ha per 1,000 people • All 'high' quality • Within 10 minutes walk/drive of all settlements 	7.60ha of parks and gardens
Natural/semi-natural greenspace: <ul style="list-style-type: none"> • 2.84ha per 1,000 people • All 'high' quality • Within 20 minutes drive of all settlements 	19.62ha of natural/semi-natural greenspace
Amenity greenspace: <ul style="list-style-type: none"> • 0.98ha per 1,000 people • All 'high' quality • Within 10 minutes walk/drive of all settlements 	6.77ha of amenity greenspace
Allotments: <ul style="list-style-type: none"> • 0.52ha per 1,000 people • All 'high' quality. • Within 10 minutes walk/drive of all settlements 	3.59ha of allotments
Provision for children/young people: <ul style="list-style-type: none"> • 0.25ha per 1,000 people • All 'high' quality • A NEAP within 10 mins walk of major settlements • A LEAP within 10 mins walk of modest settlements • All other settlements to have access to at least informal play provision 	1.73ha of children's play
Cemeteries and churchyards: <ul style="list-style-type: none"> • 0.17ha per 1,000 people • All 'high' quality • Within 30 minutes drive of all settlements 	1.17ha of cemeteries and churchyards

b) **Sports facilities needs:** These have been identified as follows:

Facility and standard	Additional needs by 2026
Sports halls: <ul style="list-style-type: none"> • 48.94sq.m per 1,000 people • All 'high' quality. • Within 20 minutes drive of all settlements 	338.0sq.m of sports halls (equivalent to two badminton courts).
Swimming pools: <ul style="list-style-type: none"> • 8.26sq.m per 1,000 people • All 'high' quality. • Within 20 minutes drive of all settlements 	57.1sq.m of swimming pools (equivalent to one 25m lane).
Activity halls: <ul style="list-style-type: none"> • 41.31sq.m per 1,000 people • All 'high' quality • Within 15 minutes drive of all settlements 	585.3sq.m of activity halls (equivalent to 2 one-badminton court sized activity halls).
Indoor bowls: <ul style="list-style-type: none"> • 10.16sq.m per 1,000 people • All 'high' quality • Within 30/40 minutes drive of all settlements 	70.2sq.m of indoor bowls halls (equivalent to less than one rink).
Health and fitness gyms: <ul style="list-style-type: none"> • 13.01sq.m per 1,000 people • All 'high' quality • Within 15 minutes drive of all settlements 	89.86sq.m of health and fitness facilities (equivalent to 18 stations).
Artificial grass pitches: <ul style="list-style-type: none"> • One pitch per 31,827 people • All 'high' quality • Within 20 minutes drive of all settlements 	0.22 artificial turf pitches.

<i>Facility and standard</i>	<i>Additional needs by 2026</i>
<i>Athletics tracks:</i> <ul style="list-style-type: none"> • One track per 250,000 people • All 'high' quality • Within 30 minutes drive of all settlements 	Negligible additional needs.
<i>Bowls greens:</i> <ul style="list-style-type: none"> • One green per 15,913 people • All 'high' quality • Within 30 minutes drive of all settlements 	0.43 bowling greens (equivalent to three rinks).
<i>Golf courses:</i> <ul style="list-style-type: none"> • One course per 17,682 people • All 'high' quality • Within 30 minutes drive of all settlements 	0.39 golf courses (equivalent to seven holes).
<i>Tennis courts:</i> <ul style="list-style-type: none"> • One court per 1,624 people • All 'high' quality • Within 20 minutes drive of all settlements 	4.3 tennis courts.
<i>Netball courts:</i> <ul style="list-style-type: none"> • One court per 9,631 people • All 'high' quality • Within 20 minutes drive of all settlements 	0.72 netball courts.
<i>MUGAs:</i> <ul style="list-style-type: none"> • One MUGA per 13,261 people • All 'high' quality • Within 20 minutes drive of all settlements 	0.52MUGAs.

30) ***Playing pitch needs:*** Future playing pitch needs are best calculated by applying Team Generation Rates. This takes the number of existing teams in a given area and divides it by the current population to identify the number of people it takes to produce a team of each type. The results of applying Team Generation Rates to the future population of Shinfield parish are tabulated below.

<i>Pitch type</i>	<i>Teams in 2013</i>	<i>Team Generation Rate</i>	<i>Extra teams in 2026</i>	<i>Extra pitches needed</i>
Adult football	1	1: 11,277	0.61	1
Youth football	12	1: 939	7.40	4
Mini-soccer	9	1: 1,252	5.52	3
Cricket	8	1: 1,408	4.91	0*

* Extra demand accommodated by a new 12 wicket facility to meet current and future needs.

Options for meeting open space and sports facilities needs

31) ***Introduction:*** This section identifies options for meeting the open space and sports facilities needs in Shinfield parish. It focuses in particular on projects that will address the identified quantitative shortfalls and references the 'Concept Plan' for the SDL. Current and future needs are considered on a collective basis for the following reasons:

- a) It is difficult to distinguish precisely between existing and future demand in terms of the exact scale of provision. For example, the number of pitch sport teams can vary significantly from one year to the next (with a generally upward trend locally) so planning facilities with sufficient capacity to accommodate increased needs in the immediate-term is a sensible approach.

- b) The application of the planning standards often produces only a fraction of a facility that can, in practice, only be provided as a single, full-sized unit. By combining current and future needs, there may then be sufficient demand to justify the provision of a whole facility.
- c) It is important to plan the management and use of existing and future provision, on an integrated. Co-locating facilities in a ‘Sports Hub’, for example, creates a critical mass of provision and achieves economies of scale in operation and maintenance to improving the overall viability.

32) **Open space needs:** Existing and future needs are as follows:

<i>Typology</i>	<i>Current shortfall</i>	<i>Additional needs by 2026</i>	<i>Total additional needs</i>
Parks and gardens	3.40ha	7.60ha	11.00ha
Natural/semi-natural greenspace	0	19.62ha	19.62ha
Amenity greenspace	0	6.77ha	6.77ha
Allotments	0.81ha	3.59ha	4.40ha
Provision for children/young people	2.24ha	1.73ha	3.97ha
Cemeteries and churchyards	0	1.17ha	1.17ha

- a) **Parks and gardens:** A total requirement for 11.00ha of parks provision has been identified in the parish. No specific provision has been made in the SDL Concept Plan at present. Parks and gardens are best located in proximity to residential developments, so locating a park as a buffer between the new housing to the south-west of Shinfield and to the north-east of Spencer’s Wood would be appropriate and would comply with the design principles in the SDL Concept Plan.
- b) **Natural/semi-natural greenspace:** A total deficiency of 19.62ha of natural/semi-natural greenspace has been identified in the parish. The SDL Concept Plan shows this as ‘SANG’ (Suitable Alternative Natural Greenspace), with provision proposed around May’s Farm (to the east of Three Mile Cross), to the south-east of Millworth Lane Recreation Ground and in the vicinity of Cutbush Lane, north-east of Shinfield. In addition, some ‘Sustainable Drainage Features’ are also proposed and will contribute to natural/semi-natural greenspace and some existing woodland, currently in private ownership, will be opened up for public access.
- c) **Amenity greenspace:** A total deficiency of 6.77ha of amenity greenspace has been identified in the parish. The SDL Concept Plan shows this primarily as linear green features within the new housing, which will achieve the essential function of providing greenspace in proximity to where people live. Subject to conformity with the spatial requirements of the shortfall, this will meet existing and future needs.
- d) **Allotments:** A total requirement for 4.40ha of allotments has been identified in the parish. The SDL Concept Plan shows five indicative allotment sites at The Manor (north-west of Shinfield), a site just west of Shinfield, two sites respectively to the north and south of Three Mile Cross and at the south end of Ryeish Green. Subject to conformity with the spatial requirements of the shortfall, these areas will meet existing and future needs.

- e) **Children’s Play:** A total requirement for 3.97ha of children’s play space has been identified in the parish, along with the absence of a Neighbourhood Equipped Area for Play (NEAP). Provision of a larger play area of this nature would best be made either by expanding existing sites, where opportunities allow, or as part of the creation of the park site proposed above. The SDL Concept Plan shows indicative play sites at ten locations in the new housing developments, although it unclear whether these will fully conform with the spatial requirements of the shortfall. Expansion of some existing sites to meet the definition of a NEAP (at least ten items of play equipment catering for children of all ages), should be explored.
- f) **Cemeteries and churchyards:** A total deficiency of 1.17ha of cemeteries and churchyards has been identified in the parish, to meet greenspace needs. A separate calculation will be required to determine the spatial requirements for the burial of the dead. No provision has been made in the SDL Concept Plan at present.

33) **Sports facilities needs:** Existing and future needs are as follows:

<i>Facility</i>	<i>Current shortfall</i>	<i>Additional needs by 2026</i>	<i>Total additional needs</i>
Sports halls	1	338.0sq.m.	338.0sq.m.
Swimming pools	0	57.1sq.m	57.1sq.m
Activity halls	0	585.3sq.m	585.3sq.m
Indoor bowls	0	70.2sq.m	70.2sq.m
Health and fitness gyms	0	89.86sq.m	89.86sq.m
Artificial turf pitches	1 ‘3G’ pitch	0.22 pitches	1.22 pitches
Golf courses	0	0.39 courses	0.39 courses
Athletics tracks	0	Negligible	Negligible
Bowls greens	0	0.43 greens	0.43 greens
Tennis courts	0	4.3 courts	4.3 courts
Netball courts	0	0.72 courts	0.72 courts
MUGAs	0	0.52 MUGAs	0.52 UGAs

- a) **Sports halls:** A total requirement of one sports hall, plus the equivalent of two further badminton courts has been identified. In practice, the additional needs could be accommodated by the re-provision of the sports hall at the former Ryeish Green Leisure Centre, so a proportionate financial contribution towards the costs of refurbishing or re-providing the Ryeish Green facility will be the most practical way to meet needs.
- b) **Swimming pools:** A total requirement of 57.1sq.m of pools has been identified, equivalent to one lane of a 25m pool. Given the small fraction of a whole facility that this comprises, a proportionate financial contribution to pool provision within 20 minutes drive of the whole parish will be the most practical way to meet needs.
- c) **Activity halls:** A total requirement of 585.3sq.m of activity halls has been identified, equivalent to two halls. These should be provided as part of the new housing developments, in conjunction with a community hubs serving other needs.
- d) **Indoor bowls:** A total requirement of 70.2sq.m of indoor bowls rinks has been identified, equivalent to less than one rink. Given the small fraction of a whole facility that this comprises, a proportionate financial contribution to indoor bowls provision within 30/40 minutes drive of the whole parish will be the most practical way to meet needs.

- e) **Health and fitness gyms:** A total requirement of 89.86sq.m of health and fitness facilities has been identified, equivalent to 18 equipment stations. In practice, the additional needs could be accommodated by the provision of a new health and fitness facility at the former Ryeish Green Leisure Centre, so a proportionate financial contribution towards the costs of providing this will be the most practical way to meet needs.
- f) **Artificial turf pitches:** A total requirement of 0.22 artificial turf pitches facilities has been identified. In practice, the additional needs could be accommodated by the provision of a ‘3G’ pitch at Oakbank School, adjacent to the former Ryeish Green Leisure Centre, so a proportionate financial contribution towards the costs of providing this will be the most practical way to meet needs.
- g) **Golf courses:** A total requirement of 0.39 golf courses has been identified, equivalent to seven holes. Given the fraction of a whole course that this comprises, a proportionate financial contribution to golf course provision within 30 minutes drive of the whole parish will be the most practical way to meet needs.
- h) **Bowls greens:** A total requirement of 0.43 bowls greens has been identified, equivalent to three rinks. Given the fraction of a whole green that this comprises, a proportionate financial contribution to improving capacity at Three Mile Cross Bowls Club will be the most practical way to meet needs.
- i) **Tennis courts:** A total requirement of 4.3 tennis courts has been identified. Given the local tennis hub created at Millworth Lane Recreation Ground by Shinfield Tennis Club, a proportionate financial contribution to providing the courts and expanding changing capacity at the Club will be the most practical way to meet needs.
- j) **Netball courts:** A total requirement of 0.72 netball courts has been identified. Given the fraction of a whole court that this comprises and the fact that most netball is played at central venues with a cluster of courts, a proportionate financial contribution to netball provision within 20 minutes drive of the whole parish will be the most practical way to meet needs.
- k) **MUGAs:** A total requirement of 0.52 MUGAs has been identified. Whilst this clearly comprises only fraction of a whole facility, the SDL Concept Plan makes provision for a MUGA adjacent to the new development east of Three Mile Cross and would be a practical way to meet needs.

34) **Playing pitch needs:** Existing and future needs are as follows:

<i>Pitch</i>	<i>Current shortfall</i>	<i>Additional needs by 2026</i>	<i>Total additional needs</i>
Adult football	0	1	1
Youth football	2	4	6
Mini-soccer	5	3	8
Cricket	1	0	1

- a) **SDL proposals:** The SDL concept plan proposes the following indicative provision for playing pitches:

- A cluster of provision (shown as a cricket pitch and four football pitches with a changing pavilion and car park) in the green buffer between the new developments north-east of Spencer’s Wood and south-east of Shinfield.
 - An area shown as a cricket pitch at The Manor, just west of Shinfield.
 - A youth football pitch to the east of the new development at Three Mile Cross.
 - Additional school playing fields or playing field extensions adjacent to Shinfield St. Mary’s Junior School, on the north-west side of the development south-west of Shinfield and on the north-east side of the development developments north-east of Spencer’s Wood.
- b) ***Principles of pitch provision:*** The following principles should be observed in establishing the optimum location of playing pitch provision to meet current and future needs:
- Locating pitches as hub sites has the twin benefits of catering for the multi-team club structure in the resident football clubs, optimising grounds maintenance costs and centralising changing facility needs.
 - Meeting the shortfalls through a combination improving the quality, capacity and accessibility of existing sites and providing new pitches on adjacent sites is the most realistic way of creating the hubs.
 - Grouping pitch types at specific sites will help in sports development terms. For example, concentrating mini-soccer and the younger youth age group teams (playing on 7-a-side pitches), with appropriate changing facility provision, will enhance coaching delivery and the user experience.
 - Provision of a new standalone cricket ground with a pavilion would solve the current problems of seasonal overlap with football teams and the sub-standard pitch size at Millworth Lane.
- c) ***Adult football pitches:*** One additional adult pitch is required. This should be incorporated as part of a playing pitch hub, which would best be located as part of a complex centred on Ryeish Green Leisure Centre/Oakbank School, including Ryeish Green Recreation Ground and an additional area of land immediately to the south-east of the school site.
- d) ***Youth football pitches:*** Six additional youth pitches are required (four of the new 9v9 dimensions and two of the 7v7 dimensions). The four larger pitches (for the older age groups) should be incorporated as part of a playing pitch hub, which would best be located as part of a complex centred on Ryeish Green Leisure Centre/Oakbank School, including Ryeish Green Recreation Ground and an additional area of land immediately to the south-east of the school site. The two smaller pitches would best be located at Millworth Lane Recreation Ground.
- e) ***Mini-soccer pitches:*** Eight additional mini-soccer pitches are required. These would best be located at Millworth Lane Recreation Ground and the adjacent existing and extended playing field at Shinfield St. Mary’s Junior School.

- f) **Cricket pitch:** A new cricket pitch complying with standard dimensions with a twelve-wicket pitch and changing pavilion should be provided at The Manor.

Delivering the sport and pitch proposals

35) **Introduction:** Most of the current and future sports facilities and playing pitch needs can be addressed by developing and managing provision at the three key hub sites in the parish.

36) **The Ryeish Green Complex:** The principles underlying the recommended developments are as follows:

- a) To create a sports complex with shared use by the Oakbank School and the community, managed on an integrated basis.
- b) To create a critical mass of provision to achieve economies of scale in managing and operating the facilities.
- c) To address the physical, structural and access issues which limit the use of the site at present.

37) The following developments are recommended:

- a) Resolution of land ownership issues to enable the complex to be managed on an integrated basis.
- b) The re-provision or refurbishment of the sports hall at the former Ryeish Green Leisure Centre.
- c) A new 50 station health and fitness facility adjacent to the sports hall.
- d) A full-sized floodlit '3G' synthetic turf pitch on the tarmac tennis courts adjacent to Oakbank School.
- e) A new changing pavilion in the south-east corner of Ryeish Green Recreation Ground, close to the sports hall and accessed via the sports hall approach road.
- f) Additional car parking in the vicinity of the sports hall/changing pavilion.
- g) Drainage improvements to the existing grass pitches, to enable consistent usage throughout the season.
- h) The provision of four new youth (9v9) pitches on land to the south-east of Oakbank School.

38) **Millworth Lane Recreation Ground:** The principles underlying the recommended developments are as follows:

- a) To rationalise the usage of the site to better meet the individual needs of the football, cricket and tennis clubs.
- b) To improve the capacity of the pavilion to accommodate simultaneous usage by boys and girls.

- c) To develop secured community access to the existing and proposed additional pitches at the adjacent Shinfield St. Mary's Junior School.

39) The following developments are recommended:

- a) Conversion of the adult and youth football pitches and the cricket pitch into two youth (7v7) and eight mini-soccer pitches (including provision on the school playing field).
- b) Provision of a new pavilion to meet current requirements.
- c) Provision of an additional four tennis courts south of the tennis club pavilion and the expansion of the building to cope with the extra usage capacity.
- d) Improvements to access and car parking.

40) ***The Manor Cricket Ground:*** The principles underlying the recommended developments are as follows:

- a) To give Shinfield Cricket Club a facility that will afford them exclusive usage.
- b) To provide a ground with dimensions conforming with official requirements and including sufficient wickets to accommodate all the club's needs.

41) The following developments are recommended:

- a) A 92.36m x 88.41m cricket pitch with a 12 wicket square and four-bay training nets.
- b) A pavilion configured for simultaneous use by adult and children and males and females.
- c) Car parking.

42) ***The benefits of the sport and pitch proposals:*** The benefits of the recommended developments are as follows:

- a) The reprovision of the sports hall will address the accessibility deficiency identified in of the '*Wokingham Borough Open Space, Sports and Recreation Audit*'. It will also provide:
 - Oakbank School with an indoor facility for PE and extra-curricular sport as the school expands progressively in the next few years.
 - The local community to access indoor facilities, including local youth groups like the Pavilion Youth Club, who have identified a need for this.
 - The football clubs to have indoor training facilities when required, reducing the wear on the natural turf pitches.
 - The cricket club to have indoor nets in the pre-season period.

- b) Whilst local health and fitness facility provision is considered to be adequate in the *‘Wokingham Borough Open Space, Sports and Recreation Audit’*, all the existing sites are accessible on a membership basis only, so the provision of ‘pay-and-play’ opportunities will improve opportunities.
- c) The provision of a floodlit ‘3G’ pitch will accommodate the bulk of the training needs of the football clubs. As a result, wear on the natural turf pitches will be reduced.
- d) Adult and the older youth age group (9v9) football can be focussed at the Ryeish Green complex, freeing up pitch space for the younger youth football (7v7) and mini-soccer at Millworth Lane. The drainage improvements at Ryeish Green will significantly improve the capacity of the pitches.
- e) Cricket activity can move to The Manor, where the pitch will be of regulation size and comply with league requirements.
- f) The new pavilion at Ryeish Green will replace the inadequate existing facilities and its location will enable it (and the pitches it serves) to be accessed via the leisure centre access road and car park.
- g) The new pavilion at Millworth Lane will enable simultaneous use to be made of the facilities by boys and girls.
- h) Developing dual use of the pitches at Shinfield St. Mary’s Junior School will expand the overall capacity of the Millworth Lane complex.
- i) The location of additional tennis courts and expanded changing facilities at Shinfield Tennis Club will enable the club to develop further its membership and development programmes.
- j) The management of the Ryeish Green complex on an integrated basis will provide a financially viable operating model and will strengthen relationships between the school and the local community.

43) **Capital cost implications:** The capital cost implications of the proposed developments are set out below. The costs are based upon Sport England’s *‘Facilities Costs’* (2012):

a) **Ryeish Green:**

<i>Facility</i>	<i>Cost estimate (£)</i>
Sports hall (re-build)	£2,845,000
Health and fitness (50 station)	£250,000
‘3G’ pitch	£840,000
Pavilion (240sq.m)	£575,000
Car parking (50 extra spaces)	£150,000
Pitch and drainage improvements	£175,000
New pitches	£260,000
TOTAL	£5,095,000

b) **Millworth Lane:**

Facility	Cost estimate (£)
Main pavilion (240sq.m)	£575,000
Pitch conversion works	£10,000
Four floodlit tennis courts	£280,000
Tennis pavilion	£235,000
Car parking and access improvements	£150,000
TOTAL	£1,250,000

c) **The Manor:**

Facility	Cost estimate (£)
Cricket pitch with 12 wicket square	£200,000
Pavilion (240sq.m)	£575,000
Four-bay training nets	£100,000
Car parking and access	£150,000
TOTAL	£1,025,000

44) **Capital funding sources:** The following sources of funding are available to contribute towards the capital costs:

- a) **Developer contributions:** The main source of funding will be developer contributions relating to the new development in Shinfield parish. Section 106 funding relating to developments previously undertaken in the parish should also be available for sports projects.
- b) **Sport England:** Sport England's Improvement Fund is being distributed via five funding rounds of £9m per annum and is part of Sport England's strategy which is focused on helping more people acquire lifelong sporting habits. The Improvement Fund will award grants worth £150,000 to £500,000 into sustainable projects with a clear local need. The Fund will support projects that deliver capital improvements through new build, modernisation or refurbishment.
- c) **Football Foundation:** The Football Foundation's Facilities Scheme provides funding of up to £500,000 for projects involving grass pitches drainage/improvements, pavilions, clubhouses and changing rooms, artificial turf pitches and multi-use games areas and fixed floodlights for artificial pitches.
- d) **England and Wales Cricket Board:** The ECB provides grant funding for cricket pitches and related facilities, provided that clubs a junior section and have (or are working towards) Clubmark accreditation.
- e) **Lawn Tennis Association:** The LTA provides grant and loan funding for outdoor courts and clubhouse projects, up to a maximum of £600,000 grant and £600,000 loan.
- f) **Free Schools:** As a Free School, Oakbank School can apply for capital funding from the Department for Education, to provide 'fit for purpose buildings for a range of teaching needs'.