

**TONBRIDGE & MALLING  
BOROUGH COUNCIL**

**OPEN SPACE STRATEGY**

**FINAL**

**January 2009**



# OPEN SPACE STRATEGY

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## TONBRIDGE & MALLING BOROUGH COUNCIL

# OPEN SPACE STRATEGY

## EXECUTIVE SUMMARY

### Introduction

- A1. The Planning and Compulsory Purchase Act 2004 introduced a new planning system which requires the Borough Council to produce a Local Development Framework (LDF) for the entire Borough. The LDF will contain a series of Local Development Documents (LDDs) that will, together, set out the planning policies for the Borough. Those which form part of the statutory Development Plan will be known as Development Plan Documents (DPDs).
- A2. The Managing Development and the Environment DPD (MDEDPD) will include policies and proposals for the protection (for recreation, rather than environmental, reasons) and provision of open space. The MDEDPD is one of a portfolio of documents that together will form the Local Development Framework (LDF) to provide and deliver the spatial planning strategy for Tonbridge and Malling. To comply with PPG17 (Planning for open space, sport and recreation) the MDEDPD will be informed by the Open Space Strategy (OSS) which is based on a robust assessment of need and an audit of existing open spaces.
- A3. The OSS has been prepared in accordance with the Government's Companion Guide to PPG17 and is the over-arching document that covers all open spaces, sport and recreation facilities including playing pitches and children's and young people's play areas and those facilities which require large bulky buildings intended to generate high levels of use including swimming pools, sports halls and leisure centres.
- A4. This Strategy will help the Borough Council to deliver its corporate priorities; it will provide clear objectives and direction to assist the Council to meet local needs and aspirations and it will enable the Council to meet central government's requirements and priorities. A strategic framework for the provision, management and maintenance of open space ensures a planned approach of targeted actions will be implemented in a prioritised order within available resources.

### The scope of the Strategy

- B1. The categories of open space identified in PPG17 that form the basis of the Open Space Strategy for the Borough included in the research:
- a. Parks and Gardens
  - b. Natural and semi-natural greenspaces
  - c. Green corridors
  - d. Outdoor sports facilities

- e. Amenity greenspace
- f. Play areas for children and young people
- g. Allotments
- h. Cemeteries and churchyards and other burial grounds
- i. Indoor sports facilities.

B2. The **Playing Pitch Strategy (PPS)** (which covers the pitch aspect of (d) above), and the **Play Strategy (PS)** (f) were completed previously but in harmony with the requirements of the OSS. The policies and actions identified in the Playing Pitch Strategy and the Play Strategy have been incorporated where they are congruent. The Executive Summary of the Playing Pitch Strategy is in Annex D, Annex E is a Summary of the Play Strategy.

### The aims of the Strategy

The key aims of the strategy are to:

- C1. Enrich people's quality of life by providing open space for their enjoyment and health related activities.
- C2. Enhance and conserve biodiversity by sustaining, and where possible improving, natural habitats including wildlife corridors.
- C3. Encourage local people to respect, care for and use open spaces without damaging the natural environment.
- C4. Enable the co-ordination and delivery of services designed to develop and maintain excellent open spaces.
- C5. Enhance the quality and sustain improvements to open spaces to meet the needs of all.
- C6. Effect plans that provide a network of connected spaces with potential for biodiversity and where users can do a wide range of activities, for example: walking, cycling, playing, bird watching, relaxing, fishing, socialising, and horse riding.
- C7. Ensure sufficient open space is accessible and protected to improve the quality of life of current and future generations of the local community.
- C8. Establish appropriate standards to define developers' contributions and/or commuted sums to secure on or off-site provision to meet the needs of existing residents, the residents of the proposed new development and visitors, using the adopted provision standards.
- C9. Engage the local community in actions that positively support the open space strategy.
- C10. Encourage civic pride in the local environment.



### **Identification of local needs**

- D1. Open spaces need to be protected to meet the needs and desires of the local community for recreation, biodiversity and visual enjoyment.
- D2. Around a fifth of open spaces need enhancement to satisfy the community.
- D3. Provision that meets the current standards needs to be made in areas and types of open space that are deficient or will become deficient.
- D4. The needs of children and young people should be a high priority.
- D5. For maintenance, the most important factors that will lead to users' satisfaction are improved cleanliness and tidiness, safety and security.
- D6. To improve users open space experience more ancillary facilities are needed.
- D7. Overall 50% of residents are satisfied with the amount of open space, only 8% recorded dissatisfaction.
- D8. Overall 52% are satisfied with the quality of open space, 5% are dissatisfied.
- D9. Overall 53% are satisfied with accessibility of open space, 7% are dissatisfied.

### **Vision for the Borough's open spaces**

- E1. A diverse range of safe, clean and well maintained open spaces with facilities to cater for the leisure needs of residents and visitors, that offer good access for all, and are provided, protected and developed to enhance the natural beauty, biodiversity and attraction of the local landscape.

### **Audit of local provision**

- F1. In accordance with PPG17 the audit was completed according to the types of open space as set out in PPG17 – see B1 above.
- F2. Key attributes of open space that determine whether it successfully meets the needs of local people are accessibility, quantity and quality/value.

### **Setting provision standards**

- G1. Before undertaking the audit, local quality standards were established in accordance with PPG17.
- G2. Standards were applied to:
  - Parks and gardens
  - Amenity green spaces

- Children's play areas
- Natural green spaces
- Outdoor sports facilities

Standards in accordance with Sport England criteria were applied within the Playing Pitch Strategy. Allotments, cemeteries and green corridors were visited and assessed but standards were neither derived nor applied.

- G3. Within this audit and in accordance with PPG17 each open green space was rated for:
- Quantity per 1,000 people
  - Quality
  - Accessibility
  - Level of use.

### **Key Findings from the application of provision standards**

- H1. Residents in several areas of the Borough need access to amenity green spaces. According to the local standard (within 480m of home) areas of Tonbridge, the Medway Gap, Walderslade, Borough Green, East Peckham, Hadlow, Hildenborough and West Malling are all deficient in provision. In some areas, open space of a different type (e.g. park or playing fields) can satisfy the need.
- H2. Eight of the rural settlements are deficient in open space within or immediately adjacent to their confines.
- H3. Some of the same areas that lack access to amenity green space within the desired distance from home also lack adequate provision of children's and young people's play spaces and have areas that lie outwith the 480m catchment zone. These areas include parts of Tonbridge, the Medway Gap, Snodland, Walderslade, Borough Green, East Peckham, Hadlow and Hildenborough.
- H4. Outdoor sports facilities, especially for junior and mini teams, will need additional provision in the short term according to forecasts.
- H5. Around a third of all types of open space need enhancement.
- H6. Children's and young people's play areas only barely meet the acceptable quantity standard.
- H7. The single most noticeable deficiency is lack of cleanliness.
- H8. Accessibility of open space was at least adequate for able-bodied users, but disabled users would still find many of the sites unfriendly in terms of their needs.
- H9. Some amenity green spaces, children's play areas and natural green spaces need improved access.

**Summary of the application of standards to the different areas of the Borough by open space category**

| Open Space  | Area  | Proposed Standard <sup>1</sup>  | Assessment   |
|---|---|---|--|
| <b>GS1<br/>Parks &amp;<br/>Gardens</b>                          | Borough<br>-wide  | Quantity: Maintain existing provision <b>2.5ha</b>  | Existing standard is met, except marginal deficiency in Tonbridge where the Racecourse Sportsground supplements  |
|   |   | Access: One park within <b>20 minute drive</b>  | Existing standard is met   |
|   |   | Quality: All Parks should aim to reach <b>Green Flag standard</b>   | Three parks achieved GFPA; 2 others assessed good; + 4 assessed average. Plan needed to improve Nevill Park, on-going improvements to Holborough Park. |
| <b>GS2<br/>Amenity Green<br/>spaces</b>                         | Urban   | Quantity: <b>0.76 ha</b> Tonbridge <b>1.33 ha</b> Medway Gap  | Deficiencies in Snodland & Walderslade   |
|   |   | Access: At least one site within <b>480m</b> of all residents   | Deficiencies in Urban areas  |
|   |   | Quality: All amenity spaces should achieve at least <b>50%+</b>   | Deficiencies at 17 sites   |
|   | Rural<br>Service<br>Centres   | Quantity: At least one site of <b>0.33ha</b> available for all residents  | Deficiencies in East Peckham, Hadlow, Hildenborough & W. Malling   |
|   |   | Access: At least one site within <b>480m</b> of all residents   | Deficiencies in Borough Green, East Peckham, Hadlow, Hildenborough & W. Malling  |
|   |   | Quality: All amenity spaces should achieve at least <b>50%+</b>   | The standard is met  |
| Rural<br>Settlements  | Quantity: At least <b>30 sq. m.</b> per person/ <b>24sq. m.</b> above 1000    | Provision is deficient in Addington Clearway, Birling, Crouch, Eccles, Hale St., Snoll Hatch, Wateringbury, Wrotham Heath |  |
|   | Quality: All amenity spaces should achieve at least <b>50%+</b>               | Deficiencies at 4 sites   |  |
| <b>GS3<br/>Outdoor Sports<br/>Facilities</b>                    | Borough-<br>wide  | Quantity: One space of at least <b>2.05ha</b> of which 1.2ha sports pitches   | Deficient in Urban areas, East Peckham & West Malling  |
|   |   | Access: One facility within <b>20 minute drive</b>  | Existing standard is met   |
|   |   | Quality: See Playing Pitch Strategy/at least <b>55%+</b>  | Improvement needed in approximately 16 facilities mostly schools   |
| <b>GS4<br/>Children's and<br/>young people's<br/>play areas</b> | Borough-<br>wide  | Quantity: At least one space <b>0.10ha</b>  | Deficient in Urban areas and in East Peckham, Hadlow, Hildenborough, Blue Bell Hill, Shipbourne  |
|   |   | Access: At least one site within <b>480/960/1½ km</b>   | Deficiencies in Urban areas, Borough Green, East Peckham, Hadlow, Blue Bell Hill & Shipbourne  |
|   |   | Quality: Standard set in Play Strategy/at least <b>55%+</b>   | Deficiencies at 13 facilities  |
| <b>GS5<br/>Natural and<br/>semi-natural<br/>green space</b>     | Urban   | Quantity: <b>0.73 ha</b> Tonbridge <b>2.8 ha</b> Medway Gap   | Deficiencies in Snodland but access to Nevill Park, Holborough Park & Leybourne Lakes Country Park   |
|   |   | Access: At least one site within <b>960m</b> of all residents   | Existing standard is met   |
|   |   | Quality: All natural green spaces to achieve at least <b>50%+</b>   | Deficiencies at 14 sites   |
|   | Rural<br>Service<br>Centres   | Quantity: At least one site of <b>1.83ha</b>  | Deficiencies in Hadlow   |
|   |   | Access: At least one site within <b>960m</b> of all residents   | Deficiencies in East Peckham & Hadlow  |
|   |   | Quality: All natural green spaces to achieve at least <b>50%+</b>   | Deficiencies at 4 sites  |
| Rural<br>Settlements  | Quantity: At least one site of <b>1.2ha</b> .below 1000 or <b>2.4ha/1000+</b> | Provision is lacking in Addington Clearway, Eccles, Golden Green, West Peckham  |  |
|   | Quality: All natural green spaces to achieve at least <b>50%+</b>             | Deficiencies at 4 sites   |  |
| <b>Indoor Sports<br/>Facilities</b>                             | Borough-<br>wide  | Quantity: ≈ 22 pool lanes ≈ 32 courts   | Existing standard is met   |
|   |   | Access: One facility within 20 min drive  | Existing standard is met   |
|   |   | Quality: Quest  | Existing standard is met   |

<sup>1</sup> Quantity standard /1000 population

## Identifying strategic options

11. All sites to which standards were applied were assessed for quality and value. The criteria of quality and value help to determine the most appropriate strategy to adopt to the management of each site. Five strategic options are identified:
  - Strategic option 1 To **protect** the existing open space/facility
  - Strategic option 2 To **enhance the quality** and protect the open space
  - Strategic option 3 To **enhance value**
  - Strategic option 4 To **enhance quality and value** or otherwise to consider **redesignation**
  - Strategic option 5 Propose **new** provision
12. The analysis of quality and value indicates that if the proposed local standards are adopted then the Council should seek to **protect** all open spaces and facilities that are high quality and high value. The majority of sites in the borough are identified as needing protection; a detailed schedule of sites can be found in **Section 7.3**.
13. Sites identified in the analysis as having low quality but high value need to have their **quality enhanced** and be protected. If the quality standards proposed are adopted then consideration must be given as to how to raise the standards in the sites that are deficient; a detailed schedule of sites can be found in **Section 7.4**.
14. The only sites assessed as high quality but of little value/use were private sites that did not permit public access. For this reason strategic option 3 to **enhance value** is not included in the Strategy.
15. The audit and consultation identified spaces of 'low value' which includes spaces that are inaccessible, spaces poorly or improperly used, and spaces that generate few wider benefits. If such spaces are required for their primary purpose their **quality** should be **enhanced** provided it is possible also to enhance their value. If this is not possible, for whatever reason, the space or facility may be considered "surplus to requirements" in terms of its primary purpose and can be considered for redesignation. A schedule of sites can be found in **Section 7.6**.
16. Borough-wide the increase in population from the 2001 Census (107,541) to 2006 was forecast at 4.7%, by 2011 rising to 5% (113,000) and by 2016 a total 7% increase to 115,200. (KCC)
17. Four major housing commitments are in place to meet the needs of the increasing population. The four principal development sites, at different phases of planning and construction, have negotiated open space provision in accordance with TMBLP Policy 8/2.
18. **New** provision to meet commitments and deficiencies is located in **Section 7.7**.

- I9. The estimated population increase and the drive to increase participation in physical activity in order to reduce long term demands on the National Health Service, are likely to impact on the future needs of open space provision and have implications for land use.
- I10. In general, the average age is rising across the Borough. An older population, will expect greater attention to personal safety issues such as visibility, lighting, and strategic off-road links for pedestrians and cyclists, as well as the provision of seats.
- I11. Sports participation (outdoor and indoor) found by MORI in 2005-06 identified a lower than average participation level in Tonbridge & Malling compared with active participation in surrounding authorities. The 2007-08 findings identify local participation levels have increased. Sport England expects authorities to make and maintain outdoor and indoor sports provision that encourages more residents to engage in the prescribed amount of activity.
- I12. Increased playing pitch provision, outdoor sports facilities, indoor sports facilities, Tonbridge town centre development, parks and play provision are noted as considerations for future provision in Section 7.8.
- I13. Sections 7.9 and 7.10 record recommended priorities for each type of open space and for each area of the Borough respectively.
- I14. Consideration of all the evidence collated for this study makes it possible to set out a recommended strategic order to assist the Council to meet residents' priorities for improvement. Section 7.11 identifies:
- The initial task for maintenance is to focus on **cleanliness** of the open space
  - As a guiding principle, **accessibility** should come ahead of other maintenance enhancements except cleanliness
  - Priority should be given to meeting the needs of children and young people first in the more **deprived areas** of the Borough, second where **deficiencies of access or quality** have been identified
  - Parks are the open space resource used by the greatest proportion of residents; therefore resourcing them adequately should be a high priority
  - **Green corridors** and less strategic **green chains** perform multiple functions and promote a wide range of benefits. Their contribution to healthy living and to conservation and enhancement of open spaces so that they attract wildlife and provide natural habitats makes them a high priority.

## Open Space Policies

- J1. Two key policies (KP) seek to ensure that deficiencies are addressed and that the local community's needs for open space, sport and recreation are met whilst conserving the natural environment in order that future generations can meet their needs. Together, they provide the context for the more detailed spatial planning and leisure management policies that follow.

Key Policies (KP)

- J2. OSSKP1 The Council will ensure that adequate new open space provision is made to address specific deficiencies identified in this Strategy and to meet the needs of new development and future needs of the existing community. Provision will be made for amenity green space, natural green space, and outdoor playing space for sport, children and young people having regard to the local quantity, accessibility and quality standards defined in this Strategy.
- J3. OSSKP2 Enjoyment of open spaces by the public will be balanced with the need to encourage sustainability by promoting biodiversity, conservation and, where appropriate, enhancement of green spaces so that they attract wildlife and provide natural habitats.

## 1. INTRODUCTION

*Green space is a vital part of the public realm. Attractive, safe and accessible parks and green spaces contribute positive social, economic and environmental benefits, improving public health, well-being and quality of life. (Green Space Strategies- a good practice guide). (CABE,2004).*

### 1.1 Purpose

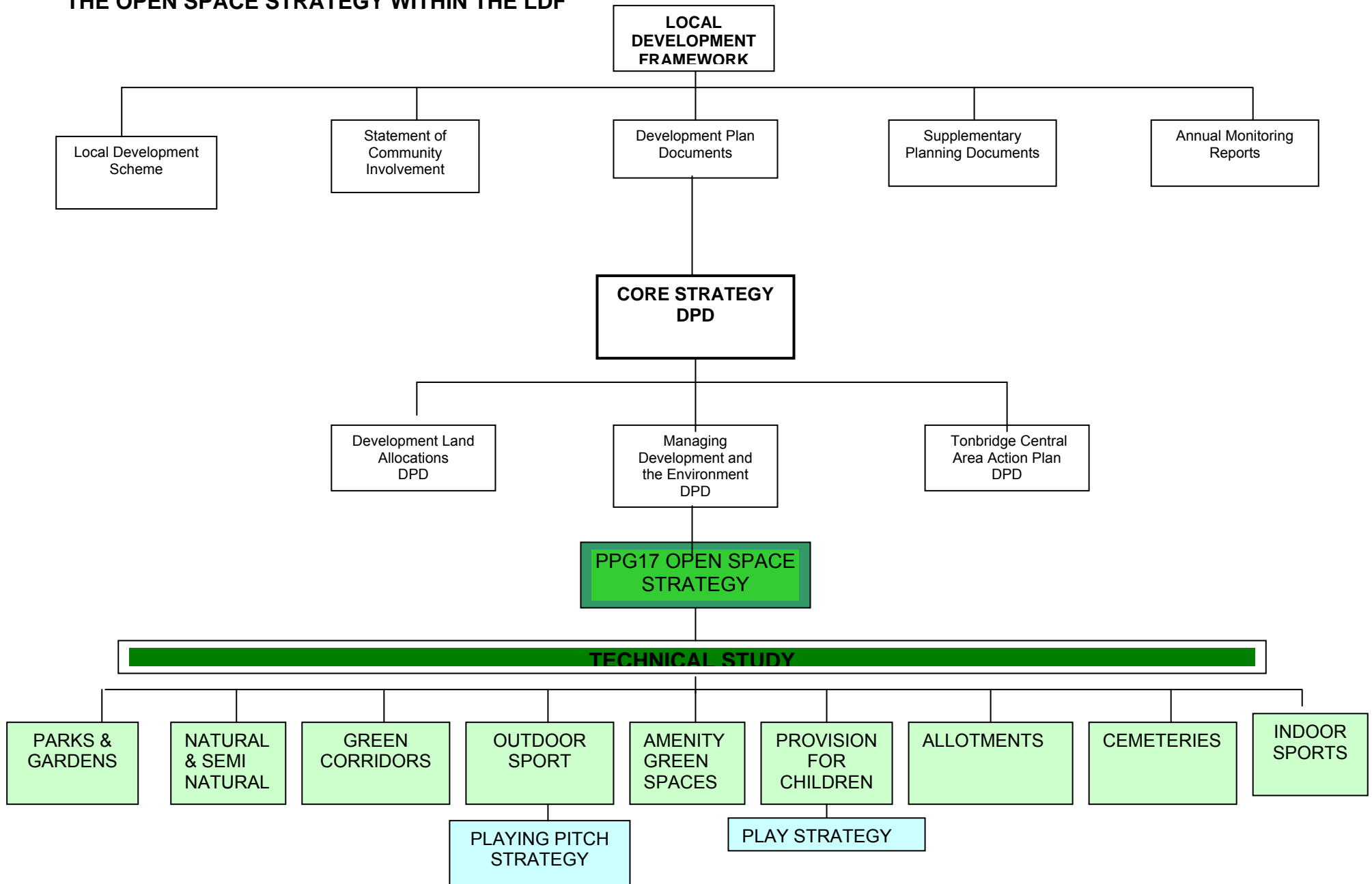
- 1.1.1 The Open Space Strategy (OSS) provides a sound evidence base for the production of the Managing Development and the Environment Development Plan Document (MDEDPD) which is part of the hierarchy of plans required by the Government within the new planning framework. The MDEDPD is one of a portfolio of documents that together will form the Local Development Framework (LDF) to provide and deliver the spatial planning strategy for Tonbridge and Malling.
- 1.1.2 Within the LDF the local authority is required to respond to the Government's objectives for open space, sport and recreation provision as set out in PPG17 (Planning for Open Space, Sport and Recreation, 2002). To comply with PPG17 the Council is required to produce an Open Space Strategy (OSS) based on a robust assessment of local need and an evaluation of provision to plan for existing and future needs for open space and recreational facilities.
- 1.1.3 The OSS has been prepared in accordance with the Government's Companion Guide to PPG17 and is the over-arching document that covers all open spaces, sport and recreation facilities including playing pitches and children's and young people's play areas. The definition of open space used in this strategy is set out in the Companion Guide and includes parks and gardens, natural and semi-natural urban green spaces, green corridors (e.g. river banks), outdoor sports facilities, amenity green spaces, provision for children and young people, allotments, community gardens and urban farms, cemeteries and churchyards, accessible countryside in urban fringe areas and civic spaces, and also identifies those facilities which require large bulky buildings intended to generate high levels of use including swimming pools, sports halls and leisure centres.
- 1.1.4 The Playing Pitch Strategy (PPS) and the Play Strategy (PS) were completed previously but in harmony with the requirements of the OSS which is built on the detailed research and assessment reported in full in the Technical Study that provides the evidence base for the OSS. Embracing categories of open space covered in the OSS, the Playing Pitch and Play strategies establish specific action plans that fit Government policy directives for those types of open space. Aspects of the strategies directly applicable to the OSS are covered in this report, and the Executive Summaries of both the Playing Pitch and the Play Strategy are attached as Annexes D and E to this Strategy.

- 1.1.5 This OSS will help the Borough Council to deliver its corporate priorities. In particular it will contribute to achieving a cleaner, smarter and better maintained open space environment, it will provide opportunities for healthy living, help divert anti-social behaviour and give priority to meeting the needs of young people.
- 1.1.6 The strategy will provide clear objectives and direction to assist the Council to meet local needs and aspirations. Consultation with the local community emphasises the value and importance they attach to maintaining open space in the area, to enhancing the character and quality of local landscapes and the wider countryside. Residents want to see open spaces protected and enhanced.
- 1.1.7 By providing a comprehensive assessment and analysis of open space in the Borough this strategy helps the authority to turn the liabilities embraced in public parks and other open spaces into assets.
- 1.1.8 The OSS is an important tool to assist planning for leisure services and facilities. It includes guidance for the management of local open space which is set within an overall framework of protection, enhancement and use.
- 1.1.9 A strategic framework for the provision, management and maintenance of open space ensures a planned approach of targeted actions will be implemented in a prioritised way within available resources.
- 1.1.10 The OSS includes both publicly and privately owned open space with public access. Much of the land in Tonbridge is provided and managed by the Borough Council, Parish and Town councils play a major role in the provision and management of open space in other parts of the borough. By providing information on the level, distribution, accessibility and value of open space provision throughout the Borough, including areas of deficiency, the OSS facilitates an integrated approach to open space provision.
- 1.1.11 The Strategy is intended to encourage greater use of open space by local people and visitors.
- 1.1.12 The Open Space Strategy is multifunctional, further potential uses include: -
- **Establishing local quantitative, qualitative and accessibility standards for future open space provision** in the Borough through the MPEDPD
  - Providing the **evidence base for the formulation of policies and proposals** in the MPEDPD, as part of the LDF
  - **Providing the evidence base for the rationalisation of open space provision**, identifying low-value, inaccessible sites which could potentially be sold-off and the capital receipts used to invest in improving provision elsewhere in the Borough



- **Informing relevant projects in the capital plan**, including renewal schemes for children's and young people's play provision
- Providing the **evidence base for bids for grant monies** and other **external funding** including the Big Lottery Fund
- Forming the **basis for calculating developer contributions** for new/improved provision of open space
- Informing the **review** of the **Borough Leisure and Arts Strategy**
- **Assessing applications for grants** from parish councils for improvements to open space provision
- Providing a **valuable corporate resource** to respond to general enquiries relating to open space provision
- Identifying sites and drawing up **grounds maintenance contracts**.

### THE OPEN SPACE STRATEGY WITHIN THE LDF



## 1.2 The importance of open space

- 1.2.1 The potential benefits of open space are diverse and wide ranging. High-quality open spaces **enhance people's quality of life**; they are one of the few amenities freely available to everyone irrespective of their personal circumstances.
- 1.2.2 A MORI poll for CABE (Commission for Architecture and the Built Environment) found that 91% of people say that parks and public spaces improve people's quality of life. Local consultation found that in the year more than 90% of residents visited at least one type of open space in the borough.
- 1.2.3 In 2006/07 79% of residents indicated that they were satisfied with parks and open spaces. This result from a Residents' (General BVPI) Satisfaction Survey that achieved the highest response rate in the whole country ranked TMBC 2<sup>nd</sup> out of 12 authorities in Kent, 2<sup>nd</sup> compared to the CIPFA family group and 30<sup>th</sup> out of 238 districts nationally.
- 1.2.4 The provision of high quality open space makes a vital contribution to the appearance of the local environment and can have a positive impact on the local community. The benefits include:
- Space for enjoyment, relaxation, and fun out of doors
  - The conservation and protection of the Borough's natural beauty
  - Providing habitats for wildlife
  - Offering peace and places to go to escape from stress
  - Giving children places where they prefer to play outdoors
  - Providing locations where young people can meet in safety
  - Spaces where people can serve their local community voluntarily
  - Places where all ages alike can join in and meet people
  - Spaces for healthy exercise that can help address the issue of obesity
  - Areas for formal and informal sports for families, clubs and groups
  - Spaces where local communities can engage in events
  - Plots that encourage productive physical activity growing food
  - Opportunities for first-hand countryside education
  - Engendering civic pride and creating a positive sense of place
  - Helping to reduce pollution and assist the carbon cycle.
- 1.2.5 The visual appeal and contribution to biodiversity of open space; its contribution to promoting healthy lifestyles and enhancing the image of an area; and the role it can play in promoting social cohesion and community engagement are fundamentally important to making desirable places for people to live, work, visit and invest in.

### 1.3 Scope

- 1.3.1 The companion guide to PPG17 suggests that planning authorities use the typology of open spaces proposed by the Urban Green Spaces Taskforce (UGSTF), or a variation of it (Office of the Deputy Prime Minister, 2002). The categories of open space identified in PPG17 that form the basis of the Open Space Strategy for the Borough included in the research:
- a. Parks and Gardens
  - b. Natural and semi-natural greenspaces
  - c. Green corridors
  - d. Outdoor sports facilities including golf, tennis, athletics, bowls netball and water sports. The adopted Playing Pitch Strategy covers sports pitches.
  - e. Amenity greenspace
  - f. Play areas for children and young people (covered by the adopted Play Strategy)
  - g. Allotments
  - h. Cemeteries and churchyards and other burial grounds.
- 1.3.2 In addition, PPG 17 indicates that the range of 'core' facilities for which local assessments should be undertaken, includes indoor facility provision. In this Borough these include Larkfield Leisure Centre (LLC); The Angel Centre, Tonbridge (AC) and Tonbridge Swimming Pool (TSP). These facilities are included following the guidance but they are not the main focus of this strategy.
- 1.3.3 The scope of the audit covered all publicly accessible open spaces and sport and recreation facilities within the Borough above a minimum of 0.2ha. All private and state primary and secondary schools and colleges were included, together with parks and other open spaces. Road verges were excluded, as is incidental open space not intended for specific use, and footpaths which are maintained by Kent County Council. The extensiveness of the Public Rights of Way (PROW) network throughout the Borough is such that it is not realistically feasible within the available resources to effectively include and assess their contribution. Four key long distance footpaths cross the borough and have been included as green corridors, together with the Tonbridge to Penshurst cycle route, route 12 in Sustrans National Cycle Network. (Sustrans is the UK's leading sustainable transport charity that has developed the national cycle network).
- 1.3.4 The typology of open spaces proposed by the UGSTF referred to in PPG17 is summarised in Table 1 below. The inclusion of 'primary purpose' in the analysis of open space helps in two ways. First, it ensures that each open space is counted only once in the audit of provision. Second, it means that each quality assessment is determined by fitness for purpose.

**TABLE 1 Open Space Typology**

| <b>OPEN SPACE</b>   |   |   |
|---|---|---|
| <b>TYPE</b>   | <b>DEFINITION/EXAMPLE</b>   | <b>PRIMARY PURPOSE</b>  |
| <b>PARKS &amp; GARDENS</b>                                      | <ul style="list-style-type: none"> <li>• Country Parks</li> <li>• Parks</li> <li>• Formal public gardens</li> </ul>   | Accessible, high quality open space that offers opportunities for informal recreation and community events  |
| <b>NATURAL &amp; SEMI-NATURAL GREENSPACES</b>                   | <ul style="list-style-type: none"> <li>• Heathland and nature reserves</li> <li>• Woodland</li> <li>• Wetlands</li> <li>• Water course and ponds</li> <li>• Unimproved grassland</li> <li>• Cliffs</li> <li>• Dunes</li> </ul>  | Wildlife, conservation, biodiversity and environmental education and awareness. Nature conservation will usually take priority over recreational uses in determining management regimes. Where the land is subject to a statutory designation such as SSSI, SAC or SPA, the Council has a duty to proactively manage it for nature conservation purposes. |
| <b>GREEN CORRIDORS</b>  | <ul style="list-style-type: none"> <li>• Linear open space</li> <li>• River banks</li> <li>• Off road cycle and pedestrian routes</li> <li>• Long distance footpaths</li> </ul>   | Walking, cycling, running, horse riding whether for leisure purposes or travel, and opportunities for wildlife migration.   |
| <b>OUTDOOR SPORTS FACILITIES</b>                                | <ul style="list-style-type: none"> <li>• Sports pitches</li> <li>• Tennis courts</li> <li>• Bowling Greens</li> <li>• Golf Courses</li> <li>• Athletics tracks</li> <li>• School playing fields</li> </ul>  | Participation in outdoor sports, such as pitch sports, tennis, bowls, athletics or countryside and water sports.  |
| <b>AMENITY GREEN SPACE</b>                                      | <ul style="list-style-type: none"> <li>• Informal recreational open space</li> <li>• Green space in residential development</li> <li>• Village greens</li> <li>• Other incidental landscaped areas</li> <li>• Private greenspace that has visual or other value, even if no physical public access is possible</li> </ul> | Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.   |
| <b>PLAY AREAS FOR CHILDREN AND YOUNG PEOPLE</b>                 | <ul style="list-style-type: none"> <li>• Equipped play facilities</li> <li>• Wheeled sports facilities (e.g. Skatepark)</li> <li>• Ball courts</li> <li>• Meeting places and shelters</li> </ul>  | Areas designed primarily for play and social interaction involving children and young people such as equipped play areas, teenage shelters  |
| <b>ALLOTMENTS</b>   | <ul style="list-style-type: none"> <li>• Allotments</li> <li>• Community gardens</li> <li>• City farms</li> </ul>   | Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.   |
| <b>CEMETERIES, DISUSED CHURCHYARDS AND OTHER BURIAL GROUNDS</b> | <ul style="list-style-type: none"> <li>• Public cemeteries</li> <li>• Burial grounds</li> <li>• Churchyards</li> <li>• Crematoria grounds</li> </ul>  | Quiet contemplation and burial of the dead. Provision is linked to historical and cultural values. Sites may have value for the promotion of wildlife conservation and biodiversity.  |
| <b>INDOOR FACILITIES</b>  | <ul style="list-style-type: none"> <li>• Swimming Pools</li> <li>• Indoor Sports Halls</li> <li>• Leisure Centres</li> <li>• Indoor Bowls Halls</li> </ul>  | Participation in indoor sports and healthy living. Informal recreation and enjoyment.   |

## **1.4 Aims**

The key aims of the strategy are to:

1. Enrich people's quality of life by providing open space for their enjoyment and health related activities.
2. Enhance and conserve biodiversity by sustaining, and where possible improving, natural habitats including wildlife corridors.
3. Encourage local people to respect, care for and use open spaces without damaging the natural environment.
4. Enable the co-ordination and delivery of services designed to develop and maintain excellent open spaces.
5. Enhance the quality and sustain improvements to open spaces to meet the needs of all.
6. Effect plans that provide a network of connected spaces with potential for biodiversity and where users can do a wide range of activities, for example: walking, cycling, playing, bird watching, relaxing, fishing, socialising, and horse riding.
7. Ensure sufficient open space is accessible and protected to improve the quality of life of current and future generations of the local community.
8. Establish appropriate standards to define developers' contributions and/or commuted sums to secure on or off-site provision to meet the needs of existing residents, the residents of the proposed new development and visitors, using the adopted provision standards.
9. Engage the local community in actions that positively support the open space strategy.
10. Encourage civic pride in the local environment.

## **1.5 Developing the Strategy**

- 1.5.1 The detailed process advised in the PPG 17 Guidance document for the production of an Open Space Strategy (OSS) has been adhered to throughout.
- 1.5.2 The first step identified the implications of existing strategies, in particular the preparation for the Local Development Scheme and Local Development Framework (LDF), and reviewed other existing documents and research.
- 1.5.3 Local communities were consulted through a Residents' Panel Survey. The sample size was 1,409; an 82% response was received. Sports Clubs, parents/carers and children had previously responded to research focused on sports pitches and play provision.
- 1.5.4 Close to 500 open space site visits were conducted to audit the quantity, quality and accessibility of sites based on standards derived from national guidelines, residents' views and the objectives of the strategy.

- 1.5.5 The data were analysed to identify deficiencies in accessibility, quality and quantity from the application of the standards to the population within the effective catchment of each different type of open space or recreation facility.
- 1.5.6 Unmet needs were identified and strategic options reviewed to determine the appropriate policies to recommend in this strategy for each open space.
- 1.5.7 A Draft of this strategy was produced and widely consulted both in hard copy and electronic form in the first few months of 2008. Representations received during the consultation period have been noted and where relevant fed in to the preparation of this final document. The assessment in the Strategy was an accurate reflection of an on-site audit undertaken in 2006 and the early part of 2007. In the light of responses made during the consultation some sites were re-visited and the audit updated where necessary in 2008. Audits are inevitably a snapshot in time. Monitoring and implementation (see Section 9) will need to respond to changes in legislation, funding, local needs and other key issues. This Strategy forms part of the evidence base for the Managing Development and the Environment Development Plan Document which will be consulted on in early 2009.
- 1.5.8 This strategy is primarily concerned with the application of the provision standards, the identification and evaluation of strategic options and setting these within the corporate, community and Local Development Framework of the Borough. The Technical Study forms the evidence base for this strategy. It reports the detailed findings of the local assessments required to ensure that there is adequate provision of accessible, high quality open spaces, sport and recreation facilities to meet the needs of the local community and visitors.

## **2.0 VISION FOR THE BOROUGH'S OPEN SPACES**

A diverse range of safe, clean and well maintained open spaces with facilities to cater for the leisure needs of residents and visitors, that offer good access for all, and are provided, protected and developed to enhance the natural beauty, biodiversity and attraction of the local landscape.

### **3. INFLUENCES ON THE STRATEGY**

#### **3.1 The background**

- 3.1.1 In 1833, the Select Committee on Public Works produced the first report to declare how much public parks were needed, to bring the benefits of exercise, health, a civilising influence and meeting places for the poor. Public parks were opportunities for investors, because their plans included the sale of select housing around their perimeter — a house was seen as more desirable if it overlooked the greenery of a park. Research by CABE Space has shown that this feature still applies, house buyers are willing to pay more for a house close to a high quality public space (CABE 2005).
- 3.1.2 In the late 1960s and 70s local parks lost some of their attraction, they became less visited and were open to neglect at the same time as people travelled further afield to enjoy the countryside. By the late 1980s the problem was recognised and a number of research projects were initiated.
- 3.1.3 Planning Policy Guidance Note 17 – Planning for Open Space, Sport and Recreation 1991 emphasised the quantity of provision and related this to a nationally agreed ‘six acre standard’ (i.e. six acres per 1000 population). London and Sheffield developed local standards and a key report in 1995 advocated reviving parks.
- 3.1.4 In 1996 the Green Flag Park Awards (GFPA) were launched, providing the first benchmark by which to measure the quality of parks. Early ideas that green networks were simply for recreation changed, and they were seen to provide for the needs of wildlife, flood control, water quality, and outdoor education as well as recreation.

#### **3.2 The National context**

A range of national strategic documents and agencies highlight the priority the Government now attaches to parks and open spaces and provide the strategic context. Key documents only are referred to below; a more complete list of strategies and plans with relevance to the OSS is located at Annex A.

- 3.2.1 *Living Places – Cleaner, Safer, Greener* (ODPM 2002) White Paper was a response to the recommendations of the Urban Green Spaces Taskforce (UGSTF) report ‘*Towards an Urban Renaissance*’ (1999). The White Paper set out the Government’s renewed agenda for delivering cleaner, safer, greener public spaces and established parks and green spaces as an integral element of public space and the built environment.
- 3.2.2 *Planning Policy Guidance Note 17* published in 2002 announced a major change in the requirement for all local authorities to undertake robust assessments to identify the existing and future needs of their communities for open space, sport and recreational facilities. The current document emphasises quality as well as quantity of open space, the inclusion of areas of water such as rivers and lakes which offer opportunities for sport and



recreation and the encouragement to set local standards in preference to adopting national standards. PPG17 outlines the multiple functions of green space as strategic functions enhancing urban quality to support regeneration and improve quality of life, promoting health and well-being, provision of havens and habitats for flora and fauna, contributing to community resources and enhancing visual amenity.

- 3.2.3 *Assessing Needs and Opportunities* is the companion guide to PPG17 that sets out details of the process for undertaking local assessments. These assessments should identify the needs of the local population as well as auditing the quantity, quality, accessibility and diversity of local provision. This guidance has been followed throughout in the production of this strategy.

### **3.3 The Regional context**

- 3.3.1 The Regional Spatial Strategy, the *South East Plan*, is currently under review and due to be approved by the Secretary of State during 2008. Its relevance to this Open Space Strategy is the requirement for the LDF to be prepared in conformity with it and the Plan's emphasis on the management and enhancement of important natural environments. When adopted it will replace Regional Planning Guidance for the South East (RPG9).
- 3.3.2 *Mission Possible*, the South East Plan for Sport, states that the South East Region has a wealth of natural resources. It sees as critically important protecting existing places such as playing fields, and ensuring the provision of new land and facilities for sport and active recreation keeps pace with development and consequent population growth.

### **3.4 The County context**

- 3.4.1 The Kent & Medway Structure Plan (2006) provides a range of policies for Kent and Medway that relate to protection and conservation of the countryside. The Plan is due to be replaced (in whole or in part) by the *South East Plan*. The preparation of the Open Space Strategy responds to the requirements of several QL policies of the Kent & Medway Structure Plan of which QL 17 is particularly relevant.
- 3.4.2 QL17: Green-Space Networks and Rights of Way states that in urban areas local authorities will establish and extend green space networks as corridors for movement by foot and cycle, as havens for wildlife and for leisure, amenity and recreational use. Where practicable, green linkages should be encouraged from within settlements to the open countryside. Existing open space and public rights of way will be protected and improved as part of these networks which, where possible, should extend through major new development sites and connect directly with community facilities, employment areas and transport hubs.

3.4.3 The Kent County Community Strategy *Vision for Kent* is set around eight themes, two of which have particular relevance for this strategy. Environmental excellence emphasizes protection and enhancement of the countryside, natural resources and wildlife for their own sake as well as for enjoyment of current and future generations. Enjoying life visualizes residents and visitors having access to a range and quality of recreational opportunities that are made accessible to as broad a cross-section of the community as possible.

### 3.5 The Local context – See the indicative map on page 14

3.5.1 Tonbridge & Malling covers an area of 24,013 hectares of West Kent on the outer edge of the Metropolitan Green Belt. In 2001 it had a population of 107,561 (Census 2001). Over three quarters of the Borough is covered by the Green Belt, and nearly a third lies within Areas of Outstanding Natural Beauty. The Borough contains a number of sites of importance for their nature conservation value. 3% of the Borough is statutorily designated as being of national importance for nature conservation (Sites of Special Scientific Interest – over 100ha of which are of international importance) and 11% is protected for its importance at County level (Sites of Nature Conservation Interest).

3.5.2 The Borough does not have a single urban focus but comprises a number of diverse, contrasting settlements and neighbourhoods. This Strategy has been prepared in conformity with the Council's adopted Core Strategy (Part of the Local Development Framework for Tonbridge & Malling) and reflects the settlement confines set out in that Strategy. Core Policies define the location of development in three distinct areas of the borough, namely:

- a) Urban Areas
- b) Rural Service Centres
- c) Other Rural Settlements

3.5.3 The urban area of **Tonbridge** in the southwest with a population of 34,708 (Census 2001) is the only non-parished area of the Borough, and the amalgamation of Snodland, Leybourne, Kings Hill, East Malling and Larkfield, Ditton and Aylesford in the north comprises the **Medway Gap**, an urban area of some 34,526 (Census 2001). The urban area of **Walderslade** (population 3,116) lies within the Borough although geographically it is part of the Medway Towns urban area.






3.5.4 The remainder of the Borough is predominantly rural with villages and small towns of varying size and character. The main rural settlements, defined as **Rural Service Centres** (RSC) where a reasonable range of services exist or are easily accessible are Borough Green, East Peckham, Hadlow, Hildenborough, and West Malling (combined population 11,987, Census 2001).

3.5.5 A further 28 smaller residential villages are defined as **Rural Settlements** most of which lie well outside the confines of the urban and rural service centre areas, the exceptions being Aylesford Village and East Malling Village, which lie immediately adjacent to the Medway Gap urban area. The settlements are

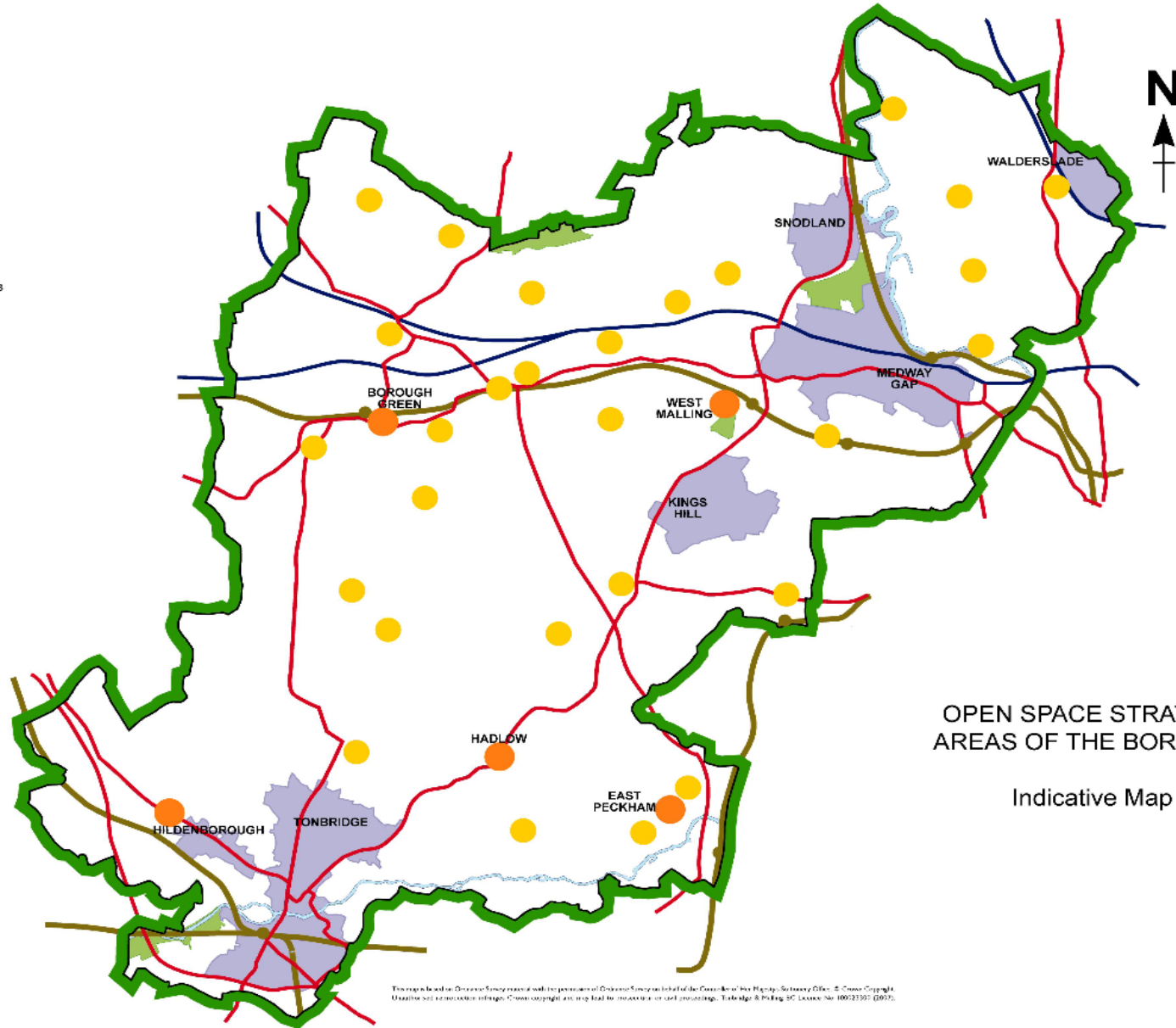
diverse in size, character and location but are covered by planning policies that restrict new development to within their confines.

- 3.5.6 Apart from the town of Tonbridge, the borough is made up of **27 Parish/Town Councils**, which are mainly responsible for the management of the playing fields, playgrounds, public open spaces, and equipped areas for children's and young people's play activities in their area. Play facilities, playing fields and other public open spaces in Tonbridge are provided and managed by the Borough Council.
- 3.5.7 The population profile identifies more children in the 0-4 year range, and 5-15 year range than the national figure, but a slightly lower number of young people 16-19 years of age. There are currently 72 children's and young people's equipped play areas in the Borough, including ball courts/multi use games areas (MUGAS) and skate parks.
- 3.5.8 The Borough is in one of the most affluent parts of the country. With 76% owning their own homes (UK national average 69%), only 16% of households without a car/van (27% nationally) and 28% in managerial/professional grades compared with 26% nationally, social indices reveal the Borough's generally upmarket character. Although the Borough may be considered a wealthy area overall, there are distinct pockets of relative deprivation with some 6% receiving social benefit. Wards in the borough that are identified in the Community strategy as "priority communities" are Trench in north Tonbridge, East Malling and Snodland. *Spotlight 2007/08* also identifies areas such as Aylesford and Hadlow as areas of need (p.58 of *Spotlight*).
- 3.5.9 Much of the Borough is rural, though the countryside has been modified by agriculture, horticulture and forestry practices and by mineral extraction. Some of these changes have been to the benefit of wildlife with some former quarries now designated as SSSI or SNCI. The river Medway and its tributaries flow in a north-easterly direction through Tonbridge and the Medway Gap in the North Downs on its way to the sea. The Metropolitan Green Belt and other special policies aim to protect the character of the local landscape whilst at the same time giving the public access to the countryside for recreational pursuits.

**KEY**

-  Railways
-  Motorway
-  Main Roads
-  Country Parks
-  Urban Areas
-  Rural Service Centres
-  Other Rural Settlements

*Not to Scale*



**OPEN SPACE STRATEGY  
AREAS OF THE BOROUGH**

Indicative Map

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### 3.6 The Community Strategy and Other Strategies

- 3.6.1 The OSS is prepared in general conformity with the Borough's **Community Strategy** "*Serving You Better – An Action Plan for Tonbridge and Malling*" covering the period from 2006-2009. The strategy's vision for the Borough is stated as:

"A borough which is safe and clean, with less traffic congestion and comprises vibrant, healthy and distinctive local communities where there is good access to jobs, housing, leisure opportunities and social care".  
 "Serving You Better" – Tonbridge & Malling Community Strategy 2006-2009

- 3.6.2 **The LDF Vision**, developed in accord with the Community Strategy Vision, sets an overview of what the LDF will seek to achieve particularly in terms of spatial and land use. It states:

"To make Tonbridge and Malling Borough a safe and excellent place to live and work and visit for existing and future generations. To make it a place where its natural beauty, biodiversity, historic environment and public places are valued, protected or enhanced; where the built environment is sustainable, properly served and of high quality; and housing, economic and social needs of all sectors of society are met and reconciled with any environmental conflicts".

- 3.6.3 **LDF Core Policies** CP1/7, CP24/4 and 24/5 influence this strategy and form the basis for the policies recommended in Section 8. The relevant LDF policies state:

#### CP1/7

Development must minimise the risk of crime and should make appropriate provision for social, leisure, cultural and community facilities and adequate open space accessible to all. If still needed, existing facilities will be protected and land required to meet future community needs will be identified and safeguarded for that purpose.

#### CP 24/4

The Council will seek to protect, and wherever possible, enhance, existing open spaces, including the provision of public art and ensure that new open space provision is made to meet the future needs of the Borough.

**CP 24/5**

The environment within river corridors, including the landscape, water environment and wildlife habitats, will be conserved and enhanced. Where consistent with this intention, provision will be made for increased public access for walking, cycling and water-related recreation. Any new development adjacent to the river should respect its sensitive location and the local character of that particular section of the river and should aim to improve the appearance and biodiversity of the riverside.

- 3.6.4 The new **Borough Leisure and Arts Strategy** (2008-2013) is an over-arching policy framework document for the Leisure Service. The strategy covers the Leisure Services Business Unit which is responsible for the leisure facilities, Leisure Development that includes arts, tourism, sports development and the summer playscheme, and Outdoor Leisure responsible for public open spaces, sportsgrounds, children's play areas, Tonbridge Cemetery, country parks, allotments, nature conservation and partnership working with Medway Valley Country Park. The new Strategy links closely with the OSS.
- 3.6.5 In addition to the Community Strategy, the LDF, and the Borough Leisure and Arts Strategy, the Council has a number of other strategies and plans that potentially have spatial land-use and open space implications. These include:
- Crime and Disorder Reduction Strategy
  - Housing Strategy
  - Nature Conservation Strategy
  - LA21 Strategy
  - Climate Change Strategy
  - Cycling Strategy
- 3.6.6 The two strategies directly interrelated and nested within this Open Space Strategy as key types of open space are the:
- Play Strategy
  - Playing Pitch Strategy
- 3.6.7 Other strategies and plans with relevance to the OSS are listed at Annex A.

## **4. IDENTIFICATION OF LOCAL NEEDS**

This section provides a summary of the research and consultation with the local community and stakeholders that underpins the strategy. Full details are located in the Technical Study.

### **4.1 Research directly underpinning the development of this Strategy**

Market research techniques specifically targeted to the OSS and linked to consultation for the Play and Playing Pitch Strategies include responses from:

- 1,131 members of the Residents' Panel who completed a survey dedicated to the OSS
- 148 sports clubs completed a survey representing the views of 478 teams
- 200 parents and carers completed a survey on play provision
- 700 children took part in a creative project on play facilities
- The Youth Forum contributed their views as a focus group
- Questionnaires and maps were sent to all Parish/Town Councils.

In total over 2,000 respondents representing more than 5,000 people who see and use the resources contributed their views on open space in the borough.

### **4.2 Other research informing the strategy**

- On-site surveys at five key open spaces where 1,877 user interviews were conducted
- On-site surveys at the indoor sports facilities where more than 600 user interviews were conducted
- Research with more than 2,000 young people linked to the Best Value Review of Outdoor Leisure, the Borough's Scrutiny Committee and other youth research
- Residents' Panel enquiries that informed BVPI surveys and the Community Strategy.

### **4.3 Research directed to the Strategy**

#### **4.3.1 Residents' Panel**

1,409 questionnaires were dispatched to the Residents' Panel in November 2006, 1131 were returned (82%). Panel members were asked to respond to a bank of 150 items ranging from children's and young people's play areas to natural green open spaces and parks. The main conclusions are that:

- Open spaces are highly valued by the local community
- Children's and young people's play areas are seen as the most beneficial and 72% want them within 10 minutes walk of home
- Country parks are visited by 93% of residents
- Natural footpaths/places to walk are the most frequently used
- Amenity green spaces are expected by 78% of residents within 10 minutes walk of home
- Outdoor sports facilities are used by 49% of residents and 87% see their availability as beneficial.
- More than 90% of residents have visited at least one type of open space in the year

- 50% of the residents are satisfied with the current amount of open space, 8% are dissatisfied
- 52% of the residents are satisfied with the quality of public open space, 5% are dissatisfied
- 53% of the residents are satisfied with the accessibility of public open space, 7% are dissatisfied.

#### 4.3.2 The Sports Clubs

Research for the Playing Pitch Strategy investigated the views 148 officers of sports clubs. It concluded that:

- There will be a shortage of 33 pitches, particularly for junior level sports by 2012 unless new provision is made
- 57% of current pitches are rated average, 24% below average/poor, 19% were rated good
- Provision of changing accommodation is limited
- There is a shortage of training facilities
- There is a shortage of all-weather floodlit surfaces for winter use.

#### 4.3.3 Parents, Carers and Children

The conclusions from research with parents, carers, children and young people for the Play Strategy are that:

- Children and young people prefer to play outdoors
- Cleanliness of facilities is essential
- Provision close to home is most desirable
- More facilities are needed for teenagers
- More facilities are needed for small children
- More, and more challenging, equipment is needed.

#### 4.3.4 Parish and Town Councils

- Around 80% of the open space sites and facilities are well used.

### 4.4 **Other consultation findings**

A range of other surveys has taken place that includes relevant information. It is concluded that:

- 90% of users are satisfied and use the country parks to enjoy the countryside, for relaxation and for walking/dog walking
- 79% of residents are satisfied with the provision of parks and open spaces
- 97% of public open spaces and amenity areas were judged to be clean
- 87% of 8-14 years olds used the parks/recreation grounds during the summer
- 86% of users were satisfied overall with the Angel Centre, Tonbridge
- 74% of users were satisfied with Larkfield Leisure Centre
- 94% of users were satisfied with Tonbridge Swimming Pool.



## 4.5 Key conclusions

- Open spaces need to be protected to meet the needs and desires of the local community for recreation, biodiversity and visual enjoyment
- Around a fifth of open spaces need enhancement to satisfy the community
- Provision that meets the current standards needs to be made in areas and types of open space that are deficient or will become deficient
- The needs of children and young people should be a high priority
- For maintenance, the most important factors that will lead to users' satisfaction are improved cleanliness and tidiness, safety and security
- To improve their open space experience more ancillary facilities are needed that increase users' comfort and sense of security. For example:
  - Better general maintenance including cleaner, smoother paths
  - More seats in better condition
  - More toilets especially in the parks
  - More lighting and more signage
  - Improved disabled access with more facilities for the disabled.
- Overall 50% of residents are satisfied with the amount of open space, only 8% recorded dissatisfaction
- Overall 52% are satisfied with the quality of open space, 5% are dissatisfied
- Overall 53% are satisfied with accessibility of open space, 7% are dissatisfied.

## **5. OPEN SPACES**

### **5.1 Approach**

- 5.1.1 In accordance with PPG17, an audit of provision encompassed all open space opportunities defined within the guidance. The scope of the audit was comprehensive and covered all publicly accessible open spaces and sport and recreation facilities within the Borough above a minimum of 0.2ha.
- 5.1.2 Multiple sources including the Local Plan, Leisure Services facilities and grounds maintenance information, aerial photographs, the Playing Pitch Strategy, the Kent Habitat Survey and other existing records were used to identify sites by category type. Large-scale maps were produced, the Borough's Geographical Information System (GIS) was used and a Microsoft Access database created for recording information. Close to 500 site visits were conducted for checking and assessment purposes. Annex B shows a list of sites that are publicly accessible, with areas, by open space category. Annex C shows only those sites that are not publicly accessible.
- 5.1.3 The Borough has just over 1,807 hectares of open space as defined by PPG17, almost 8% of the borough's area, of which 1,078 hectares are publicly accessible, ranging from country parks managed by Tonbridge & Malling Borough Council and Kent County Council to small areas of amenity green space. Areas include 268 hectares of country parks, parks and gardens, 99 hectares of amenity green space and 422 hectares of natural green space. There are also outdoor sports facilities, children's and young people's play areas, allotments and cemeteries. Four key long distance footpaths cross the borough and were included as green corridors, together with the Tonbridge to Penshurst cycle route, national route 12 in Sustrans (the national cycle network). It should be noted that the management and development of the Public Rights of Way network is the responsibility of Kent County Council. The extensiveness of the network throughout the Borough and resource limitations made their inclusion in this strategy impracticable.
- 5.1.4 In addition to publicly accessible land, sites in private ownership include historic parks and gardens, seven private golf courses, two private sports clubs, and private schools. State schools that lack secure use agreements that would permit identified clubs to use their sports facilities are deemed not publicly accessible in the same way as privately owned land holdings. These facilities together comprise some 729 hectares.
- 5.1.5 In addition to schools that provide pitches and badminton courts used by community sports clubs, the Borough has three major public indoor leisure centres: Larkfield Leisure Centre, Tonbridge Swimming Pools and the Angel Centre in Tonbridge. The new David Lloyd Leisure Centre at Kings Hill is open to members. Together these provide the bulk of indoor leisure facilities included in this strategy as required by PPG17.

- 5.1.6 In accordance with PPG17 each open space was rated for:
- Quantity per 1,000 people
  - Accessibility
  - Quality
  - Level of use.
- 5.1.7 Attention to detail and consistency of assessment characterised the audit of local provision. The main features were:
- The inclusion of every known site in the borough
  - Consistency of assessment by a single assessor
  - Prior agreement of quality standards
  - Pilot and validation exercises conducted
  - GIS identification of sites
  - Aerial photography
  - Use of a computer based program for recording
  - Double check of GIS information and usage.

## 5.2 Key attributes

- 5.2.1 Three key attributes determine whether the provision of open space successfully meets local needs:
- how much there is – the amount/**quantity** of open space in a defined area
  - how good it is – is the **quality** of the space fit for purpose?
  - how easy it is for people to get to – **accessibility**.

### Quantity

- 5.2.2 Green space planning in the past has been determined by **quantitative** standards. The traditional approach set out by the National Playing Fields Association (NPFA) defined The Six Acre Standard which sets '*Minimum standards for outdoor playing spaces*' the majority of which will be playing fields. Within the Standard there is a specific recommendation for outdoor space for children's play of: "*0.2-0.3 hectares of equipped play space per 1,000 people*". (*The six acre standard, minimum standards for outdoor playing space*, London, NPFA, 2001). (The NPFA has become Fields in Trust (FIT)). That there is sufficient open space remains important, but according to PPG17 standards should be determined locally from an analysis of existing quantity of provision and respond to local circumstances and needs.
- 5.2.3 A local standard is also necessary for assessing the **quantity** of open space a developer may be required to provide on-site as part of a development or to fund off-site improvements usually achieved through the planning obligation of a Section 106 agreement.
- 5.2.4 The **quantity** of publicly accessible open space audited and currently available was the main basis for setting local quantity standards in the light of local community views as to its adequacy as recommended by PPG17.

**TABLE 2 Borough-Wide Summary of quantity of publicly accessible provision**

| Type of open space                 | Total ha. | Ha per 1,000 | Sq m. per person |
|------------------------------------|-----------|--------------|------------------|
| Parks                              | 268.37    | 2.49         | 24.9             |
| Amenity green spaces (AGS)         | 98.87     | 0.92         | 9.2              |
| Natural green spaces (NG)          | 422.39    | 3.93         | 39.3             |
| Outdoor sports facilities (OSF)    | 219.15    | 2.05         | 20.5             |
| Children's and young people's play | 8.29      | 0.08         | 0.8              |
| Allotments                         | 23.03     | 0.21         | 2.1              |
| Cemeteries & Churchyards           | 35.96     | 0.33         | 3.3              |
| Total*                             | 1,076.06  | 10.01        | 100              |

\*Annex B records a total of 1,078.43 ha due to the inclusion of indoor sports facilities normally measured by courts and lanes as in 5.3.4 below.

- 5.2.5 Borough-wide standards are applied to parks, children's and young people's play areas, and outdoor sports facilities. To set the standard for amenity green space and natural green space in each of the main types of residential district, the area of land occupied by each site, measured in hectares (ha), was calculated and the total land area within the three urban areas and separately the five rural service centres converted to a quantity per 1,000 people. Modified standards are applied to the rural settlements to take account of their different populations. Even in the smallest villages open space within or immediately adjacent to the village confines is desirable.

**TABLE 3 Quantity Standards in the different types of settlement**

| ha per 1,000 | TYPE OF SETTLEMENT |                  |                       |                    |
|--------------|--------------------|------------------|-----------------------|--------------------|
|              | Urban Tonbridge    | Urban Medway Gap | Rural Service Centres | Rural Settlements* |
| Parks        | 2.5                | 2.5              | 2.5                   | 2.5                |
| CYP          | 0.10               | 0.10             | 0.10                  | 0.10               |
| OSF          | 2.05               | 2.05             | 2.05                  | 2.05               |
| AGS          | 0.76               | 1.33             | 0.33                  | 3.0/2.4            |
| NG           | 0.73               | 2.8              | 1.83                  |                    |

- 5.2.6 The standard of open space defined for the rural settlements is equivalent to 30 sq.m. per person. The figure of 30sq.m.p.p is derived from taking three types of open space (amenity green space, children's and young peoples play space and outdoor sports space see Table 1 above) to define a minimum 'aspirational' quantity for the smallest settlements (population 999 and below). There is an argument that increases in the amount of land beyond a certain point cease to fulfil a need. The NPFA standard (2.4ha/1000) is the standard applied to the larger villages of 1000+ population.

## Quality

- 5.2.7 The **quality** of provision has increased in importance in recent years related to the public's clear appreciation of high standards for open space. According to the primary and secondary purposes of different forms of provision quality standards can vary, what is desirable in a park will be different from what makes a woodland fit for purpose.
- 5.2.8 Whilst there are no nationally recognised **qualitative** standards for all open spaces the criteria for the Green Flag Park Award (GFPA) are used by 70 per cent of councils in England. Three of the country parks, Haysden Country Park and Leybourne Lakes Country Park managed by the Council and Trosley Country Park managed by KCC have all received the award. They are used as local benchmarks against which amended criteria were developed and a wide range of other sites quality assessed.
- 5.2.9 Modified GFPA criteria were adopted for the majority of qualitative assessments in this audit. The **quality measurement** was applied to five fields namely:
- Welcome
  - Healthy, safe and secure
  - Well maintained and clean
  - Ancillary facilities
  - Equipment.
- 5.2.10 A scoring ratio of 1 (low) to 5 (high) was used to record the **quality** rating against each factor. The 'traffic lights' system was used to differentiate sites that are good (green) or at least adequate or average (amber) from sites that need enhancement (red).
- 5.2.11 Independent quality assessments were conducted at the indoor sports facilities using the national Quest assessment scheme. Quest sets the recognised standard of good practice for sports and leisure facilities in the UK. Industry professionals assess facilities every two years on 20 different criteria.

## Accessibility

- 5.2.12 A high quality open space of sufficient size located where it is inaccessible will be of little value to the community. **Accessibility** has two components. First, it refers to the distance people live from a site, and second, it refers to access into and around the facility – for example signage/visibility of the entrance, gates, condition of pathways etc.
- 5.2.13 The requirements of the Disability Discrimination Act (DDA 1995) in force from October 2004 are now of fundamental importance. Limited access reduces use and benefit to all members of the community. The Borough Council is currently carrying out DDA audits at the five principle open spaces within its ownership. The audits are being carried out on a programmed basis and have already taken place at Leybourne Lakes Country Park, Haysden Country Park and the Racecourse Sportsground.

5.2.14 The local standard for distance access was achieved through market research using the residents' panel responses as recommended by PPG17. Distance thresholds were set to establish reasonable catchment areas based on the consultation. The most appropriate means of defining a local accessibility standard for each type of open space is to estimate how far 75% of residents are prepared to travel. For the purpose of plotting catchment areas and allowing for the fact that people cannot travel 'as the crow flies', the norm is to conceive 60% of the catchment distance as the pedestrian route since a straight walk is rarely possible. The thresholds shown below in Table 4 are recommended and have been used in the construction of this strategy.

**TABLE 4 Catchment Area Accessibility Standards**

| Type of green space                       | Recommended travelling time | Mode of travel | Distance         | Conversion (60%) |
|---|-----------------------------|----------------|------------------|------------------|
| Children's young people's play areas      | 10 minutes                  | Walk           | 800m             | 480m             |
| Amenity green spaces in residential areas | 10 minutes                  | Walk           | 800m             | 480m             |
| Parks and gardens                         | 20 minutes                  | Walk           | 1600m            | 960m             |
| Natural/semi-natural green spaces         | 20 minutes                  | Walk           | 1600m            | 960m             |
| Outdoor sports facilities                 | 20 minutes                  | Walk or Drive  | 1600m<br>8km/4m  | 960m             |
| Indoor sports facilities                  | 20 minutes                  | Walk or Drive  | 1600m<br>8km/4m  | 960m             |
| Country Park                              | 30 minutes                  | Walk or Drive  | 2000m<br>10km/6m | 1200m            |

5.2.15 Access into and around each open space was rated in the audit visit using criteria similar to Green Flag criteria and scoring 5 where access was assessed good for the disabled, to 1 where access even for the abled was very poor. Used in conjunction with GIS, catchment areas are a useful planning tool. The accessibility rating for each site was included in the quality assessment.

### Levels of Use

5.2.16 Usage scores were derived from returns made by the Parish/Town Councils in consultation. Definitions were as follows:

| Level | Definition  |
|-------|---|
| A     | The open space is frequently well used by a large number of people              |
| B     | The open space is used quite frequently by quite a significant amount of people |
| C     | The open space is highly used on rare occasions (e.g. annual fete)              |
| D     | The open space is hardly ever used  |
| E     | The open space is not used at all   |

### Local standards summarised

5.2.17 The proposed standards derived from existing levels of provision, the residents' consultation and published national and local standards are summarised in Table 5 below. The table shows the quantity, access and quality standard for each type of provision in each of the three kinds of settlement per 1,000 residents.

5.2.18 No standards were set for allotments or cemeteries and churchyards. The Companion Guide to PPG17 is clear that the number of allotments required in any area is a function of demand and therefore it is most appropriate to quantify need in the context of existing provision, waiting lists and local demand. Cemeteries clearly have a finite capacity and therefore need should be based on demand and determined by operational requirements of their primary use. In relation to Churchyards, the PPG 17 Annex states: "As churchyards can only exist where there is a church, the only form of provision standard which will be required is a qualitative one." Consultation from the household survey suggests that the majority of residents see both allotments and churchyards/cemeteries as beneficial types of open space. A small minority of less than 5% claimed to use allotments and demand for burial space has to be seen against the trend that favours cremation. The audit indicated that in some areas current provision of allotments is underused and supply appears to meet or exceed demand. Representation in respect to the need to extend burial spaces was made only by Snodland Town Council. Having taken account of these issues, the Council considered it inappropriate to set a local quantity standard; provision will be based on future demand.

**TABLE 5 Standards for Open Space Summarised**

|  | <b>Urban Areas</b>                              | <b>Rural Service Centres</b>                   | <b>Rural settlements</b>                                  |
|--|---|--|---|
| GS1<br>Country Parks/Town<br>Parks and gardens   | Quantity: 2.5ha                                 | Quantity: 2.5 ha                               | Quantity: 2.5 ha  |
|  | Accessibility: One park within 20 minute drive  | Accessibility: One park within 20 minute drive | Accessibility: One park within 20 minute drive            |
|  | Quality: Commensurate with Green Flag           | Quality: Commensurate with Green Flag          | Quality: Commensurate with Green Flag                     |
| GS2<br>Amenity greenspace                        | Quantity: 0.76ha Tonbridge 1.33 Med Gap         | Quantity: 0.33ha                               | Quantity: 30sq.m.p.person/1000+ pop. 2.4ha                |
|  | Accessibility: 480m                             | Accessibility: 480m                            | Accessibility: Within or adjacent to the village confines |
|  | Quality: 50%+                                   | Quality: 50%+                                  | Quality: 50%+   |
| GS3<br>Outdoor Sports<br>Facilities              | Quantity:2.05 ha of which 1.2ha sports pitches  | Quantity:2.05 ha of which 1.2ha sports pitches | Quantity:2.05 ha of which 1.2ha sports pitches            |
|  | Accessibility: One space within 20 min drive    | Accessibility: One space within 20 min drive   | Accessibility: One space within 20 min drive              |
|  | Quality: See Playing Pitch Strategy 55%+        | Quality: See Playing Pitch Strategy 55%+       | Quality: See Playing Pitch Strategy 55%+                  |
| GS4<br>Children's & young<br>people's play areas | Quantity: 0.10ha                                | Quantity: 0.10ha                               | Quantity: 0.10ha  |
|  | Accessibility: 480m                             | Accessibility: 480m                            | Accessibility: Within 960m/1½ km                          |
|  | Quality: Standard set in Play Strategy55%+      | Quality: Standard set in Play Strategy 55%+    | Quality: Standard set in Play Strategy 55%+               |
| GS5<br>Cemeteries and<br>Churchyards             | Quantity: No standard                           | Quantity: No standard                          | Quantity: No standard                                     |
|  | Accessibility: No standard                      | Accessibility: No standard                     | Accessibility: No standard                                |
|  | Quality: No standard                            | Quality: No standard                           | Quality: No standard                                      |
| GS6<br>Allotments                                | Quantity: No standard                           | Quantity: No standard                          | Quantity: No standard                                     |
|  | Accessibility: No standard                      | Accessibility: No standard                     | Accessibility: No standard                                |
|  | Quality: No standard                            | Quality: No standard                           | Quality: No standard                                      |
| GS7<br>Natural semi-natural<br>greenspace        | Quantity: 0.73 ha Tonbridge 2.8 Med Gap         | Quantity: 1.83 ha                              | Quantity: Combined with AGS above                         |
|  | Accessibility: 960m                             | Accessibility: 960m                            | Accessibility: Within or adjacent to the village confines |
|  | Quality: 50%+                                   | Quality: 50%+                                  | Quality: 50%+   |
| GS8<br>Green corridors                           | Quantity: No standard                           | Quantity: No standard                          | Quantity: No standard                                     |
|  | Accessibility: No standard                      | Accessibility: No standard                     | Accessibility: No standard                                |
|  | Quality: No standard                            | Quality: No standard                           | Quality: No standard                                      |
| Indoor Sports facilities                         | Quantity: ≈ 22 pool lanes; ≈ 32 courts          |  |   |
|  | Accessibility: One facility within 20 min drive |  |   |
|  | Quality: Quest                                  |  |   |

**20 minute drive = 6-8 km or 20 minute walk = 1600m**



### **5.3 Accessible Open Space Provision**

- 5.3.1 The Metropolitan Green Belt covers nearly three quarters of the Borough's 24,013 hectares. The part of the Borough outside the Green Belt includes extensive parts of the Kent Downs Area of Outstanding Natural Beauty (AONB), areas of agricultural land and areas of national and local nature conservation interest.
- 5.3.2 Almost 8% of the borough's area is covered by open space as defined by PPG 17, of which close to 60% is publicly accessible; this amounts to 10ha. per thousand people.
- 5.3.3 The audit took place in summer 2006 and the findings refer to the open spaces visited. Parts of the borough in the process of development at that time, primarily Kings Hill, were noted to have temporary deficiencies. Overall, open space provision is planned to keep pace with local needs and the situation in the area is constantly developing therefore open space in Kings Hill will meet the required standards. The same applies at Holborough (Snodland) a development site on which work had only just started at the time of the audit.

#### Indoor Sports Facilities (ISF)

- 5.3.4 The 3 facilities owned and managed by the Council comprise 2.37 ha of indoor space. These facilities provide the equivalent of 16 swimming lanes, and 12 badminton courts (the standard form of measurement for indoor sports facilities). In addition the equivalent of a further 20 courts are available to the community, dual use on school sites. Together this makes the equivalent of 32 courts in the public sector and a further 4 courts in the David Lloyd Centre at Kings Hill. The 16 swimming lanes in the public sector are increased to 22 by the addition of the David Lloyd Centre at Kings Hill, but this facility is open only to members.

**Table 6 Publicly Accessible Open Spaces – Quantity & Quality**

| <b>Type</b>  | <b>Quantity</b>   | <b>Quality</b>   |
|--|---|--|
| <b>Parks including country parks, urban parks and public gardens</b> | 9 parks totalling 268 ha.<br>4 country parks totalling 249 ha,<br>3 urban parks totalling 19 ha and<br>2 gardens totalling .33 ha<br>Approximately 2.5 ha/1,000<br>Lakes for sailing, windsurfing,<br>scuba diving, triathlon training<br>and fishing. Paths for walking and<br>cycling are available and a rich<br>wildlife interest | 56% rated good, 44% adequate<br>Three of the country parks hold the<br>Green Flag Award. Other parks<br>main issues include access,<br>particularly for the disabled, security<br>and cleanliness with provision<br>needed of more ancillary facilities. |
| <b>Amenity green space</b>   | 98 sites comprise 99 ha.<br>Most parts of the borough have<br>access to sufficient space except<br>Snodland, Walderslade, East<br>Peckham, Hadlow, Hildenborough<br>and West Malling and<br>approximately 25% of the Rural<br>Settlements   | 28% good, 50% adequate,<br>22 % poor. Major issues are lack of<br>maintenance, spaces overgrown,<br>litter and dog fouling leading to poor<br>appearance.  |
| <b>Natural green space</b>   | 55 sites of comprise 422 ha.<br>Most parts of the borough have<br>access to sufficient space except<br>Snodland and Hadlow. However,<br>Snodland has access to 2 parks.   | 18% good, 42% adequate, 40%<br>poor. Major issues are access and<br>cleanliness particularly litter (fly<br>tipping in some areas) and dog<br>fouling.   |
| <b>Outdoor sports facilities</b>                                     | 98 publicly accessible sites<br>comprise 219 ha.(69% of all<br>facilities in the Borough). Lack of<br>off-pitch grassed areas suitable<br>for training, and shortage of<br>STPs. Urban areas  | 35% good, 48% adequate, 17%<br>poor, failing to meet Sport England<br>standards. Major pitch issues<br>include poor grass playing surfaces,<br>poor drainage, and lack of changing<br>accommodation.   |
| <b>Children's and young people's play areas</b>                      | 73 equipped facilities, including<br>ball courts and skate parks<br>comprise 8.29 ha. Overall<br>provision of equipped play<br>facilities barely meets the quantity<br>standard. Urban areas, East<br>Peckham, Hadlow &<br>Hildenborough are deficient.   | 57% good, 25% adequate, 18%<br>poor. Major issues include graffiti,<br>inadequate safety surfacing, lack of<br>enclosure, inadequate signage and<br>lack of access and provision for<br>disabled children.   |
| <b>Allotments</b>  | 29 sites comprise 23.03 ha<br>Not evenly distributed across the<br>borough residents in above a<br>third of the parishes are without<br>access.   | No standards were set. Few sites<br>were good, many average, some<br>poor. Major issues include disused<br>plots overgrown with weeds, lack of<br>access to water, lack of security.   |
| <b>Cemeteries and churchyards</b>                                    | 37 sites comprise 35.96 ha<br>All parishes except Plaxtol and<br>Kings Hill have a churchyard.<br>Cemeteries are approximately<br>evenly distributed.   | No standards were set. Cemeteries<br>well maintained some older<br>churchyards rundown. Major issues<br>include uneven pathways, lack of<br>seats, some plots not maintained.  |
| <b>Green corridors</b>   | 4 long-distance footpaths and 1<br>cycle route. Most parts of the<br>borough can access one or more<br>routes.  | No standards were set. Signage is<br>variable but generally poor except<br>for the cycle route; off-road<br>completion of this route needed.   |

## 5.4 Key conclusions

5.4.1 The key conclusions from the audit are shown as action priorities at Section 7.

## **6. APPLICATION OF LOCAL STANDARDS**

### **6.1 Process**

- 6.1.1 Based on GIS measurements Table 4 identified 1,076 hectares of publicly accessible open space in the Borough covered by the scope of PPG17. Section 5 described the undertaking of the audit and the setting of local standards. The standards are applied to different areas of the Borough - viz:
- The three urban areas
  - The five rural service centres
  - The rural settlements.
- in accordance with the Council's adopted Core Strategy (Part of the Local Development Framework for Tonbridge & Malling). The Core Policies define the location of development in the three distinct areas and establish the settlement confines used in this Strategy. (See Section 6.3).
- 6.1.2 The application of the provision standards makes it possible to identify neighbourhoods that are served by the existing open spaces, and areas that are deficient in terms of access, quality or where the space is insufficient for the population. As recommended by PPG17 local community views found in consultation were considered.
- 6.1.3 The computer-based GIS was used to define catchment areas around each existing open space with a radius of the relevant distance threshold. Areas falling within the threshold distance and those outwith the distance were identified, with barriers that prevent access such as motorways or rivers noted. Neighbourhood's outwith the catchment area have been identified as deficient in terms of access.
- 6.1.4 Areas of quantitative deficiency were identified by applying the quantity standard to the population within the catchment area to determine if the space was sufficient. Open spaces were visually assessed and coded (using the traffic light system – see 5.2.10) in terms of quality, thus neighbourhoods that had use of poor quality facilities were identified as deficient.
- 6.1.5 The application of the local standards makes it possible for existing unmet needs to be identified by neighbourhood. Future needs are forecast based on future population projections, participation trends and planned developments.

### **6.2 Summary of the application of local standards**

#### **6.2.1 General conclusions from the quantitative assessment**

Overall, the amount of open space:

- Is rated as adequate by local residents. The mean score of 3.6 out of 5 overall is a positive rating
- Generally meets national standards where these exist
- The distribution of the spaces is uneven and not altogether commensurate with the distribution of the population. In consequence some areas are deficient

- Children's and young people's play areas only barely meet the adequate quantity standard.

#### 6.2.2 General conclusions from the accessibility assessment

- Accessibility into and around the majority of open spaces was at least adequate for able-bodied users, but disabled users would still find many of the sites unfriendly in terms of their needs
- Some amenity green spaces, children's play areas and natural green areas need improved access
- The category of open space that is most difficult to access, in many instances difficult to locate, is natural and semi-natural greenspace. Whilst people need access to some areas in this category, it is important to balance use with protection for environmental purposes
- Only 7% of residents were dissatisfied with accessibility to open spaces. The mean score of 3.7 overall is a positive rating.

#### 6.2.3 General conclusions from the qualitative assessment

- Three-quarters (75%) of the open spaces are at least of average quality, of which 34% are rated good, 41% average
- A quarter of the spaces need enhancement to raise them to a satisfactory quality level
- The single most noticeable deficiency is lack of cleanliness
- Only 5% of residents were dissatisfied with the quality of the open spaces. The mean score of 3.6 overall is a positive rating.

#### 6.2.4 General conclusions on levels of use

Given the number and variety of open spaces included in the audit a large majority are used frequently by the community according to the parish councils and other respondents. This perceived level of use is confirmed by the responses from the BVPI Residents' Survey (2006) which reported 15% using parks and open spaces almost every day, a further 30% at least once a week. Cumulatively, 65% of residents use them about once a month. Only 6% of residents have never used parks or open spaces (down from 10% in 2003/04).

### 6.3 **The different areas of the Borough identified**

The standards have been applied in accordance with the settlement hierarchy set out in the Council's adopted Core Strategy, namely: urban areas, rural service centres and rural settlements.

#### **Urban Areas**

##### Tonbridge urban area

- 6.3.1 This area comprises the whole of the town of Tonbridge together with the Hilden Park section of Hildenborough parish, a population of 34,708 (2001).

Medway Gap urban area

- 6.3.2 This area comprises the major developed parts of Kings Hill, Leybourne, East Malling and Larkfield, Lunsford Park, Ditton and Aylesford south of the River Medway, Aylesford Forstal and Snodland. This is a quite widely dispersed area geographically with a population totalling some 37,578 people (2001).
- 6.3.3 Snodland is a readily defined neighbourhood, north of the M20, geographically separated from the linear urban corridor known as the Medway Gap that runs approximately parallel to the M20. Snodland has its own town council and a population approximating 10,000 people.

Walderslade urban area

- 6.3.4 This area comprises the western fringe of the Medway Towns urban area on the north-east boundary of the Borough more geographically associated with the Medway Towns. It has a population of 3,116 (2001). No separate standards were derived for Walderslade; its proximity to the Medway Gap urban area made these the most relevant standards to apply.

**Rural Service Centres**

- 6.3.5 The five rural service centres where a reasonable range of services exist or are easily accessible comprise Borough Green, East Peckham, Hadlow, Hildenborough and West Malling.

**Rural Settlements**

- 6.3.6 The 28 smaller residential villages, diverse in size, character and location comprise:

|                      |               |               |
|----------------------|---------------|---------------|
| Addington            | Eccles        | Ryarsh        |
| Addington Clearway   | Fairseat      | Shipbourne    |
| Aylesford Village    | Golden Green  | Stansted      |
| Birling              | Hale Street   | Snoll Hatch   |
| Blue Bell Hill       | Ightham       | Trottiscliffe |
| Burham               | Mereworth     | Wateringbury  |
| Crouch               | Offham        | West Peckham  |
| Dunks Green          | Platt         | Wouldham      |
| East Malling Village | Plaxtol       | Wrotham       |
|                      | Wrotham Heath |               |

**6.4 Application of standards to the different areas of the Borough by open space category.**

- 6.4.1 Table 7 below summarises the results for the different areas of the Borough.

**TABLE 7 Summary of application of standards to the different areas of the Borough by open space category**

| Open Space  | Area                        | Proposed Standard <sup>1</sup>  | Assessment   |
|---|-----------------------------|---|--|
| <b>GS1<br/>Parks &amp;<br/>Gardens</b>                          | Borough<br>-wide            | Quantity: Maintain existing provision <b>2.5ha</b>                            | Existing standard is met, except marginal deficiency in Tonbridge where the Racecourse Sportsground supplements  |
|   |                             | Access: One park within <b>20 minute drive</b>                                | Existing standard is met   |
|   |                             | Quality: All Parks should aim to reach <b>Green Flag standard</b>             | Three parks achieved GFPA; 2 others assessed good; + 4 assessed average. Plan needed to improve Nevill Park, on-going improvements to Holborough Park. |
| <b>GS2<br/>Amenity Green<br/>spaces</b>                         | Urban                       | Quantity: <b>0.76 ha</b> Tonbridge <b>1.33 ha</b> Medway Gap                  | Deficiencies in Snodland & Walderslade   |
|   |                             | Access: At least one site within <b>480m</b> of all residents                 | Deficiencies in Urban areas  |
|   |                             | Quality: All amenity spaces should achieve at least <b>50%+</b>               | Deficiencies at 17 sites   |
|   | Rural<br>Service<br>Centres | Quantity: At least one site of <b>0.33ha</b> available for all residents      | Deficiencies in East Peckham, Hadlow, Hildenborough & W. Malling   |
|   |                             | Access: At least one site within <b>480m</b> of all residents                 | Deficiencies in Borough Green, East Peckham, Hadlow, Hildenborough & W. Malling  |
|   |                             | Quality: All amenity spaces should achieve at least <b>50%+</b>               | The standard is met  |
|   | Rural<br>Settlements        | Quantity: At least <b>30 sq. m.</b> per person/ <b>24sq. m.</b> above 1000    | Provision is deficient in Addington Clearway, Birling, Crouch, Eccles, Hale St., Snoll Hatch, Wateringbury, Wrotham Heath                              |
|   |                             | Access: Within or adjacent to village confines                                |  |
|   |                             | Quality: All amenity spaces should achieve at least <b>50%+</b>               | Deficiencies at 4 sites  |
| <b>GS3<br/>Outdoor Sports<br/>Facilities</b>                    | Borough-<br>wide            | Quantity: One space of at least <b>2.05ha</b> of which 1.2ha sports pitches   | Deficient in Urban areas, East Peckham & West Malling  |
|   |                             | Access: One facility within <b>20 minute drive</b>                            | Existing standard is met   |
|   |                             | Quality: See Playing Pitch Strategy/at least <b>55%+</b>                      | Improvement needed in approximately 16 facilities mostly schools   |
| <b>GS4<br/>Children's and<br/>young people's<br/>play areas</b> | Borough-<br>wide            | Quantity: At least one space <b>0.10ha</b>                                    | Deficient in Urban areas and in East Peckham, Hadlow, Hildenborough, Blue Bell Hill, Shipbourne  |
|   |                             | Access: At least one site within <b>480/960/1½ km</b>                         | Deficiencies in Urban areas, Borough Green, East Peckham, Hadlow, Blue Bell Hill & Shipbourne  |
|   |                             | Quality: Standard set in Play Strategy/at least <b>55%+</b>                   | Deficiencies at 13 facilities  |
| <b>GS5<br/>Natural and<br/>semi-natural<br/>green space</b>     | Urban                       | Quantity: <b>0.73 ha</b> Tonbridge <b>2.8 ha</b> Medway Gap                   | Deficiencies in Snodland but access to Nevill Park, Holborough Park & Leybourne Lakes Country Park   |
|   |                             | Access: At least one site within <b>960m</b> of all residents                 | Existing standard is met   |
|   |                             | Quality: All natural green spaces to achieve at least <b>50%+</b>             | Deficiencies at 14 sites   |
|   | Rural<br>Service<br>Centres | Quantity: At least one site of <b>1.83ha</b>                                  | Deficiencies in Hadlow   |
|   |                             | Access: At least one site within <b>960m</b> of all residents                 | Deficiencies in East Peckham & Hadlow  |
|   |                             | Quality: All natural green spaces to achieve at least <b>50%+</b>             | Deficiencies at 4 sites  |
|   | Rural<br>Settlements        | Quantity: At least one site of <b>1.2ha</b> .below 1000 or <b>2.4ha/1000+</b> | Provision is lacking in Addington Clearway, Eccles, Golden Green, West Peckham   |
|   |                             | Access: Within <b>1km</b>   |  |
|   |                             | Quality: All natural green spaces to achieve at least <b>50%+</b>             | Deficiencies at 4 sites  |
| <b>Indoor Sports<br/>Facilities</b>                             | Borough-<br>wide            | Quantity: ≈ 22 pool lanes ≈ 32 courts   | Existing standard is met   |
|   |                             | Access: One facility within 20 min drive                                      | Existing standard is met   |
|   |                             | Quality: Quest  | Existing standard is met   |

<sup>1</sup> Quantity standard /1000 population

### Deficiencies in Tonbridge

- 6.4.2 Tonbridge is deficient in the **amount** of parks space (-0.38ha/1000), it has a deficiency in outdoor sports facilities (-0.12ha/1000) and is marginally deficient in the amount of children's and young people's play areas. The large expanse of the Racecourse Sportsground compensates for the parks deficiency. **Accessibility** is a more marked issue with access to amenity green spaces deficient in the Hilden Park, Higham Wood, Meadow Lane (south of the railway station) and the town centre end of the Pembury Road. Deficiency in terms of access to children's and young people's play spaces covers many of the same areas including Hilden Park, Trench Wood, north of Bordyke and east to the Hadlow Road, the Cannon Lane area, and the area east and south east of the railway line encompassed by Woodgate Way. Some sites in each type of assessed open space apart from parks have **qualitative** deficiencies.
- 6.4.3 Overall 50% of the Residents' Panel were satisfied with the **amount** of public open spaces within the borough, only 8% recorded dissatisfaction. Tonbridge respondents recorded a significantly higher mean score (3.81) than respondents in the Medway Gap urban area and above the overall mean score of 3.64 out of 5, where 5 = very satisfied.
- 6.4.4 Overall 53% were satisfied with **accessibility**, 7% were dissatisfied. The mean score for all areas was 3.70, Tonbridge residents showed no significant difference. With respect to access to children's and young people's play areas the deficiency is a matter of geographical distribution as is the case with amenity green spaces. (*Maps 1 and 2 illustrate the areas that are deficient*).
- 6.4.5 Overall 52% were satisfied with the **quality** of public open space. At 3.74 Tonbridge respondents recorded a significantly higher mean score than those in the Medway Gap urban area and above the overall mean score of 3.63.

### Deficiencies in the Medway Gap area

- 6.4.6 **Snodland** has some deficiencies in the **amount** of amenity green space, natural green space, outdoor sports facilities and children's play areas. **Qualitative** improvements are needed at 7 sites, one or more in each type of open space. The Ham Hill area lacks **accessibility** to amenity green space and natural greenspace, but Nevill Park and Leybourne Lakes Country Park provide a substitute. Holborough Park needs improvements to access to fulfil its open space functions. An area north of Queen's Road lacks access to a children's play area. A respondent to the residents' survey from Snodland noted that in their opinion the quality, quantity and condition of children's play areas in the town was poor compared to other areas in the borough.
- 6.4.7 Deficiencies in **other parts of the Medway Gap** include the **amount** of outdoor sports facility provision (- 0.6ha). **Accessibility** to children's and young people's play areas is deficient in Leybourne, Lunsford Lane, and parts of Larkfield and East Malling. Development of a children's play area in Leybourne resulting from the successful lottery fund bid will go some way towards alleviating the deficiency in this area. Accessibility to amenity green

space is deficient in an area north of the London Road/south of the M20/east of New Road across to Cobdown Close in Ditton. There are **qualitative** issues at 24 sites, some in each type of assessed open space. (See *Maps 3 and 4*)

- 6.4.8 Medway Gap respondents recorded a significantly lower mean score for satisfaction with the **amount** of open space than respondents in Tonbridge and below the overall mean of 3.64.
- 6.4.9 The mean score for **accessibility** for all areas was 3.70, Medway Gap respondents showed no significant difference. However, two respondents from the Leybourne area noted that current facilities were too far away.
- 6.4.10 At 3.52 Medway Gap respondents recorded a significantly lower mean score than those in Tonbridge and below the overall mean score of 3.63 for **quality** of open space. Around 26% of the assessed sites have qualitative deficiencies.

#### Deficiencies in Walderslade

- 6.4.11 Geographically this area is associated with the Medway Towns. The M2, Blue Bell Hill By-Pass (A229) and Walderslade Woods (A2045) separate it from the Medway Gap area of the borough. Assessed as a self-contained urban area it is deficient in the **amount** of amenity green space, outdoor sports facilities and children's and young people's play areas, but it has an extensive amount of natural greenspace. **Access** is an issue due to its geography and several sites are deficient in **quality**.
- 6.4.12 Reference to Medway Council's Open Space Strategy 2007-20 provides evidence of their intention to develop a ball games area (0.06ha) for teenagers in Chestnut Avenue. The proximity of this site to residents who are currently outwith accessibility to the sites within Tonbridge & Malling will assist provision for teenagers. Medway's planned refurbishment of the Hook Meadows play area for younger children lie beyond the 480m catchment area and are therefore deemed not accessible.
- 6.4.13 Walderslade residents are under-represented in the sample surveyed for this study. With only 4 respondents from the area included in the Residents' Panel their response cannot be separated from the Medway Gap respondents overall except for 3 comments related to Taddington Valley. These comments referred to play equipment in poor condition, lack of safety surfacing in the children's play area, litter and dog fouling and muddy pathways. The 2006/07 Residents' (General BVPI) Satisfaction Survey recorded a significantly lower level of satisfaction with parks and open spaces in Blue Bell Hill and Walderslade (57% compared with 79% all residents).



### Deficiencies in the Rural Service Centres

- 6.4.14 **Borough Green** meets most of the standards except for **access** to amenity green space for residents west of Quarry Hill Road the High Street and Wrotham Road; but Borough Green Recreation Ground provides a substitute. Outdoor sports facilities in Borough Green are geographically supplemented by pitches in Platt, which together meet the **quantity** standard for the area. Children's and young people's play areas are not within the **access** standard for a small proportion of residents, again access to Stonehouse Field in Platt satisfies the **amount**. One natural greenspace (502 Crow Hill) is deficient in **quality** as is one play area and one school playing field.
- 6.4.15 Borough Green panel respondents did not show any significantly different response from the mean but the number of respondents was small N=28. 50% of the respondents overall were satisfied with the amount of open space, 8% were dissatisfied. 52% of the respondents overall were satisfied with quality, 5% were dissatisfied. 53% overall were satisfied with accessibility, 7% were dissatisfied.
- 6.4.16 **East Peckham** is deficient in the **amount** of amenity green space and children's and young people's play areas and outdoor sports facilities for its population. This deficiency is increased by the centre's proximity to Hale Street and Snoll Hatch, two villages on its outer perimeter that lack provision within the villages but are accessible to the East Peckham facilities. **Accessibility** to amenity green space is deficient east of Orchard Road; **quality** standards need enhancing in natural greenspace.
- 6.4.17 The number of panel respondents was small N=33, but showed one significantly different response from the mean. The overall mean for satisfaction with the amount of open space was 3.6 out of 5; East Peckham panel respondents scored 4.03, a significantly higher mean score than respondents elsewhere. In terms of quality and accessibility East Peckham respondents showed no significant difference from the mean, just over half of the residents are satisfied, less than 10% dissatisfied.
- 6.4.18 **Hadlow** is very deficient. There is no provision of amenity green space or natural greenspace in the area, and children's and young people's play areas are deficient in **amount** although the **accessibility** standards are met except for a very small proportion of the population, and **quality** standards are met. The **amount** of outdoor sports facilities is good with the inclusion of Hadlow College playing fields.
- 6.4.19 Hadlow panel respondents did not show any significantly different response from the mean but the number of respondents was small N=31; just over half of the residents are satisfied with amount, quality and accessibility, less than 10% dissatisfied.
- 6.4.20 **Hildenborough's** provision met some standards but not all. It is deficient in the **amount** of amenity green space and has a small deficiency in the **amount** of children's and young people's play areas for its population, but it has a surplus of outdoor sports facilities with the inclusion of Sackville School playing fields. All **accessibility** standards were met but deficiencies were noted in the **quality** of one children's play area and the school playing field. The successful lottery fund bid will

make good the qualitative deficiency in the play area. **Hilden Park** area, dealt with as part of the urban Tonbridge area, is deficient in the **amount** and **accessibility** to amenity green space and children's play space.

- 6.4.21 Hildenborough panel respondents did not show any significantly different response from the mean; the number of respondents was small N=51. Just over half of the residents are satisfied with amount, quality and accessibility, less than 10% dissatisfied.
- 6.4.22 **West Malling** recorded a deficiency in the **amount** of amenity green space and outdoor sports facilities for its population. **Accessibility** standards are met to amenity green space, except for a small proportion of residents in Ewell Road, Alma Road and west from there, but given the provision and accessibility of Manor Park Country Park and Norman Road Recreation Ground these spaces supplement all but the outdoor sports facilities. The quality **standard** is met except for the children's play area in Manor Park which was closed at the time of the audit.
- 6.4.23 West Malling panel respondents did not show any significantly different response from the mean; the number of respondents was small N=55. Just over half of the residents is satisfied with amount, quality and accessibility, less than 10% dissatisfied.

#### Deficiencies in the Rural Settlements

- 6.4.24 In small communities the amount of open space and its accessibility must be considered in relation to the size of the population, a principle acknowledged in the PPG17 Guidance. Quality standards should be no different from those applied elsewhere.
- 6.4.25 The analysis of the audit indicates the deficiencies identified in Table 8 below.
- 6.4.26 The number of panel respondents in the rural settlements was small N=156. Satisfaction with the amount of open spaces scored 3.44 significantly lower than Tonbridge respondents (Tonbridge 3.81). The overall mean score for satisfaction with quality showed no significant difference from the mean. For accessibility rural settlement respondents showed no significant difference from the mean.

**Table 8 Deficiencies in Rural Settlements**

| <b>DEFICIENCIES IN RURAL SETTLEMENTS</b> |  |  |
|--|--|--|
| <b>Type</b>                              | <b>What is needed</b>                      | <b>Where</b>   |
| <b>Amenity green space</b>               | Within or adjacent to the village confines | Addington Clearway<br>Birling<br>Crouch<br>Eccles<br>Hale St<br>Snoll Hatch<br>Wateringbury<br>Wrotham Heath |
| <b>Open space<sup>1</sup></b>            | At least 1.2ha in size within 1km          | Addington Clearway<br>Golden Green<br>West Peckham   |
| <b>CYP</b>                               | Equipped play area                         | Blue Bell Hill<br>Shipbourne   |
|  | Improved quality of open space             | Addington<br>Fairseat  |

<sup>1</sup> Park, outdoor sports facility or natural greenspace

## 6.5 Identifying unmet current needs

6.5.1 Existing unmet needs are identified in terms of deficiency of quantity of open space, areas that are outwith the distance thresholds of existing facilities, and existing facilities or spaces that do not meet the relevant quality standard and require enhancement.

6.5.2 Deficiencies need either additional provision within the area, or initiatives to increase the capacity of existing provision, improvements to access and/or enhancements to quality.

Tonbridge (*Maps 1 and 2 at the end of the Strategy identify the catchment areas and therefore the deficiencies*)

6.5.3 Unmet needs in **Tonbridge** include:

- Provision of amenity green space in Hilden Park, Higham Wood, the area both sides of the town centre end of Pembury Road and the Meadow Lane area. (Some of this area is densely urbanised and access to the Racecourse Sportsground or Haysden Country Park would substitute). (Frog Bridge playing fields will provide amenity green space for areas that lie within the 480m catchment area of that site such as Whistler Road) (*See Map 1*)
- Enhancements to the quality of seven amenity green spaces.
- Provision of children's and young people's play areas to satisfy Higham Wood and Trench Wood areas, E/W of Shipbourne Road, East of Angel Centre, East of High Street & Quarry Hill Road (*See Map 2*)
- The area needs outdoor sports facilities (the Playing Pitch Strategy shows an overall shortfall of –11.5 pitches; the principal effect of this is on Junior football).
- Improvements to three natural green areas (Waveney Road Wood, Quarry Hill Wood and Welland Road).

Medway Gap (Maps 3 and 4 identify the catchment areas and the deficiencies)

- 6.5.4 In the **Medway Gap** unmet current needs include the following:
- Provision of amenity green space in the area north of the London Road/south of the M20/east of New Road across to Cobdown Close (See Map 3)
  - Enhancements to the quality of nine amenity green spaces
  - Children's and young people's play areas to satisfy needs in the Lunsford, Larkfield and the north East Malling area and enhancement to two play areas (The Hollows, Aylesford; Ditton Recreation Ground) (See Map 4)
  - Provision of outdoor sports facilities for junior and mini teams
  - Enhancements to seven natural green spaces (Tunbury Wood; Flood retention ground, Aylesford; Nature Area New Hythe Lane; Podkin Wood; Leybourne Wood; London Road, East Malling; Yoakley Land, Aylesford).
- 6.5.5 In **Snodland** the need for more open space was noted by residents and confirmed by the audit which identified the need to consider:
- Improvements to Nevill Park and further development of Holborough Park
  - Provision of more, or increased capacity of, amenity green spaces
  - Improvements to one amenity green space (The Pond, St Benedict Road)
  - Provision of more, or increased capacity of, play areas for children and young people
  - Improved access to children's play areas north of Queen's Road
  - Enhancements to two play facilities (Saltings Road and Nevill Park)
  - Provision of more, or increased capacity of, outdoor sports facilities and enhancements to Snodland Cricket Meadow
  - The lack of natural green spaces and amenity green space in the Ham Hill area is compensated by Nevill Park and Leybourne Lakes Country Park.

Walderslade

- 6.5.6 Reference to Medway Council's Open Space Strategy indicates that the **Walderslade** and Princes Park Ward has less than 2.4ha of open space per 1000 population (the NPFA standard adopted for Medway). Needs include:
- Additional provision of amenity green space (0.36 ha needed to achieve the standard)
  - Additional provision of outdoor sports facilities (1.44ha needed)
  - Enhancements to increase the capacity and improve access to the children's and young people's play area at Tunbury Recreation Ground
  - Improvements to the natural green areas that exist particularly in respect to security.

Rural Service Centres

- 6.5.7 The five centres differ with unmet needs as follows:
- Borough Green**
- Needs improved access to amenity green spaces and enhancement to one natural green area (Crow Hill)
- East Peckham**
- Children's and young people's play facilities also serve the needs of the rural settlements of Hale Street and Snoll Hatch making increased capacity desirable

- Outdoor sports facilities also serve Hale Street and Snoll Hatch making increased capacity desirable
- Needs increased capacity and improved access to amenity green space and improved quality and access to three natural green spaces

#### **Hadlow**

- Needs the provision of amenity green spaces within 480m of all residents
- Needs the provision of natural green areas within 960m of all residents

#### **Hildenborough**

- Needs provision of more amenity green space within 480m of all residents
- Needs provision of more play areas for children and young people

#### **West Malling**

- Needs provision of more amenity green space accessible to all residents within 480m
- Needs improvements to Manor Park especially to the children's play area
- Needs the provision of more outdoor sports facilities.

### Rural Settlements

6.5.8 Even among the least populated villages open space is desirable. In an area it may not be of sufficient size for active recreation but biodiversity and visual amenity can be satisfied. Unmet needs are identified as:

- Lack of adequate open space within or adjacent to the confines of Addington Clearway, Birling, Crouch, Eccles, Hale Street, Snoll Hatch, Watringbury and Wrotham Heath
- More open space needed within 1km of Addington Clearway, Golden Green, and West Peckham
- Equipped play areas for children and young people in Blue Bell Hill and Shipbourne if the number of children justifies this
- Improvements to the play areas in Addington and Fairseat.

## **6.6 Key conclusions**

- Residents in several areas of the Borough need access to amenity green spaces. According to the local standard (within 480m of home) areas of Tonbridge, the Medway Gap including Snodland, Walderslade, East Peckham, Hadlow, Hildenborough and West Malling are all deficient in provision. In some areas, open space of a different type (e.g. park or playing fields) can satisfy the need.
- Setting the quantity standard by current provision is the principle adopted in this strategy. However, the significantly lower provision of amenity green space in the Rural Service Centres (0.33ha/1000) compared with the other areas of the borough (e.g. urban Tonbridge 0.76ha/1000, Medway Gap 1.33ha/1000) and including the rural settlements is noted.
- Some of the same areas that lack access to amenity green space also lack adequate provision/access to children's and young people's play spaces (parts of Tonbridge, the Medway Gap, Snodland, Borough Green, East Peckham, Hadlow and Hildenborough have areas that lie outwith the 480m catchment zone).
- Eight of the rural settlements are deficient in open space within or immediately adjacent to their confines.

- Outdoor sports facilities, especially for junior and mini teams, will need additional provision in the short term according to forecasts.
- Around a quarter of all types of assessed open space need enhancement.

## 7. STRATEGIC OPTIONS

### 7.1 Identifying strategic options

7.1.1 The LDF: Core Strategy sets out Core Policies that provide the framework for local spatial development plans to 2021.

7.1.2 This Open Space Strategy proposes policies to reflect the objectives of PPG17 that cover open spaces, sport and recreation facilities of most value – or potential value - to the local community. As the guidance document states: ‘The value of open space, sport and recreation facilities depends, primarily, on two things: the extent to which they meet identified local needs and the wider benefits they generate for people, wildlife, biodiversity and the wider environment’.

7.1.3 The Technical Study (TS), which provides the evidence base for this strategy, reported the outcome from the robust assessments that identified the quality and value of all the sites audited. The quality of a site may bear little or no relation to its value/use. A high quality site located where it is inaccessible will be of little value/use, whereas a low quality site in an area of low provision may be of immense value/use to the local community. These criteria of quality and value help to determine the most appropriate policy to adopt to the management of each site.

7.1.4 The strategic options that will be most effective in achieving the objectives of PPG17, making the best possible long-term use of the land at the same time as meeting local needs are identified in this section.

7.1.5 Five strategic options are identified:

Strategic option 1 To **protect** the existing open space/facility

Strategic option 2 To **enhance the quality** and protect the open space

Strategic option 3 To **enhance value**

Strategic option 4 To **enhance quality and value** or otherwise to consider **redesignation**

Strategic option 5 Propose **new** provision

7.1.6 The two overall options that emerged from the TS were first, the need to **protect** existing provision that was assessed as of high quality and particular value (Option 1). Second, the need to **enhance** existing facilities that scored poorly in the quality assessments but which were deemed important in avoiding deficiencies in diversity, accessibility or quantity providing their value can also be enhanced (Option 2).

7.1.7 If any sites had been assessed as high quality but of little value/use the preferred option would have been to enhance their value in some way (Option 3) or otherwise to change their use. The only sites found in this category were not generally publicly accessible but were privately owned land; for example, St Mary’s Abbey Grounds in West Malling. For this reason the strategy omits this option since in this Borough it refers only to privately owned land.

7.1.8 A small number of assessed sites were identified as having low value where they were hardly ever used, or not used at all, for their primary purpose and where the

quality of the site was poor. The strategic approach to sites in this category could be to enhance their quality provided it is possible also to enhance their value. If this is not possible, for whatever reason, the space or facility may be considered “surplus to requirements” in terms of its primary purpose and can be considered for conversion to another recreational purpose or disposal for another use. (Option 4).

7.1.9 A fifth option is to consider **new provision** which may be required where the level of existing provision falls well below the proposed standards, or where comprehensive development is proposed for a planned increase in population (Option 5).

## 7.2 Quality and Value

7.2.1 Each audited site was classified using a simple high/low matrix model (see Table 9 below) as recommended by PPG 17 (10.27) to provide a means of determining the most appropriate policy option to adopt to the management of each site.

7.2.2

**TABLE 9 Quality/Value Matrix**

|  |   |
|--|---|
| <p><b>High Quality/Low Value</b><br/> <b>Enhance Value</b><br/> <i>If this is not possible consider change to some other <u>primary</u> purpose. Only if this is impossible consider change of use</i><br/> <b>Strategic Option 3</b><br/> <i>[No PA* sites identified in this sector]</i></p> | <p><b>High Quality/High Value</b><br/> <br/> <b>Protect</b><br/> <br/> <b>Strategic Option 1</b></p>                    |
| <p><b>Low Quality/Low Value</b><br/> <br/> <b>Enhance Quality and Value</b><br/> <i>If this is not possible a site may be considered “surplus to requirements”/redesignate</i><br/> <br/> <b>Strategic Option 4</b></p>  | <p><b>Low Quality/High Value</b><br/> <br/> <b>Enhance Quality and protect</b><br/> <br/> <b>Strategic Option 2</b></p> |

\*PA = publicly accessible

7.2.3 Quality and accessibility rated against level of use are the criteria that identify in which sector of the quadrant to place each site. High quality includes all sites assessed as at least average (fit for purpose) and high value as those sites used frequently by quite a significant amount of people.

7.2.4 If the local standards proposed in this strategy are adopted, and the quantity, quality and accessibility assessments approved, the Council should seek to carry out the actions identified in sections 7.3 to 7.11 below.



7.2.5 The classification is simple and as such hides considerable variation of standards. The standard targeted for a park is different from the standard expected of a natural greenspace; all spaces were assessed according to type specific criteria.

### 7.3 Strategic option 1 - Protect existing open spaces

7.3.1 Sites in the high quality/high value sector of the quadrant require protection. Overall around 75% of the open spaces in the Borough fit this category. This does not mean that enhancement at these sites is unnecessary. Plans should be put in place to improve all sites where the quality assessment was only average, as opposed to good.

7.3.2 All parks, all play areas for children and young people, all cemeteries and green corridors, require protection as listed in Tables 10, 11, 12 and 13 respectively, identified below by parish/town.

**TABLE 10 Parks and Gardens that require protection**

| Parish/Town              | Site | Parks and Gardens            |
|--------------------------|------|------------------------------|
| East Malling & Larkfield | 801  | Leybourne Lakes Country Park |
| Snodland                 | 808  | Holborough Park              |
|                          | 803  | Nevill Park                  |
| Tonbridge                | 807  | Garden of Remembrance        |
|                          | 800  | Haysden Country Park         |
|                          | 805  | Tonbridge Castle             |
| Trottscliffe             | 804  | Trosley Country Park         |
| West Malling             | 802  | Manor Park Country Park      |
|                          | 806  | St Leonard's Tower           |

**TABLE 11 Play Areas for Children and Young People that require protection**

| Parish/Town              | Site | Play Areas                     |
|--------------------------|------|--------------------------------|
| Aylesford                | 309  | Play Area, Ferryfield          |
|                          | 349  | Forstal Road                   |
|                          | 351  | Eccles Recreation Ground       |
|                          | 352  | Playground Tunbury Avenue      |
|                          | 368  | Eccles R G Skate Park          |
| Borough Green            | 333  | Play Area, Maidstone Road      |
|                          | 354  | Ball Court, Maidstone Road     |
| Burham                   | 323  | Playground Rochester Road      |
|                          | 360  | Ball Court, Rochester Road     |
|                          | 367  | Skate Park, Rochester Road     |
| Ditton                   | 328  | Kiln Barn Play & Petanque Area |
|                          | 358  | Ball Court, Kiln Barn Road     |
| East Malling & Larkfield | 329  | Play Area, New Hythe Lane      |
|                          | 330  | East Malling Recreation Ground |
|                          | 331  | Playground Masefield Road      |
|                          | 343  | Play Area Blake Drive          |

|               |     |   |
|---------------|-----|---|
|               | 374 | Ball Court, East Malling Recreation Gr. |
|               | 375 | Ball Court, Larkfield Recreation Gr.    |
| East Peckham  | 310 | Playground Pound Road                   |
|               | 364 | Ball Court Pound Road                   |
|               | 377 | Hop Bine Close Play Area                |
| Hadlow        | 312 | Signpost Recreation Field               |
|               | 338 | Williams Field Recreation Area          |
|               | 353 | Ball Court Williams Field               |
| Hildenborough | 316 | Recreation Ground Riding Lane           |
|               | 359 | Ball Court Riding Lane                  |
| Ightham       | 334 | Play Area Sevenoaks Road                |
| Kings Hill    | 307 | The Green Anson Avenue                  |
|               | 322 | Play Area Pippin Way                    |
|               | 372 | Play Area Gibson Drive                  |
|               | 373 | Ball Court Gibson Drive                 |
| Leybourne     | 370 | Ball Court Oxley Shaw Lane              |
| Mereworth     | 304 | Playing Field Butchers Lane             |
| Offham        | 332 | Teston Road Playground Rose Terrace     |
| Platt         | 318 | Stonehouse Field Play Area              |
|               | 365 | Ball Court Stonehouse Field             |
| Plaxtol       | 305 | School Lane Recreation Ground           |
| Ryarsh        | 336 | Play Area Birling Road                  |
| Snodland      | 313 | Play Area Recreation Ground             |
|               | 321 | Adventure Play Area Recreation Gr.      |
|               | 378 | Ball Court Potyns Field                 |
|               | 380 | Play Area Potyns Field                  |
| Tonbridge     | 306 | Scotchers Field Play Area               |
|               | 308 | Brindles Field Play Area                |
|               | 317 | Tonbridge Farm Sportsground Play Area   |
|               | 325 | Frog Bridge Playground                  |
|               | 327 | Arundel Close                           |
|               | 348 | Racecourse Sportsground Play Area       |
|               | 350 | Haysden Country Park Play Area          |
|               | 362 | Ball Court, Tonbridge Farm              |
|               | 366 | Skate Park Tonbridge Farm               |
| Trottiscliffe | 311 | Play Area Village Hall                  |
| Wateringbury  | 301 | Play Area Sports Field Bow Road         |
|               | 369 | Skate Park Sports Field                 |
| West Malling  | 342 | Norman Road Play Area                   |
|               | 357 | Ball Court Norman Road                  |
| Wouldham      | 320 | Recreation Ground Knowle Road           |
| Wrotham       | 345 | Playground Old London Road              |
|               | 361 | Ball Court Old London Road              |
|               | 371 | Skatepark, Whitegate Field              |

**TABLE 12 Cemeteries that require protection**

| Parish/Town  | Site | Cemeteries            |
|--------------|------|-----------------------|
| Aylesford    | 224  | Aylesford Cemetery    |
| Hadlow       | 211  | Hadlow Cemetery       |
| Snodland     | 236  | Snodland Cemetery     |
| Tonbridge    | 210  | Tonbridge Cemetery    |
| Wateringbury | 215  | Wateringbury Cemetery |
| Wrotham      | 229  | Wrotham Cemetery      |

- 7.3.3 All six cemeteries were visited as part of the audit of open spaces, as were all the churchyards. The quality and access of the cemeteries was generally good. Churchyards, by definition, are attached to a church as part of the land holding, publicly accessible but often in need of improved maintenance. The most noticeable deficiency was a lack of adequate seating. Only Snodland Town Council noted the need to extend burial spaces. Providing a haven for wildlife and a quiet sanctuary for contemplation all churchyards require protection (see Annex B).

**TABLE 13 Green Corridors that require protection**

|                 | Site | Green Corridors |
|-----------------|------|-----------------|
| Cycle Route 12  | 900  |                 |
| Greensand Way   | 903  |                 |
| Medway Valley   | 901  |                 |
| North Downs Way | 902  |                 |
| Weald Way       | 904  |                 |

- 7.3.4 PPG17 identifies outdoor sports facilities for inclusion in the open space strategy. The Borough's Playing Pitch Strategy (PPS) covered a total of 273 pitches of which 60% were identified as available for community use. The Executive Summary of the PPS is in Annex D. The findings demonstrated that there was **no scope to lose playing fields**. The contribution made by sites on private land or sites vested in other ownership (e.g. schools) emphasised the necessity **to protect** all the areas of playing pitch land and open space in public, private and educational ownership.
- 7.3.5 A more extensive type of sports facilities is required to fulfil PPG17 (facilities with natural or artificial surfaces and either publicly or privately owned, including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields as well as those facilities which require large, bulky buildings such as swimming pools, indoor sports halls and leisure centres). The list of sports facilities that require protection with the inclusion of non-pitch sports are listed in Tables 14 and 15 below.
- 7.3.6 Sites in *italic script* are not fully publicly accessible; use is restricted to members, school pupils or identified sports clubs. Schools listed as publicly accessible require some form of agreement for community use.

**TABLE 14 Outdoor Sports Facilities that require protection**

| <b>Parish/Town</b>       | <b>Site</b>                         | <b>Outdoor Sports Facilities</b>                 |
|--------------------------|-------------------------------------|--|
| Addington                | 633                                 | Recreation Ground                                |
|                          | 606                                 | <i>West Malling Golf Course</i>                  |
| Aylesford                | 632                                 | Aylesford Senior School                          |
|                          | 635                                 | Forstal Road Recreation Ground                   |
|                          | 645                                 | Cricket Green Sports Ground Eccles               |
|                          | 656                                 | Blue Bell Hill Cricket Field                     |
|                          | 664                                 | Aylesford Rugby Club                             |
|                          | 704                                 | Tunbury School Playing Field                     |
|                          | 705                                 | Tunbury Recreation Ground                        |
|                          | 707                                 | Blue Bell Hill Recreation Ground                 |
|                          | 725                                 | Netball Courts Aylesford Rugby Club              |
|                          | 617                                 | <i>Aylesford Primary School</i>                  |
| Birling                  | 708                                 | <i>St Mark's Junior School</i>                   |
|                          | 607                                 | <i>Golf Course, Malling Road</i>                 |
| Borough Green            | 622                                 | Borough Green County Primary School              |
|                          | 715                                 | Recreation Ground Maidstone Road                 |
|                          | 722                                 | Bowling Green Maidstone Road                     |
|                          | 729                                 | Tennis Courts Maidstone Road                     |
| Burham                   | 668                                 | Burham Primary (C of E) School                   |
| Ditton                   | 627                                 | Kilbarn Recreation Ground                        |
|                          | 630                                 | New Road Recreation Ground                       |
|                          | 674                                 | Ditton Primary School                            |
|                          | 723                                 | Ditton Bowls Club                                |
|                          | 699                                 | <i>Cobdown Park &amp; Sportsground</i>           |
|                          | 721                                 | <i>Cobdown Park Bowling Green</i>                |
|                          | 724                                 | <i>Cobdown Croquet Lawn</i>                      |
|                          | 728                                 | <i>Cobdown Tennis Courts</i>                     |
| East Malling & Larkfield | 621                                 | Brookfield Primary School                        |
|                          | 625                                 | East Malling Recreation Ground                   |
|                          | 689                                 | Mill Stream Primary School                       |
|                          | 690                                 | The Malling School                               |
|                          | 701                                 | Larkfield Sportsground New Hythe Lane            |
|                          | 741                                 | Tennis Courts East Malling Recreation G          |
|                          | 626                                 | <i>Sports Ground E. Malling Research Station</i> |
|                          | 692                                 | <i>Larkfield &amp; New Hythe Football Club</i>   |
| 698                      | <i>Lunsford Primary School</i>      |  |
| East Peckham             | 697                                 | Playing Fields Russet Road                       |
|                          | 742                                 | Tennis Courts Russett Road                       |
| Hadlow                   | 609                                 | Hadlow College Playing Fields                    |
|                          | 611                                 | Williams Field Recreation Area                   |
|                          | 612                                 | Hadlow Cricket Ground                            |
|                          | 720                                 | Hadlow Bowling Club                              |
| 610                      | <i>Hadlow County Primary School</i> |  |
| Hildenborough            | 677                                 | Recreation Ground Riding Lane                    |
|                          | 678                                 | Sackville School Playing Field                   |
|                          | 743                                 | Tennis Courts Riding Lane                        |
|                          | 601                                 | <i>Nizel's Wood Golf Course</i>                  |
|                          | 658                                 | <i>Hilden Golf Club</i>                          |

|               |     |   |
|---------------|-----|---|
|               | 686 | <i>Stocks Green Primary School</i>            |
|               | 744 | <i>Foxbush Sackville School Tennis Courts</i> |
|               | 745 | <i>Foxbush Sackville School Tennis Courts</i> |
| Ightham       | 679 | Ightham Cricket Club Ground                   |
|               | 733 | Ightham Tennis Courts                         |
|               | 752 | <i>Ightham Primary School</i>                 |
| Kings Hill    | 695 | Sports Field Kings Hill Avenue                |
|               | 730 | Tennis Courts Gibson Drive                    |
|               | 603 | <i>Kings Hill Golf Course</i>                 |
|               | 696 | <i>Kings Hill School</i>                      |
| Leybourne     | 634 | Cricket Club Oxley Shaw Lane                  |
|               | 694 | Leybourne Grange                              |
|               | 751 | Leybourne Primary School Field                |
| Mereworth     | 616 | Playing Field Butchers Lane                   |
|               | 676 | Mereworth Primary School Field                |
| Offham        | 693 | Cricket Ground Church Road                    |
|               | 732 | Tennis Courts The Green                       |
|               | 605 | <i>Wrotham Heath Golf Course</i>              |
|               | 703 | <i>Offham Primary School</i>                  |
| Platt         | 619 | Primary School Grange Road                    |
|               | 623 | King George's Field                           |
|               | 700 | Stone House Field Long Mill Lane              |
| Plaxtol       | 602 | Plaxtol Cricket Club                          |
|               | 615 | <i>Plaxtol Primary School</i>                 |
| Ryarsh        | 642 | Ryarsh Primary School                         |
|               | 643 | Ryarsh Recreation Ground                      |
| Shipbourne    | 613 | Shipbourne Cricket Club Ightham Road          |
|               | 746 | Shipbourne/Plaxtol Tennis Courts              |
| Snodland      | 650 | Holmesdale Technology College                 |
|               | 654 | Potyns Sports Field                           |
|               | 711 | Snodland Primary School                       |
|               | 714 | Holborough Cricket Pitch                      |
|               | 727 | Holmesdale Technology Tennis Courts           |
|               | 731 | Potyns Synthetic Turf Pitch                   |
|               | 709 | <i>St Katherine's Primary School</i>          |
| Stansted      | 646 | Horse & Groom Football Pitch                  |
|               | 608 | <i>London Golf Club</i>                       |
| Trottiscliffe | 644 | Trottiscliffe Recreation Ground               |
|               | 651 | Trottiscliffe Tennis Courts                   |
| Tonbridge     | 620 | Racecourse Sports Ground                      |
|               | 640 | Tonbridge Angels Football Ground              |
|               | 647 | Tonbridge Farm Sports Ground                  |
|               | 648 | Swanmead Sports Ground                        |
|               | 661 | Poult Wood Golf Course                        |
|               | 670 | Poplar Meadow Cricket Ground                  |
|               | 673 | Long Mead County Primary School               |
|               | 680 | Hayesbrook School                             |
|               | 685 | Frog Bridge Playing Fields                    |
|               | 717 | Bowls Club Darenth Avenue                     |
|               | 718 | Riverside Bolws Club                          |
|               | 726 | Athletics Track & STP Tonbridge School        |
|               | 735 | Hugh Christie Tennis Courts                   |

|              |     |  |
|--------------|-----|--|
|              | 738 | Weald of Kent Tennis Courts                      |
|              | 740 | Racecourse Sportsground Tennis Courts            |
|              | 748 | Synthetic Turf Pitches Tonbridge Farm            |
|              | 624 | <i>Judd School Playing Fields</i>                |
|              | 637 | <i>Tonbridge School Sports Ground</i>            |
|              | 638 | <i>St Margaret Clitherow Primary School</i>      |
|              | 657 | <i>Slade Primary School</i>                      |
|              | 659 | <i>Cage Green Primary School</i>                 |
|              | 660 | <i>Woodlands Primary School</i>                  |
|              | 669 | <i>Hugh Christie Technology College</i>          |
|              | 671 | <i>Hilden Grange School</i>                      |
|              | 672 | <i>Tonbridge School, The Park and Sports Gr.</i> |
|              | 682 | <i>The Judd School</i>                           |
|              | 683 | <i>Tonbridge Golf Course</i>                     |
|              | 684 | <i>Hillview Secondary School</i>                 |
|              | 687 | <i>St Stephen's Primary School</i>               |
|              | 688 | <i>Weald of Kent Grammar School</i>              |
|              | 691 | <i>Tonbridge County Grammar School</i>           |
|              | 736 | <i>Tonbridge School Tennis Courts</i>            |
|              | 737 | <i>Tonbridge County Grammar Tennis Courts</i>    |
|              | 739 | <i>Hilden Oaks School Tennis Courts</i>          |
| Wateringbury | 600 | Wateringbury Sports Field                        |
|              | 614 | <i>Wateringbury Primary School</i>               |
| West Malling | 628 | Norman Road Playing Fields                       |
|              | 713 | Cricket Meadow Norman Road                       |
|              | 734 | Tennis Courts Norman Road                        |
|              | 629 | <i>West Malling Primary School</i>               |
| Wouldham     | 712 | Wouldham Recreation Ground                       |
| Wrotham      | 631 | Wrotham School                                   |
|              | 636 | Cricket Ground High Street                       |
|              | 639 | Farthingfield Recreation Ground                  |
|              | 665 | Potters Mede Sportsground                        |
|              | 641 | <i>St George's Primary School</i>                |

### 7.3.7 Outdoor sports facilities in schools

Playing fields in schools are in use by the pupils four or five days a week. To maintain a good playing surface the normal expectation of a grass pitch is for 2-3 hours use per week. Unsurprisingly, many of the pitches in schools fail to meet Sport England's standard for community use pitches yet many of them are hired to clubs. Attention is needed to enhance their quality. The PPS identifies the development of synthetic turf pitches (STPs) as the most efficient and cost-effective provision (See 7.9.6).

**TABLE 15 Indoor sports facilities that require protection**

|                                 |                                  |                         |
|---------------------------------|----------------------------------|-------------------------|
| <b>Indoor Sports Facilities</b> |                                  |                         |
| The Angel Centre                | Larkfield Leisure Centre         | Tonbridge Swimming Pool |
|                                 | <i>David Lloyd LC Kings Hill</i> |                         |

7.3.8 Amenity green spaces and natural green spaces require protection as listed below in Tables 16 and 17

**TABLE 16 Amenity Green Spaces that require protection**

| Parish/Town              | Site | Amenity Green Spaces           |
|--------------------------|------|--------------------------------|
| Addington                | 180  | Addington Green                |
| Aylesford                | 106  | London Road                    |
|                          | 148  | Blue Bell Hill Picnic Area     |
|                          | 149  | The Green Alma Road Eccles     |
|                          | 150  | St Marks Green Eccles          |
|                          | 165  | Russett Close                  |
|                          | 952  | Coronation Gardens             |
|                          | 959  | Ferryfield Recreation Ground   |
| Borough Green            | 113  | Crow Hill                      |
| Burham                   | 174  | Village Hall Grounds           |
| Ditton                   | 179  | Village Green, New Road        |
| East Malling & Larkfield | 100  | Lunsford Lane                  |
|                          | 103  | Whimbrel Green                 |
|                          | 104  | Carnation Crescent             |
|                          | 133  | Keats Road, Lunsford Lane      |
|                          | 140  | New Road                       |
|                          | 163  | Lime Crescent                  |
|                          | 166  | Columbine Road                 |
|                          | 167  | Lunsford Lane                  |
|                          | 168  | Leisure Centre, New Hythe Lane |
|                          | 171  | Marlowe Road                   |
|                          | 173  | Bradbourne Park Road           |
|                          | 177  | New Road, East Malling         |
|                          | 187  | Village Green, Garner Drive    |
| East Peckham             | 189  | Westwood Green                 |
| Hadlow                   | 191  | Signpost Recreation Field      |
| Hildenborough            | 161  | Village Green, Mount Pleasant  |
| Kings Hill               | 138  | The Green, Anson Avenue        |
|                          | 185  | Pippin Way                     |
| Leybourne                | 119  | Willow Mead                    |
|                          | 123  | The Bomb Hole                  |
|                          | 124  | Lillieburn open space          |
|                          | 125  | Castle Way                     |
|                          | 137  | Barleycorn, Oxley Shaw Lane    |
| Offham                   | 121  | Teston Road Playing Fields     |
|                          | 147  | Ostlers Paddock, Church Road   |
|                          | 162  | Village Green                  |
| Platt                    | 182  | Village Green, Potash Lane     |
|                          | 958  | Old Saw Mill                   |
| Plaxtol                  | 181  | Spoute Recreation Ground       |
| Shipbourne               | 192  | Budds Green                    |
|                          | 193  | Dunks Green                    |
| Snodland                 | 120  | Augers Field, St Benedict Road |
|                          | 130  | Lee Road, Covey Hall Road      |
|                          | 131  | The Green, Covey Hall Road     |
|                          | 132  | Willow Side, Holborough Road   |

|              |     |                                     |
|--------------|-----|-------------------------------------|
|              | 141 | Ashbee Close                        |
|              | 143 | East of Kingfisher Lakes            |
|              | 146 | Pilgrims View, St Benedict Road     |
|              | 951 | Recreation Ground, Malling Road     |
| Stansted     | 117 | Church Green                        |
|              | 145 | War Memorial & Garden               |
| Tonbridge    | 101 | Bishops Oak Ride, Trench Road       |
|              | 115 | Nothwood Road                       |
|              | 116 | Bishops Oak Ride                    |
|              | 135 | Waveney Road                        |
|              | 136 | Brungers Walk                       |
|              | 153 | Scotchers Field                     |
|              | 156 | Lodge Oak Lane                      |
|              | 157 | Upper Haysden Lane                  |
|              | 158 | Brook Street                        |
|              | 159 | Yardley Park Road/The Haydens       |
|              | 169 | Alders Meadow                       |
|              | 170 | Clare Avenue                        |
|              | 183 | Cage Green, Royal West Kent Avenue  |
|              | 184 | Quincewood Gardens                  |
|              | 188 | Parkway                             |
|              | 198 | Shrublands, Mill Lane               |
|              | 953 | Bickmore Way                        |
|              | 954 | Dernier Road                        |
|              | 955 | Salisbury Road                      |
|              | 956 | Hunt Road/Knight Road               |
|              | 957 | Hadlow Stair Road/Cornwallis Avenue |
| Trottscliffe | 194 | Grass Area, Green Lane              |
| West Malling | 186 | Village Green, High Street          |
| West Peckham | 178 | The Green                           |
| Wouldham     | 176 | Riverside                           |
| Wrotham      | 114 | Whitegate Field, Wrotham Road       |

**TABLE 17 Natural and semi-natural green spaces that require protection**

| <b>Parish/Town</b>       | <b>Site</b> | <b>Natural Green Space</b>       |
|--------------------------|-------------|----------------------------------|
| Aylesford                | 516         | Bridge Gardens                   |
|                          | 568         | Podkin Meadow, Robin Hood Lane   |
| Borough Green            | 560         | Basted Mill Public Open Space    |
| Ditton                   | 521         | Ditton Court Quarry              |
|                          | 523         | Nature Area, Bradbourne Lane     |
| East Malling & Larkfield | 545         | Clare Park                       |
| Hildenborough            | 505         | West Wood, Tonbridge Road        |
| Ightham                  | 537         | Scathes Wood                     |
|                          | 544         | Oldbury Hill National Trust      |
| Kings Hill               | 507         | Kate Reed Wood Walk              |
|                          | 512         | Woodland & Walk, Lambourne Drive |
|                          | 529         | Council Office Green Space       |
|                          | 538         | Council Office Green Space       |
| Leybourne                | 541         | Barleycorn, London Road          |
|                          | 553         | Leybourne Grange                 |



|              |     |                                     |
|--------------|-----|-------------------------------------|
| Mereworth    | 552 | Kate Reed Wood                      |
| Platt        | 533 | The Napps                           |
|              | 539 | Platt Woods                         |
| Ryarsh       | 517 | Little Ryarsh Wood                  |
| Shipbourne   | 500 | Hoad Common                         |
|              | 534 | Roughway, Dunks Green               |
|              | 546 | Dene Park                           |
|              | 549 | Shipbourne Common                   |
| Snodland     | 559 | Holly Hill Wood (part in Birling)   |
|              | 566 | Brookland Lake                      |
| Tonbridge    | 504 | Woodland Walk                       |
|              | 506 | Frogbridge Wood                     |
|              | 554 | Priory Wood                         |
|              | 555 | River Walk                          |
| Trottscliffe | 548 | Wetlands Wildlife Area              |
| West Malling | 508 | Macey's Meadow                      |
| Wouldham     | 567 | Shoulder of Mutton Wood (part OOB*) |
| Wrotham      | 535 | Butts Hill Wood                     |

\*OOB = out of Borough

- 7.3.9 At the time of the original audit in 2006 a number of allotment sites were poorly maintained and with many unlet/unused plots. Representations received and some sites re-visited in 2008 suggest an increasing interest and uptake of this form of gardening. Some sites still require improved maintenance to enhance their value but all allotment provision is protected by this Strategy and policy options will be developed as part of the Managing Development and the Environment Development Plan Document.

**TABLE 18 Allotments that require protection**

| Parish/Town            | Site | Allotments                |
|------------------------|------|---------------------------|
| Aylesford              | 4    | Belgrave Street           |
|                        | 8    | Station Road              |
|                        | 15   | British Legion Allotments |
| Burham                 | 1    | Burham Allotments         |
| Ditton                 | 12   | Kiln Barn Road            |
| East Malling/Larkfield | 7    | Lunsford Lane             |
|                        | 9    | Plover Road               |
|                        | 18   | Off High Street Car Park  |
| East Peckham           | 21   | Pound Road                |
| Hadlow                 | 19   | The Freehold              |
|                        | 20   | Carpenter's Lane          |
|                        | 24   | Kelcher's Lane            |
| Mereworth              | 31   | Butchers Lane             |
| Offham                 | 11   | Church Road               |
| Platt                  | 17   | Stonehouse Field          |
| Snodland               | 2    | Wyvern Close              |
|                        | 3    | Birling Lands             |

|              |    |                       |
|--------------|----|-----------------------|
| Tonbridge    | 22 | Waveney Road          |
|              | 23 | Long Mead Way         |
|              | 25 | Ridgeway Crescent     |
|              | 26 | Clare Avenue          |
|              | 27 | Barden Park Road      |
|              | 28 | Swanland Drive        |
|              | 29 | Somerhill Road        |
| Trottscliffe | 5  | Green Lane            |
| Wateringbury | 30 | Brickfields, Old Road |
| West Malling | 10 | Ryarsh Lane           |
| Wouldham     | 32 | Old Field Drive       |
| Wrotham      | 6  | Pilgrims Way          |

## 7.4 Strategic option 2 - Enhance existing provision

- 7.4.1 Priority for enhancement should be given to the sites identified below because they are highly valued sites assessed as low quality and placed in the sector of the quadrant that requires enhancement and by definition protection – Table 19 lists amenity green spaces and natural and semi-natural green spaces.

**TABLE 19 Amenity and natural green spaces that require enhancement**

| Parish/Town              | Site | Amenity Green Spaces                     |
|--------------------------|------|--|
| Addington                | 195  | East Street Green                        |
| Aylesford                | 105  | Bentley Close                            |
|                          | 109  | Rear of Hermitage Lane                   |
|                          | 151  | Quarry Wood Industrial Estate            |
|                          | 164  | Royal British Legion Village             |
|                          | 190  | Access land to Riverside, The Old Bridge |
| Kings Hill               | 118  | Off Javelin Road                         |
| Leybourne                | 110  | Baywell, Oxley Shaw Lane                 |
|                          | 122  | Willow Road, Castle Way                  |
| Mereworth                | 118  | Off Javelin Road                         |
| Snodland                 | 129  | Pond, St Benedict Road                   |
| Tonbridge                | 155  | The Fosse                                |
| Parish/Town              | Site | Natural Green Spaces                     |
| Addington                | 551  | Pinney's Open Space                      |
| Aylesford                | 501  | Tunbury Wood                             |
|                          | 510  | Taddington Woods                         |
|                          | 530  | Yoakley Land                             |
|                          | 547  | Podkin Wood, Walderslade Woods           |
| Borough Green            | 502  | Crow Hill                                |
| East Malling & Larkfield | 515  | Nature Area, New Hythe Lane              |
| East Peckham             | 513  | East Peckham Ponds                       |
|                          | 520  | Orchard Road                             |
|                          | 562  | Common Land, Smithers Lane               |
| Leybourne                | 531  | Leybourne Wood                           |
| Mereworth                | 556  | Spitfire Wood                            |
| Ryarsh                   | 550  | East Street North                        |
| Snodland                 | 509  | Holborough Road                          |
|                          | 565  | Hollow Lane                              |
| Tonbridge                | 503  | Waveney Road Woods                       |
|                          | 542  | Quarry Hill Wood                         |
|                          | 561  | Welland Road                             |

- 7.4.2 Snodland Riverside, a small open space between the churchyard and the River Medway, has historical value as the site of the former Snodland Ferry and the river crossing point associated with Pilgrims Way/Phoenician Way. It is closed and not accessible to the public due to safety concerns.
- 7.4.3 Table 20 lists play areas and public outdoor sports facilities that require enhancement.

**TABLE 20 Play spaces and public outdoor sports facilities that require enhancement**

| <b>Parish/Town</b> | <b>Site</b> | <b>Play Areas</b>                       |
|--------------------|-------------|---|
| Addington          | 344         | Park Road                               |
| Aylesford          | 335         | The Hollows                             |
| Borough Green      | 376         | Tilton Road/Staley's Acre               |
| Ditton             | 326         | New Road Recreation Ground              |
| Hildenborough      | 314         | West Wood                               |
| Mereworth          | 319         | Play Area, Lysander Road                |
| Plaxtol            | 300         | Plaxtol Spoute Recreation Ground        |
| Snodland           | 302         | Saltings Road Play Area                 |
|                    | 340         | Nevill Park Play Area                   |
| Stansted           | 324         | Fairseat Recreation Ground              |
|                    | 347         | Play Area Malthouse Road                |
| Tonbridge          | 379         | Upper Castle Field                      |
| West Malling       | 341         | Manor Park Play Area                    |
|                    |             |   |
| <b>Parish/Town</b> | <b>Site</b> | <b>Public Outdoor Sports Facilities</b> |
| Aylesford          | 702         | Eccles Recreation Ground                |
|                    | 747         | Tennis Courts, Forstal Road             |
| Burham             | 667         | Burham Recreation Ground                |
| Ightham            | 618         | Ightham Recreation Ground               |
| Snodland           | 652         | Cricket Meadow                          |
| Stansted           | 604         | Fairseat Recreation Ground              |
|                    | 655         | Recreation Ground, Malthouse Road       |

## 7.5 Strategic Option 3 – High quality spaces where value needs enhancing

- 7.5.1 Only privately owned sites were found in this category. For this reason the strategy omits this option since its principal concern is with publicly accessible land.

## 7.6 Strategic option 4 - Enhance quality and value

- 7.6.1 This category includes spaces where usage for the primary purpose is hardly ever or not used at all, where the quality is low or below average; spaces that are inaccessible, poorly or improperly used, and spaces that generate few wider benefits. Wherever possible, the policy approach to these spaces or facilities should be to enhance their quality with a view to enhancing their value.
- 7.6.2 If it is not possible, for whatever reason, to enhance the value of a space or facility it should first be considered for conversion to another **recreational** purpose. Only if this is not possible, the space or facility may be considered “surplus to requirements” in terms of its primary purpose and can be considered for disposal for another use, providing any identified nature conservation and biodiversity value is protected.
- 7.6.3 Sites in this category are listed below in Table 21; notes are attached for guidance.

**TABLE 21 Sites with low quality and low value that require enhancement provided it is also possible to enhance value**

| Parish/Town                                 | Site | Location   | Justification   | Notes  |
|---|------|--|---|--|
| <b>Amenity green space</b>                  |      |  |   |  |
| Ditton                                      | 108  | Parallel to M20, Station Road, opposite Robson Drive, Ditton | Poor slice of waste ground, fly tipping, no maintenance, noisy, hardly ever used  | -  |
| Tonbridge                                   | 102  | Silver Close, Tonbridge                                      | Accessibility into and around site very poor, litter, broken glass, low usage   | -  |
|   | 107  | Hill Top, Tonbridge  | Accessibility into and around site very poor, litter, low usage   | -  |
|   | 126  | Rear of Hamble Rd. Tonbridge                                 | Litter, dog fouling, lack of security, hardly ever used   | Adjacent to Tonbridge Farm Sportsground.   |
|   | 127  | Long Mead Way, Tonbridge                                     | Litter, dog fouling, no bins, hardly ever used  | Within the Metropolitan Green Belt.  |
|   | 196  | Brionne Gardens, Tonbridge                                   | Poor accessibility into site, ground rough, no litter bins, dog bins or seats. Used rarely.                                   | Lack of CYP in this area of the borough.   |
|   | 197  | Canon Lane, Tonbridge  | Part of Medway Valley Walk. Dog fouling, graffiti. Nowhere to park. No seats, litter bins or dog bins. Used on rare occasions | Partly falls within an area designated for 'Public Realm Enhancements' in the Borough Council's Tonbridge Central Area Action Plan (Submission Draft, September 2006). |
| Wateringbury                                | 172  | Glebe Meadow, Wateringbury                                   | Pocket of land behind gardens, Fly tipping, uneven, gradient, hardly ever used  | Predicted shortfall in Junior Football pitches in the area.  |
| Wrotham                                     | 199  | Field adjacent to Wrotham School                             | Very poor access. No seats, litter bins or dog bins. Hardly ever used   | Adjacent to both the school and existing TMBC POS site. Within the Metropolitan Green Belt and the North Downs Area of Outstanding Natural Beauty.                     |
| <b>Natural and semi-natural green space</b> |      |  |   |  |
| Aylesford                                   | 514  | Part flood retention ground, Aylesford                       | Part of Medway Valley Walk. Very poor access, uneven path. Safety vulnerable  | -  |
|   | 563  | Horse Paddock, Pratling St                                   | Accessibility very poor ; not overlooked/not secure; a field; not used at all   |  |
| East Malling& Larkfield                     | 525  | London Road, East Malling                                    | Poor access. Litter, dog fouling, graffiti  | Designated an 'Important Green Space' in the Borough Council's adopted Local Plan (Policy P4/10) - this policy is now saved.   |
| Wouldham                                    | 557  | Wouldham Common  | Part of North Downs Way. Very poor access, litter, overgrown, safety vulnerable, no signage                                   | Within the North Downs Area of Outstanding Natural Beauty.   |

## 7.7 Strategic option 5 - New provision to meet commitments and deficiencies

### Planned housing developments

- 7.7.1 The Council's Community Strategy seeks to improve the quality of life in the Borough. LDF Policy CP24/4 specifically states the intention to protect and enhance existing open spaces and ensure that **new open space** provision is made to meet the future needs of the Borough.
- 7.7.2 Borough-wide the increase in population from the 2001 Census (107,541) to 2006 was forecast at 4.7%, by 2011 rising to 5% (113,000) and by 2016 a total 7% increase to 115,200. (KCC)
- 7.7.3 The projections for identified wards forecast increases from 2006 to 2016:
- an 8% increase in Snodland West mainly in the period to 2011
  - a 15% increase in West Malling & Leybourne mainly to 2011
  - a 17% increase in East Malling mainly in the period to 2011
  - a 34% increase in Burham, Eccles and Wouldham 2011-2016
- 7.7.4 Four major housing commitments are in place to meet the needs of the increasing population.
- 7.7.5 Planning applications for the four **major developments** in the Borough, and other current applications, were made prior to the definition of the standards proposed in this strategy. Therefore open space provision, and on and off-site contributions where these have been agreed, have been proposed in line with Planning Permissions and Planning Obligations that applied at the time of the application. TMBLP Policy 8/2 standards require (60m<sup>2</sup> per dwelling). (60m<sup>2</sup> per dwelling is the equivalent to the NPFA 'Six Acre Standard' (2.4 hectares) locally separated to 45m<sup>2</sup> per dwelling for formal sport and 15m<sup>2</sup> per dwelling for 'other children's play space')
- 7.7.6 The **four principal development sites**, at different phases of planning and construction, have negotiated open space provision as follows:
- Holborough Quarry (1000 dwellings) On-site: CYPs as Neighbourhood Equipped Areas for Play (NEAP), Local Areas for Play (LAPs) and Local Equipped Areas for Play (LEAPs). Off-site: 4.5 ha addition to current provision at Potyns Field, Snodland.
  - Kings Hill (phases 1 and 2 total 3,072 dwellings). Phase one is complete. The approved plan for phase two (in progress) is to maintain the high quality achieved in phase one. Proposals at Heath Farm for recreation and leisure facilities include a Country Park/Nature Park, a golf course, playing pitches including a cricket pitch, and other sports facilities, allotments, a Riding Stables and children's playing spaces. Greenways are used as landscaped routes for play, visual amenity and movement of pedestrians and cyclists within Kings Hill. The open play space of approximately 1.29 ha. exceeds the 1.125 required to fulfil the Section 106 Obligation. The total site will comprise three LEAPs, with adjacent LAPs to assist parents with more than one child. The Gibson Drive area of Kings Hill already has

a LEAP, a Ball Court, 2 public tennis courts, Kings Hill golf course as well as the David Lloyd Leisure Centre, a village green serving houses in the SW corner of Kings Hill and extensive greenways.

- Leybourne Grange (723 dwellings) 3.16 ha of formal playing space and 1.05 ha of children's play space. The exact form of provision has yet to be detailed but would have to correspond with the approved Masterplan. The wider site has extensive areas of parkland and woodland which are envisaged to be managed for the recreational benefit of local residents and the wider community.
- Peters Village (Peters Pit) (1000 dwellings) 10.77 ha formal public open space provision. It will provide 8 LAPs, 2 LEAPs, 1 NEAP and 5 open spaces (including two football pitches). This development is at an early stage of detailed planning.

7.7.7 Being at different stages of development and with agreements already in place, assessment by the standards recommended in this strategy that would make the new development sites commensurate with current provision would be inappropriate.

7.7.8 There are a number of **other housing commitments** above 0.4 ha which are either under-construction or not-started and the open space that is expected to be provided is incomplete. Regard should be paid to this Strategy, in particular the areas identified in quantitative deficit, when determining the exact level and form of open space provision on these committed sites to ensure current needs are addressed.

#### Possible new provision

7.7.9 Whilst some current needs can be wholly or partially met by planned commitments, or possible redesignation, some needs may remain outstanding and require consideration for new or increased capacity provision, these include:

| <b>Type of open space</b>                        | <b>Where needed</b>  |   |
|--|--|---|
| <b>Amenity green space</b>                       | Parts of Tonbridge, Larkfield, Snodland, Walderslade, Borough Green, Hadlow, West Malling, Addington Clearway, Birling, Crouch, Eccles, Hale St, Snoll Hatch, Watringbury, Wrotham Heath |   |
| <b>Children's &amp; young people's play area</b> | New provision  | Tonbridge (East of Quarry Hill; Yardley Park area; Cage Green and Higham Wood areas), Medway Gap (Larkfield/Lunsford Lane, East Malling north) Blue Bell Hill, Shipbourne |
|  | Increase capacity  | Snodland, Walderslade, East Peckham, Hadlow, Hildenborough/Hilden Park  |
| <b>Outdoor sports facilities</b>                 | Tonbridge, Medway Gap, Walderslade, East Peckham, West Malling   |   |



## 7.8 Future provision

- 7.8.1 The estimated population increase and the related housing commitments, each with their own required open space provision, should in theory largely satisfy anticipated future needs. However, the drive to increase participation in physical activity in order to reduce long term demands on the National Health Service, trends in the relative popularity of different activities, and sports development plans are also likely to impact on the future needs of open space provision and have implications for land use.
- 7.8.2 In general, the average age is rising across the Borough as it is throughout most areas of the United Kingdom. 2007 is the first year when the number of pensioners in the population exceeded the number of children. An older population, albeit more active than earlier generations, will expect greater attention to personal safety issues such as visibility, lighting, and strategic off-road links for pedestrians and cyclists, as well as the provision of seats.
- 7.8.3 Sports participation (outdoor and indoor) found by MORI in their survey for Sport England Active People, in 2005-06 identified a lower than average participation level in Tonbridge & Malling compared with active participation nationally and in surrounding authorities. The 2007-08 findings identify local participation levels have increased; they now exceed the national average and are the highest in Kent (National 21.3%, Tonbridge & Malling 23.8%). This new national performance indicator (NI 8), established by Government, measures the number of people doing 30 minutes of moderate intensity sport or active recreation on at least 3 days per week. Satisfaction with local sports provision at 74.1% also exceeds the national average (66.6%) and is the highest in Kent. Sport England expects authorities to make and maintain outdoor and indoor sports provision that encourages more residents to engage in the prescribed amount of activity.
- 7.8.4 Other current trends likely to have implications for land use include:
- The promotion of parks and other green spaces for informal recreational activities by all age groups
  - The promotion of physical activity as a means to maintain better health for all age groups
  - Growth in non-utility participation in walking and cycling, particularly 'Health Walks' and reduction of greenhouse gas emissions from reduced use of cars
  - Older people remaining active for longer
  - The promotion of small-sided short-time team games (20/20 cricket, kwik cricket, mini-soccer, mini-rugby etc.) for all, but especially for children and young people
  - Increased participation in physical activities by girls and women
  - The promotion of organic gardening and green gyms. (British Trust for Conservation Volunteers (BTCV) has close to 43,000 sites registered, 6,396 groups engaging in environmental conservation or gardening activities with a trained leader)
  - The increased capacity of synthetic turf pitches compared with grass pitches.

- 7.8.5 In view of these trends **increased playing pitch** provision is forecast to be required. The Playing Pitch Strategy forecast that there will be 561 teams playing in the Borough in 2012 compared with the 457 teams playing pitch sports in 2005. The model predicts that by 2012, without new pitch provision and improved maintenance there will be an overall shortfall of –33.0 pitches across the borough.
- 7.8.6 **Outdoor sports facilities** include tennis and netball courts, athletic tracks, bowling greens and golf courses as well as pitches; these facilities have not been covered in any projections. The Borough is well provided with golf courses, an athletics track is currently available to club members at Tonbridge School, netball courts are provided at many schools though few are currently available for community use except in Tonbridge and Aylesford. Tennis courts and bowling greens are mainly for the use of club members.
- 7.8.7 County and regional bodies consulted for the Playing Pitch Strategy stated that there was no strategic need for development within the borough of any major sports facilities to meet the sporting needs of the region; concentration was therefore recommended to be on meeting local needs.
- 7.8.8 **Indoor sports facilities** need to keep pace. The Sport England Facility Calculator taking into account the forecast population increase for the Borough and a 10% increase for sports development (Sport England trend forecasts) indicates the need by 2016 for the equivalent of 25 pool lanes and 33 courts. (Current provision 22 pool lanes and 32 courts). Dry facilities (e.g. courts) are more readily available for use by community agreements with schools. Wet facilities require further consideration. The forecast need for three more lanes and the popularity of swimming suggest that in view of the high cost of provision local needs should be kept under regular review particularly in the Medway Gap urban area. Opportunities could be sought in conjunction with schools in the area.
- 7.8.9 Plans for development in **Tonbridge town centre** are current and on going. The Tonbridge Centre Area Action Plan was adopted by the Council in April 2008. It contains policies seeking public realm improvements in central Tonbridge including the provision of new public open spaces. These include consideration of the Angel Centre. Detail of these plans needs to be constantly reviewed in relation to population increase and residents' needs and aspirations for indoor sports provision and open space.
- 7.8.10 **Park** provision current standard is 2.5ha/1000. The addition of around 10,000 new residents will reduce that to c.2.3ha/1000 unless new park provision is made. At 2.3ha/1000 this may still meet residents' expectations in terms of quantity of provision. Accessibility within a 20-minute drive time could still be met as the parks are geographically distributed across the Borough in such a configuration that a 20 minutes drive from any point within the borough to a park is possible thus meeting the recommended standard.

7.8.11 **Play** provision is covered in detail by the Council's adopted Play Strategy. The application made to the Big Lottery Fund was successful in obtaining a grant. Projects are in hand to meet identified needs that include provision of a play area in Leybourne, the renewal and extension of facilities at West Wood in Hildenborough, youth shelters and an I-play interactive provision in Aylesford and Ditton and the installation of a new ball court (multi-use games area MUGA) at Tonbridge Racecourse sportsground to meet the needs of teenagers.

## 7.9 Recommended priorities for each type of open space

7.9.1 **Country Parks** – Maintaining cleanliness is the first priority, followed by the need to increase access. Creating more designated routes for pedestrians and cyclists into all parks and improving access and facilities for the disabled around the parks by enhancing the paths and providing more ancillary facilities.

7.9.2 **Town Parks** – Cleanliness and security should be prioritised followed by access for all, especially for the disabled.

7.9.3 **Amenity green spaces (AGS)** – there is scope to improve these spaces by public education and encouraging the local community to help maintain cleanliness by addressing litter and dog fouling. The provision of more litter and dog bins if they can be cleared and cleaned would assist cleanliness, and the imposition of penalties on visitors who fail to use the facilities.

7.9.4 **Children's and young people's play spaces (CYP)** – priority should focus on improving the safety and security of spaces in terms of dog-proof boundaries and where equipment is provided maintenance of safety surfacing and faster repair of damaged items is recommended. Cleanliness, especially the removal of graffiti and the provision of litterbins and adequate signage, is needed at many facilities. If the provision of new/additional equipment is possible, challenge, i.e. risk within an acceptable framework, and the needs of teenagers and less abled children and young people should be prioritised.

7.9.5 **Natural green spaces** – There is a need to explore how such areas can be made more accessible (e.g. signage) without diminishing their primary function as wildlife habitats and for nature conservation. Eradication of fly tipping and enhanced general cleanliness, the creation of new and preservation of existing habitats should be prioritised. This is also a matter to be addressed by the MDEDPD.

7.9.6 **Outdoor sports facilities** – The existing overall surplus of 4.5 pitches for the whole of the Borough is low and masks significant differences between catchment areas – the north-east, north-west and the central areas with overall surpluses, whilst the south-west has a large shortfall (-11.5). Utilising pitches for community use that are already provided in schools should lead to more efficient use of current resources without the need to designate more land for playing pitches except in areas of new development or where

redesignation would assist accessibility and be beneficial. To utilise school facilities, community use agreements are needed, together with improved maintenance and on-site security. The costs involved in bringing pitches and ancillary provision up to a standard that can accommodate both community and school use is likely to be a key issue. The possibility of increasing synthetic turf pitches in preference to grass pitches should be considered, with an emphasis on the south-west area that includes Tonbridge. The capacity of STPs is much greater than grass pitches and multiple sessions can be accommodated on one STP. Provision of STPs at schools has the potential to be the most efficient and cost-effective in terms of dual use, school during the day and community in the evenings. However, from the point of view of training facilities for winter games, floodlighting is essential. Floodlit facilities extend the potential use of STPs, however, control over the type and hours of operation of floodlighting are a detailed matter for the planning application stage and determined according to existing regulations and adopted standards. Grass pitches available for public use require enhanced maintenance and changing facilities need to be provided or upgraded on many sites identified in the Playing Pitch Strategy. Landscape around these sites could be enhanced by the introduction of planting that would also benefit biodiversity and in selected areas the introduction of seats. It is recommended that improving the quality of existing facilities should be the priority.

- 7.9.7 **Allotments** – where demand is evident, access to water needs to be prioritised and site security improved with enhanced fencing and secure gates.
- 7.9.8 **Cemeteries and churchyards** – safety and security, especially in terms of memorials, is recommended as the priority. Access around the sites should be enhanced as many of the visitors are elderly and some are disabled. The function of these areas as spaces for quiet contemplation and nature conservation should be encouraged by appropriate maintenance and the provision of quality seating.
- 7.9.9 **Green corridors** - wherever possible routes should be created throughout the Borough to provide access and develop chains that link major open green spaces to each other and provide potentially important havens for wildlife. Where these are designated every effort should be made to maintain easy access, ensure cleanliness and encourage use especially for movement by foot and cycle. The role of the River Medway in providing for recreational activities and the potential to promote the Medway Valley Walk will be dealt with in the MDEDPD.
- 7.9.10 **Indoor sports facilities** – on-going investment is needed to develop the Council's own facilities together with exploratory investigations with respect to partnership arrangements with schools and/or private facilities.

## 7.10 Recommended priorities for each area

7.10.1 **Tonbridge** – some areas of the town lack access to amenity green space and children's play areas. Consideration should be given to the need for additional provision and to enhancing the quality of amenity green spaces; some of these can provide casual play areas to supplement equipped play areas. Partnerships with schools to expand the availability of outdoor sports facilities should be explored particularly the possibility of converting grass pitches to synthetic turf pitches.

7.10.2 **Medway Gap (including Kings Hill and Snodland)** – priority consideration should be given to Snodland which needs additional provision and a drive to improve quality of selected sites. Provision in Kings Hill is already covered by Section 106 agreements, as development progresses detailed design can have regard to this strategy. Provision in Snodland, Kings Hill and elsewhere in the area should first take account of the needs of children and young people with the provision of play space (equipped and casual play) and outdoor sports prioritised.

7.10.3 **Walderslade** – co-ordination with Medway and Maidstone Councils will be necessary. If deficiencies remain the needs of children and young people should be prioritised.

7.10.4 **Rural Service Centres** – provision is uneven and the needs of the centres differ, but, overall, the centres should prioritise the needs of children and young people. In East Peckham opportunities to expand the provision of play space for children and young people should be explored, together with enhancing access to the natural green areas. Hadlow needs expanded play space and, importantly, some land designated and accessible as amenity green space and/or natural green space. The Freehold represents an opportunity site for addressing these deficiencies. Hildenborough is in the process of renewing and developing children's play spaces; West Malling should investigate further outdoor sports provision.

7.10.5 **Rural settlements** –priority should be given to researching the needs of settlements that completely lack provision, to determine whether children and young people in those villages can access adequate facilities and equipment. If there is sufficient demand consideration should be given to the provision of suitable space or, alternatively, to the provision of mobile and outreach play services (e.g. a resource van loaded with play and sports equipment) similar to mobile library provision. Facilities of any type that are available, but deficient in quality, should be enhanced.

## 7.11 Prioritising the main proposals identified in this strategy

7.11.1 Resources are inevitably finite and need to be allocated so that they are spent most effectively. Consideration of all the evidence collated for this study makes it possible to set out a strategic order to assist the Council to meet residents' priorities for improvement.

- 7.11.2 The initial task for maintenance is to focus on **cleanliness** of the open space environment with regard to: litter, graffiti, dogs' mess and fly tipping.
- 7.11.3 As a guiding principle, **accessibility** should come ahead of other maintenance enhancements except cleanliness, in order to promote better use of open spaces, taking account of the mobility needs in the local population and social inclusion. Spaces that are inaccessible are of more limited value although their contribution to biodiversity, appearance and environmental quality is important.
- 7.11.4 The relationship between the health and well being of **children and young people** and their access to open space is vitally important. In terms of provision, priority should be given to meeting their needs for play, casual activities and formal sports, first in the **more deprived areas** of the Borough, second where **deficiencies of access or quality** have been identified in this respect. East Malling and Snodland continue to be areas of high priority. Trench ward in north Tonbridge, Aylesford and Hadlow have also been identified as areas of need in Government information published in 2004 (*Spotlight 2007/08*). Reference to the Play Strategy will help to determine priorities.
- 7.11.5 In terms of provision, facilities for **children and young people, and teenagers in particular**, even where they meet the standards remain borderline in terms of quantity of play space and formal sports facilities. If resources are available for additional provision these facilities should come first. Issues of **personal safety, security and challenge** at all the facilities intended for their use should be paramount.
- 7.11.6 **Parks** are the open space resource used by the greatest proportion of residents; therefore resourcing them adequately should be a high priority. Parks are visited by all sections of the community and particularly valued by older residents. The provision of smooth paths, more seats and small-scale structures (for example toilets, refreshment facilities, interpretation centres and public art) where there is demand and resources can be made available, must take account of, and be sensitive to, the local context. Such provision is often identified by residents as something they would like to see.
- 7.11.7 **Green corridors** and less strategic **green chains** perform multiple functions and promote a wide range of benefits. Green chains contribute to biodiversity and many of them provide opportunities for walking and cycling, and potentially reducing greenhouse gas emissions from cars thereby mitigating the causes of climate change. Natural footpaths and places to walk were the most frequently used type of open space with close to 40% of residents using them at least weekly. Their contribution to healthy living and to conservation and enhancement of open spaces so that they attract wildlife and provide natural habitats makes them a high priority.

7.11.8 **Overall**, the total open space per thousand population in Tonbridge and Malling is 10ha. If the calculation is restricted to what is best described as 'recreational space' the total amounts to more than 5ha/1000. This is a relatively high figure compared with many other districts. FIT (formerly the NPFA) advertises its recent Planning and Design publication as "a new incarnation fit for the 21st century". *Planning and Design for Outdoor Sport and Play* (PAD) continues to uphold the original FIT recommendation that 6 acres (2.4ha) of recreational space is required for every 1000 people – a benchmark which has become the accepted industry-wide standard since its inception in the 1930s. Tonbridge and Malling easily complies with the recommendation overall but the distribution of this open space across the borough is not even, nor is the quality. Areas that are deficient in quantity, quality and access have been identified.

## 8. OPEN SPACE POLICIES

### 8.1 Context

8.1.1 PPG17 identifies five broad Government objectives for open spaces, sport and recreation:

- Supporting urban renaissance
- Supporting a rural renewal
- Promotion of social inclusion and community cohesion
- Health and well being
- Promoting more sustainable development

This strategy is intended to maximise the use of available resources to achieve these objectives.

8.1.2 The principles of sustainability underpin the LDF Core Strategy which in turn supports the Borough's Community Strategy and provide the context for all the recommended policies in this OSS.

### 8.2 Key Policies

8.2.1 The Council will care for, protect, and wherever possible, enhance, existing open space covered by sections 7.3 and 7.4 of this OSS to meet the needs of all sectors of the existing community, visitors and future residents of the Borough. Section 106 agreements and all potential sources of external funding will be sought to ensure new provision addresses deficiencies and improves the quantity, accessibility and quality of open space provision in the Borough.

8.2.2 The following two key policies (KP) seek to ensure that the local community's needs for open space, sport and recreation are met whilst conserving the natural environment in order that future generations can meet their needs. Together, they provide the context for the more detailed spatial planning and leisure management policies that follow.

8.2.3 The policies and actions identified in the Council's Playing Pitch Strategy and Play Strategy are integral to this Strategy and have been incorporated where they are congruent.

#### Key Policies (KP)

OSSKP1 The Council will ensure that adequate new open space provision is made to address specific deficiencies identified in this Strategy and to meet the needs of new development and future needs of the existing community. Provision will be made for amenity green space, natural green space, and outdoor playing space for sport, children and young people having regard to the local quantity, accessibility and quality standards defined in this Strategy.

OSSKP2 Enjoyment of open spaces by the public will be balanced with the need to encourage sustainability by promoting biodiversity,



conservation and, where appropriate, enhancement of green spaces so that they attract wildlife and provide natural habitats.

### 8.3 Management Policies (MP)

- OSSMP1 Existing open spaces will be sensitively managed to encourage greater biodiversity and more wildlife and nature reserves will be created where feasible.
- OSSMP2 Actions that address open space needs in areas of deprivation and deficiency, and meet the needs of children and young people, will be prioritised.
- OSSMP3 The Council, working together with other partners as appropriate, will, wherever possible, manage open spaces and ancillary facilities to enhance quality and deliver continuous improvement.
- OSSMP4 Opportunities will be provided for appropriate active forms of recreation that contribute to health for all sectors of the community providing the environment is not damaged or a conflict of use created that cannot be resolved.
- OSSMP5 Community involvement as custodians of open space will be encouraged and facilitated as a means to gain and maintain civic pride in the ownership and use of valuable resources.
- OSSMP6 The Council working together with other partners as appropriate, will, wherever possible, manage the open spaces and ancillary facilities to minimise the risk of crime, reduce the potential for anti-social behaviour and the fear of crime. The Council will develop detailed management plans for its main areas of public open space and seek Green Flag Awards for each site.
- OSSMP7 The Council will co-ordinate the delivery of open space services for all sectors of the community wherever possible, and will endeavour to increase opportunities for community use of educational and private facilities where appropriate.
- OSSMP8 The Council will seek to deliver the Government's social policy agenda, corporate policies and service strategies through effective use of all open space resources.
- OSSMP9 The continuing relevance and effectiveness of the OSS in terms of planning and management will be monitored, periodically, by relevant consultation with stakeholders, the local community, visitors and users of open space. Wherever possible users, including children and young people, will be actively involved in

the decision making and design processes that relate to open space provision.

- OSSMP10 The community's awareness of active recreation, relaxation and enjoyment opportunities in the appreciation and use of open space will be extended, using new technology where appropriate.

#### **8.4 Spatial Planning Policies (SP)**

- 8.4.1 The following provides a guide to the nature of spatial planning policies that should be included in the Managing Development and the Environment DPD.

- OSSSP1 Existing open spaces listed in Sections 7.3 and 7.4 of this Strategy will be protected to serve their primary recreation function. If a change of use to any open space is proposed the first alternative use to be considered will be for another recreational purpose where there is an identified need. Where there is no such need, open spaces will only be released for other forms of development if they have no nature conservation, amenity or historic value.
- OSSSP2 Natural habitats and nature conservation interests on existing open spaces will be protected, and where possible enhanced.
- OSSSP3 Development proposals for a change of recreational use of an existing open space must ensure that there will be no net loss of natural habitats.
- OSSSP4 Where there is an identified deficiency, open space lost as a result of new development will need to be replaced elsewhere by open space of equivalent or better quantity and quality in a suitable location.
- OSSSP5 New open spaces will, where practicable, be located where they can connect easily and safely with the existing network of local open spaces with a view to creating or reinforcing green links and wildlife corridors.
- OSSSP6 New open space provision, and the network of existing open spaces, should be accessible, wherever possible and appropriate, by foot, horse, bicycle, public transport and by people with disabilities.
- OSSSP7 Proposals for small-scale ancillary structures (e.g. toilets, or refreshment facilities) within open spaces must demonstrate a justified need. Any such development should be well designed and of a high quality and located sensitive to the local context.

**OSSSP8** All provision of open space, including ancillary facilities, should be designed to minimise the risk of crime, reduce the potential for anti-social behaviour and the fear of crime, and support the work of the Crime and Disorder Reduction Partnership. Natural surveillance should be incorporated in proposals for new open spaces as a means of increasing people's feeling of safety and reducing crime and anti-social behaviour.

## **9.0 IMPLEMENTATION AND MONITORING**

### **9.1 Implementation**

- 9.1.1 The implementation of the strategy will depend on effective action from a range of different agencies. Tonbridge & Malling Borough Council is the authority responsible for open space, and public sport and recreation facilities in Tonbridge. It is the planning authority responsible for the preparation of the statutory development plan. The Borough Council also has shared responsibility with the County Council and Parish Councils for the provision of open space, play and leisure facilities in other parts of the borough, some facilities are provided by schools and some by the private sector. The voluntary sector plays an important role through liaison with Tonbridge Sports Association and other voluntary sector community groups and clubs.
- 9.1.2 The Council's Planning, Transport and Leisure Service will take the key role in implementing the strategy and will act as enabler and facilitator working in partnership with a wide range of organisations and agencies to deliver, with others, the full benefits of the strategy beyond those possible from the Council's own resources.
- 9.1.3 The implementation of many of the proposals in this document will be influenced by the availability of resources. The Borough Council, in liaison with appropriate stakeholders, will investigate all viable funding options during the implementation of the Strategy. These may include developer contributions, grants and other external funding streams (e.g. lottery funding) capital grants from the Borough Council and funding from Parish Councils. Land and funding resources are finite but through partnership working and external funding as much as possible will be achieved. Section 106 Agreements will be used to secure funding for open space for public benefit where this can be justified by the development.

### **9.2 Monitoring**

- 9.2.1 This strategy must be able to respond to changes in legislation, funding, local needs or other key areas. Its implementation will be kept under review on an annual basis through the Annual Monitoring Reports. The Residents (General BVPI) Satisfaction Survey will measure residents' level of satisfaction and use of generic sports/leisure facilities and events and parks and open spaces. The instrument is blunt and periodically a sharper survey may be needed to test the continuing relevance and effectiveness of the strategy.

**GLOSSARY OF TERMS**

|      |   |
|------|---|
| A    | Allotments  |
| AC   | Angel Centre, Tonbridge                               |
| AGS  | Amenity Green Spaces                                  |
| AONB | Area of Outstanding Natural Beauty                    |
| BTCV | British Trust for Conservation Volunteers             |
| BVPI | Best Value Performance Indicators                     |
| C    | Cemeteries and churchyards                            |
| CABE | Commission for Architecture and the Built Environment |
| CP   | Country Parks   |
| CYP  | Children's and young people's play areas              |
| DDA  | Disability Discrimination Act                         |
| DETR | Department of Environment, Transport & Regions        |
| DPD  | Development Plan Document                             |
| FIT  | Fields in Trust                                       |
| GC   | Green Corridors                                       |
| GIS  | Geographical Information System                       |
| GFPA | Green Flag Park Award                                 |
| Ha.  | Hectares  |
| ISF  | Indoor Sports Facilities                              |
| KCC  | Kent County Council                                   |
| LAP  | Local Area for Play                                   |
| LDD  | Local Development Document                            |
| LDF  | Local Development Framework                           |

|        |  |
|--------|--|
| LEAP   | Local Equipped Area for Play                 |
| LLC    | Larkfield Leisure Centre                     |
| MDEDPD | Managing Development and the Environment DPD |
| MUGAS  | Multi-use games area/s                       |
| NEAP   | Neighbourhood Equipped Area for Play         |
| NG     | Natural and semi-natural green spaces        |
| NPA    | Not publicly accessible                      |
| NPFA   | National Playing Fields Association          |
| ODPM   | Office of Deputy Prime Minister              |
| OSF    | Outdoor Sports Facilities                    |
| OSS    | Open Space Strategy                          |
| PPG17  | Planning Policy Guidance 17                  |
| PPS    | Playing Pitch Strategy                       |
| PROW   | Public Right of Way                          |
| PS     | Play Strategy                                |
| RSC    | Rural Service Centre                         |
| SAC    | Special Area of Conservation                 |
| SPA    | Special Protection Area                      |
| SSSI   | Sites of Special Scientific Interest         |
| STP    | Synthetic Turf Pitch                         |
| TS     | Technical Study                              |
| TSP    | Tonbridge Swimming Pool                      |
| UGSTF  | Urban Green Spaces Task Force                |







## **ANNEX A**

### **Strategies and Plans relevant to the Open Space Strategy**

#### ***National level***

- *Our Towns and Cities – the Future*, The Urban White Paper (DETR 2000)
- *Parks Assessment Report*, The Urban Parks Forum (now Greenspace) (2001)
- *Developing Green Space Strategies* CABE Space.
- *Enhancing Urban Green Space* (House of Commons Committee of Public Accounts 2006) 58<sup>th</sup> Report of Session 2005-2006
- *An analysis of accessible natural greenspace provision in the South East*, 2007, South East AONBs Woodland Programme, Natural England (formerly English Nature) and the Forestry Commission.
- PPS1: Creating Sustainable Communities
- PPG2: Green Belts
- PPS7: Sustainable Development in Rural Areas
- PPS9: Biodiversity and Geological Conservation
- PPS12: Local Development Frameworks
- PPG14: Transport
- PPG15: Planning and the Historic Environment
- PPG17: Planning for Open Space, Sport and Recreation

#### ***Regional level***

- Regional Planning Guidance for the South East RPG9
- Draft South East Plan (2006)
- *An analysis of accessible natural greenspace provision in the South East* (2007)
- Sustainable Communities in the South East
- Seeing the Woods for the Trees

#### ***County level***

- Kent & Medway Structure Plan (2006)
- The Kent Environment Strategy (2003)
- Kent Biodiversity Action Plan (2005)
- Kent Community Strategy – *Vision for Kent* (2006)
- Kent and Medway Strategic Health Authority Local Delivery Plan(2003/2006)
- Strategic Framework for Sport in Kent
- Kent Tourism Strategy

#### ***Sub-County level***

- Kent Downs, and High Weald Area of Outstanding Natural Beauty (AONB) Management Plan (2004)

- Medway Gap Landscape and Access Study (2004)

***Local level***

- Borough Leisure & Arts Strategy 2008-2013
- Borough Crime and Disorder Reduction Strategy
- Housing Strategy
- Borough Nature Conservation Strategy
- Borough Environmental Strategy
- Borough Cycling Strategy
- LA21
- Haysden Country Park Management Plan
- Leybourne Lakes Country Park Management Plan
- Borough Playing Pitch Strategy (2006)
- Borough Play Strategy (2007)

## Annex B - All Publicly Accessible Open Spaces in the Borough

| SITE REF  | CATEGORY | ADDRESS 1                      | ADDRESS 2                    | PARISH | USAGE | AREA              |
|---|----------|--------------------------------|------------------------------|--------|-------|-------------------|
| 1   | A        | Burham Allotments              | Bell Lane                    | BU     | A     | 9,774.02          |
| 2   | A        | Allotments                     | Wyvern Close                 | SN     | A     | 14,754.65         |
| 3   | A        | Birling Lands Allotments       | Malling Road                 | SN     | A     | 7,751.28          |
| 4   | A        | Allotments                     | Belgrave Street              | AY     | B     | 9,021.38          |
| 5   | A        | Trottscliffe Allotments        | Green Lane                   | TR     | B     | 12,115.35         |
| 6   | A        | New Allotment Site             | Pilgrims Way                 | WR     | A     | 5,457.85          |
| 7   | A        | Lunsford Allotments            | Lunsford Lane                | EM&L   | A     | 3,172.53          |
| 8   | A        | Allotments                     | Station Road                 | AY     | B     | 6,656.78          |
| 9   | A        | Larkfield Allotments           | Plover Road                  | EM&L   | B     | 19,011.62         |
| 10  | A        | Allotments                     | Ryarsh Lane                  | WM     | B     | 8,016.59          |
| 11  | A        | Allotments                     | Church Road                  | O      | B     | 14,138.64         |
| 12  | A        | Ditton Allotments              | Kiln Barn Road               | D      | B     | 3,513.64          |
| 15  | A        | British Legion Allotments      | Hermitage Lane               | AY     | A     | 5,373.37          |
| 17  | A        | Allotments at Stonehouse Field | Long Mill Lane               | PT     | B     | 4,154.06          |
| 18  | A        | East Malling Allotments        | High Street Car Park         | EM&L   | A     | 4,493.91          |
| 19  | A        | The Freehold                   | Carpenter's Lane             | HA     | B     | 2,721.16          |
| 20  | A        | Hadlow Allotments              | Carpenter's Lane             | HA     | A     | 6,124.44          |
| 21  | A        | Allotments                     | Pound Road                   | EP     | A     | 4,869.28          |
| 22  | A        | Waveney Road Allotments        |                              | TO     | B     | 9,822.62          |
| 23  | A        | Long Mead Way Allotments       |                              | TO     | B     | 5,941.05          |
| 24  | A        | Allotments                     | Kelcher's Lane, Golden Green | HA     | B     | 2,953.26          |
| 25  | A        | Ridgeway Crescent Allotments   |                              | TO     | B     | 14,279.25         |
| 26  | A        | Clare Avenue Allotments        | Clare Avenue                 | TO     | B     | 17,479.72         |
| 27  | A        | Allotments                     | Barden Park Road             | TO     | B     | 3,856.61          |
| 28  | A        | Allotments                     | Swanland Drive               | TO     | B     | 8,174.90          |
| 29  | A        | Allotments                     | Somerhill Road               | TO     | B     | 5,661.82          |
| 30  | A        | Brickfields Allotments         | Old Road                     | WA     | B     | 2,192.20          |
| 31  | A        | Butchers Lane Allotments       | Mereworth                    | M      | B     | 8,793.95          |
| 32  | A        | Wouldham Allotments            | Old Field Drive              | WO     | B     | 9,991.77          |
| <b>TOTAL AREA OF ALLOTMENTS IN THE BOROUGH (SQ. METRES)</b> |          |                                |                              |        |       | <b>230,267.69</b> |
| <b>TOTAL AREA OF ALLOTMENTS IN THE BOROUGH (HA)</b>         |          |                                |                              |        |       | <b>23.03</b>      |

## Annex B - All Publicly Accessible Open Spaces in the Borough

|     |     |                               |                             |      |   |           |
|-----|-----|-------------------------------|-----------------------------|------|---|-----------|
| 100 | AGS | Gighill Farm Green            | Lunsford Lane               | EM&L | B | 9,321.39  |
| 101 | AGS | Bishops Oak Ride              | Trench Wood                 | TO   | C | 2,865.27  |
| 102 | AGS | Silver Close                  | South Tonbridge             | TO   | C | 15,130.42 |
| 103 | AGS | Whimbrel Green                | Plover Road                 | EM&L | B | 2,054.93  |
| 104 | AGS | Carnation Crescent            |                             | EM&L |   | 1,992.84  |
| 105 | AGS | Bentley Close                 | Royal British Legion Vilage | AY   | A | 11,688.95 |
| 106 | AGS | London Road                   |                             | AY   | A | 61,418.48 |
| 107 | AGS | Hilltop                       |                             | TO   |   | 22,458.34 |
| 108 | AGS | Parallel to M20, Station Road | Ditton                      | D    | D | 4,641.12  |
| 109 | AGS | Rear Hermitage Lane           | London Road                 | AY   | A | 7,198.33  |
| 110 | AGS | Baywell                       | Oxley Shaw Lane             | L    | A | 11,446.15 |
| 113 | AGS | Crow Hill                     | Crow Hill Road              | BG   | B | 1,862.23  |
| 114 | AGS | Whitegate Field               | Wrotham Road                | WR   | B | 19,554.55 |
| 115 | AGS | Northwood Road                |                             | TO   | D | 1,220.72  |
| 116 | AGS | Bishops Oak Ride              | Trench Wood                 | TO   | C | 2,556.11  |
| 117 | AGS | Church Green                  | Stansted                    | ST   | D | 1,246.97  |
| 118 | AGS | Off Javelin Road              | Kings Hill                  | M    | B | 4,731.47  |
| 119 | AGS | Willow Mead                   | Oxley Shaw Lane             | L    | A | 5,369.91  |
| 120 | AGS | Augers Field                  | St Benedict Road/Hook Road  | SN   | A | 7,915.26  |
| 121 | AGS | Teston Rd, Playing Fields     | Rose Terrace                | O    | A | 4,366.10  |
| 122 | AGS | Willow Road                   | Castle Way                  | L    | A | 8,448.04  |
| 123 | AGS | The Bomb Hole                 | Oxley Shaw Lane             | L    | A | 8,600.11  |
| 124 | AGS | Lillieburn open space         | Castle Way                  | L    | A | 8,832.83  |
| 125 | AGS | Castle Way                    |                             | L    | A | 22,906.95 |
| 126 | AGS | Rear of Hamble Road           | Tonbridge                   | TO   | D | 9,872.08  |
| 127 | AGS | Long Mead Way                 | Darenth Avenue              | TO   | D | 14,777.05 |
| 129 | AGS | Pond                          | St Benedict Road            | SN   | A | 4,244.00  |
| 130 | AGS | Lee Road                      | Covey Hall Road             | SN   | A | 3,407.88  |
| 131 | AGS | The Green                     | Covey Hall Road             | SN   | A | 2,277.50  |
| 132 | AGS | Willow Side                   | Holborough Road             | SN   | A | 8,677.39  |
| 133 | AGS | Keats Road                    | Lunsford Lane               | EM&L |   | 1,813.68  |
| 135 | AGS | Waveney Road                  |                             | TO   | C | 6,138.47  |
| 136 | AGS | Brungers Walk                 | Darenth Avenue              | TO   | C | 11,497.63 |
| 137 | AGS | Barleycorn                    | Oxley Shaw/London Road      | L    | A | 4,199.29  |

## Annex B - All Publicly Accessible Open Spaces in the Borough

|     |     |                                |                            |      |   |           |
|-----|-----|--------------------------------|----------------------------|------|---|-----------|
| 138 | AGS | The Green                      | Anson Avenue               | KH   | B | 1,910.45  |
| 140 | AGS | New Road                       |                            | EM&L | B | 3,001.51  |
| 141 | AGS | Ashbee Close                   |                            | SN   | A | 5,762.63  |
| 143 | AGS | East of Kingfisher Lakes       | Paddlesworth Road          | SN   | A | 29,596.31 |
| 145 | AGS | War Memorial & Garden          | Stansted                   | ST   | E | 595.70    |
| 146 | AGS | Pilgrims View                  | St Benedict Road/Hook Road | SN   | A | 2,844.14  |
| 147 | AGS | Ostlers Paddock/Cosgrave Field | Church Road                | O    | C | 2,732.63  |
| 148 | AGS | Blue Bell Hill Picnic Area     | Common Road                | AY   | B | 38,607.74 |
| 149 | AGS | The Green                      | Alma Road, Eccles          | AY   | D | 1,814.17  |
| 150 | AGS | St Marks Green                 | Alma Road, Eccles          | AY   | E | 1,039.61  |
| 151 | AGS | Quarry Wood Industrial Estate  | Hermitage Lane             | AY   | A | 60,684.51 |
| 153 | AGS | Scotchers Field                | Romney Way                 | TO   | C | 11,815.34 |
| 155 | AGS | The Fosse                      |                            | TO   | B | 2,096.69  |
| 156 | AGS | Lodge Oak Lane                 |                            | TO   | B | 6,682.46  |
| 157 | AGS | Upper Haysden Lane             |                            | TO   | D | 8,698.84  |
| 158 | AGS | Brook Street                   |                            | TO   | D | 21,567.38 |
| 159 | AGS | Yardley Park Road/The Haydens  |                            | TO   | B | 13,394.44 |
| 161 | AGS | Village Green                  | Mount Pleasant             | HI   | B | 3,109.62  |
| 162 | AGS | Offham Village Green           | Offham Road                | O    | B | 7,091.87  |
| 163 | AGS | Lime Crescent                  |                            | EM&L |   | 12,056.68 |
| 164 | AGS | Royal British Legion Village   | London Road                | AY   | B | 53,457.53 |
| 165 | AGS | Russett Close                  |                            | AY   | A | 8,486.27  |
| 166 | AGS | Columbine Road                 |                            | EM&L |   | 4,160.50  |
| 167 | AGS | Lunsford Lane                  |                            | EM&L | D | 4,114.65  |
| 168 | AGS | Leisure Centre                 | New Hythe Lane             | EM&L | B | 7,128.93  |
| 169 | AGS | Alders Meadow                  |                            | TO   | D | 14,460.69 |
| 170 | AGS | Clare Avenue                   |                            | TO   | D | 14,684.26 |
| 171 | AGS | Marlowe Road                   |                            | EM&L | B | 3,873.29  |
| 172 | AGS | Land in Glebe Meadow           |                            | WA   | D | 949.24    |
| 173 | AGS | Bradbourne Park Road           |                            | EM&L | B | 12,785.37 |
| 174 | AGS | Village Hall Grounds           | Burham                     | BU   | B | 8,210.05  |
| 176 | AGS | Riverside                      |                            | WO   | B | 19,325.91 |
| 177 | AGS | New Road                       | East Malling               | EM&L | C | 716.64    |
| 178 | AGS | The Green                      | West Peckham               | WP   | B | 8,651.50  |

## Annex B - All Publicly Accessible Open Spaces in the Borough

|   |     |                               |                               |      |   |                   |
|---|-----|-------------------------------|-------------------------------|------|---|-------------------|
| 179   | AGS | Village Green                 | New Road                      | D    | D | 2,906.58          |
| 180   | AGS | Addington Green               | Addington                     | AD   | A | 2,593.75          |
| 181   | AGS | Spoute Rec Ground             | Long Mill Lane                | PX   | B | 14,968.07         |
| 182   | AGS | Village Green Potash Lane     | Boneash Lane                  | PT   | E | 296.84            |
| 183   | AGS | Cage Green                    | Royal West Kent Avenue        | TO   | C | 17,524.89         |
| 184   | AGS | Quincewood Gardens            |                               | TO   | C | 41,671.81         |
| 185   | AGS | Pippin Way                    |                               | KH   | A | 14,994.27         |
| 186   | AGS | Village Green                 | High Street                   | WM   | A | 254.49            |
| 187   | AGS | Village Green                 | Garner Drive                  | EM&L | D | 2,047.93          |
| 188   | AGS | Parkway                       | Hopgarden Road                | TO   | D | 2,159.34          |
| 189   | AGS | Westwood Green                | East Peckham                  | EP   | A | 2,077.55          |
| 190   | AGS | Access land to Riverside      | The Old Bridge                | AY   | A | 348.55            |
| 191   | AGS | Signpost Recreation Field     | Kelcher's Lane, Golden Green  | HA   | B | 1,407.74          |
| 192   | AGS | Budds Green                   |                               | SH   | D | 1,612.02          |
| 193   | AGS | Dunks Green                   | opposite Kentish Rifleman P H | SH   | C | 1,430.83          |
| 194   | AGS | Grass Area                    | Green Lane                    | TR   | B | 1,512.78          |
| 195   | AGS | East Street Green             | East Street                   | AD   | B | 2,400.93          |
| 196   | AGS | Brionne Gardens               |                               | TO   | C | 3,561.46          |
| 197   | AGS | Cannon Lane                   |                               | TO   | C | 4,993.48          |
| 198   | AGS | Shrublands                    | Mill Lane/Cannon Lane         | TO   |   | 1,668.97          |
| 199   | AGS | Field adjacent to Wrotham Sch | Wrotham Road                  | WR   | D | 34,171.08         |
| 951   | AGS | Recreation Ground             | Malling Road                  | SN   | A | 24,968.94         |
| 952   | AGS | Coronation Gardens            | Church Walk                   | AY   | B | 1,265.05          |
| 953   | AGS | Bickmore Way                  | Tonbridge                     | TO   | B | 1,936.84          |
| 954   | AGS | Dernier Road                  | Tonbridge                     | TO   | B | 444.63            |
| 955   | AGS | Salisbury Road                | Tonbridge                     | TO   | B | 780.67            |
| 956   | AGS | Hunt Road/Knight Road         | Tonbridge                     | TO   | B | 1,341.64          |
| 957   | AGS | Hadlow Stair Rd/Cornwallis Av | Tonbridge                     | TO   | B | 1,719.88          |
| 958   | AGS | Old Saw Mill                  | Long Mill Lane                | P    | B | 24,387.45         |
| 959   | AGS | Ferryfield Recreation Ground  | Station Road                  | AY   | A | 66,442.13         |
| <b>TOTAL AREA OF AMENITY GREEN SPACES IN THE BOROUGH (SQ. METRES)</b> |     |                               |                               |      |   | <b>988,730.57</b> |
| <b>TOTAL AREA OF AMENITY GREEN SPACES IN THE BOROUGH (HA)</b>         |     |                               |                               |      |   | <b>98.87</b>      |

## Annex B - All Publicly Accessible Open Spaces in the Borough

|     |   |                                |                              |      |   |             |
|-----|---|--------------------------------|------------------------------|------|---|-------------|
| 200 | C | St Michael's Church            | Old Church Road              | EP   | A | 6670.138612 |
| 201 | C | St Michael's Church            | Church Road                  | O    | B | 2155.892086 |
| 202 | C | St Martin's Church             | Church Road                  | R    | B | 4480.338315 |
| 203 | C | Holy Trinity Church            | Cnr Sheldon Wy & New Hythe L | EM&L | B | 3267.66211  |
| 204 | C | St George's Church             | High Street                  | WR   | C | 5404.370784 |
| 205 | C | St Peter & St Paul's Church    | Church Lane                  | TR   | B | 2736.977963 |
| 206 | C | St John's Church               | Tonbridge Road               | HI   | C | 11677.93119 |
| 207 | C | Medway Crematorium             | Robin Hood Lane              | AY   | A | 59395.84665 |
| 208 | C | St Stephen's Church            | Quarry Hill Road             | TO   | B | 5,759.08    |
| 209 | C | St Peter and St Paul's Church  | Bordyke Road                 | TO   | C | 8,682.72    |
| 210 | C | Tonbridge Cemetery             | Welland Road                 | TO   | C | 59,780.63   |
| 211 | C | Hadlow Cemetery                | Cemetery Lane                | HA   | B | 13,041.91   |
| 212 | C | St Mary's Church               | Church Street                | HA   | A | 4,635.61    |
| 213 | C | St Gile's Church & Churchyard  | Shipbourne                   | SH   | B | 4,750.93    |
| 214 | C | St Dunstan's Church & Cemetery | Village Green                | WP   | B | 4,687.27    |
| 215 | C | Wateringbury Cemetery          | Tonbridge Road               | WA   | C | 8,342.39    |
| 216 | C | St John the Baptist's Church   | Tonbridge Road               | WA   | C | 4,159.38    |
| 217 | C | St Lawrence's Church           | The Street                   | M    | B | 8,520.85    |
| 218 | C | St Peter's Church & Graveyard  | Fen Pond Road                | I    | B | 8,471.34    |
| 219 | C | St Mary's Church & Cemetery    |                              | PT   | B | 8,558.20    |
| 220 | C | Saint James the Great Church   | Church Walk                  | EM&L | C | 7,422.89    |
| 222 | C | St Mary's Churchyard           | Hlgh Street                  | WM   | A | 15,017.04   |
| 223 | C | St Peter's Churchyard          | St Peter's Road              | D    | B | 4,419.64    |
| 224 | C | Aylesford Cemetery             | Hall Road                    | AY   | B | 13,153.45   |
| 225 | C | St Margaret's Chruch           | Park Road                    | AD   | B | 3,120.83    |
| 226 | C | Holy Trinity Church            | Church Lane                  | EP   | A | 7,044.47    |
| 227 | C | St Peter and St Paul's Church  | Castle Way                   | L    | A | 2,619.22    |
| 228 | C | St Peter's Church              | Church Walk                  | AY   | B | 10,282.64   |
| 229 | C | Cemetery                       | Old London Road              | WR   | C | 6,730.24    |
| 230 | C | All Saints' Chruch             | Ryarsh Road                  | BI   | B | 5,054.93    |
| 231 | C | Christ Church                  | Sharnal Lane                 | SN   | A | 4,735.50    |
| 232 | C | All Saints' Church             | Mill Street                  | SN   | B | 4,604.40    |
| 233 | C | All Saints Church              | Rochester Road               | WO   | D | 3,093.46    |
| 234 | C | St Mary's Church Cemetery      |                              | BU   | C | 5,317.32    |

## Annex B - All Publicly Accessible Open Spaces in the Borough

|   |     |                                 |                              |      |   |                   |
|---|-----|---------------------------------|------------------------------|------|---|-------------------|
| 235   | C   | St Mary's Church & Cemetry      |                              | ST   | B | 5,044.16          |
| 236   | C   | Chapel of Rest Cemetery         | Cemetery Road                | SN   | A | 19,659.35         |
| 237   | C   | Plaxtol Churchyard              | Tree Lane                    | PX   | B | 7,115.23          |
| <b>TOTAL AREA OF CEMETERIES IN THE BOROUGH (SQ. METRES)</b> |     |                                 |                              |      |   | <b>359,614.23</b> |
| <b>TOTAL AREA OF CEMETERIES IN THE BOROUGH (HA)</b>         |     |                                 |                              |      |   | <b>35.96</b>      |
| 300   | CYP | Plaxtol Spoute Rec Ground       | Long Mill Lane               | PX   | B | 380.32            |
| 301   | CYP | Wateringbury Sports & Rec Field | Bow Road                     | W    | B | 682.59            |
| 302   | CYP | Play Area                       | Saltings Road                | SN   | A | 505.66            |
| 304   | CYP | Mereworth Playing Field         | Butchers Lane                | M    | A | 375.51            |
| 305   | CYP | School Lane Recreation Ground   | School Lane                  | PX   | B | 4,729.08          |
| 306   | CYP | Scotchers Field Play Area       | Romney Way                   | TO   | C | 971.64            |
| 307   | CYP | Play area The Green             | Anson Avenue                 | KH   | A | 201.88            |
| 308   | CYP | Brindles Field Play Area        |                              | TO   | B | 8,056.31          |
| 309   | CYP | Play Area Ferryfield Rec        | Station Road                 | AY   | A | 1,255.42          |
| 310   | CYP | Playing Fields Pound Road       | Russett Road/Pippin Road     | EP   | A | 477.44            |
| 311   | CYP | Childrens Play Area             | Village Hall                 | TR   | A | 365.15            |
| 312   | CYP | Signpost Recreation Field       | Kelcher's Lane, Golden Green | HA   | B | 525.17            |
| 313   | CYP | Snodland Recreation Ground      | Malling Road                 | SN   | A | 83.63             |
| 314   | CYP | Playground West Wood            | Tonbridge Road               | HI   | B | 260.58            |
| 316   | CYP | Recreation Ground               | Riding Lane                  | HI   | B | 315.99            |
| 317   | CYP | TFS Play Area                   | Darenth Avenue               | TO   | B | 1,118.58          |
| 318   | CYP | Stonehouse Field Play Area      | Long Mill Lane               | PT   | B | 2,591.59          |
| 319   | CYP | Play Area                       | Lysander Road                | M    | B | 289.08            |
| 320   | CYP | Recreation Ground               | Knowle Road                  | WO   | B | 616.92            |
| 321   | CYP | Recreation Ground               | Malling Road                 | SN   | A | 329.81            |
| 322   | CYP | Play Area                       | Pippin Way                   | KH   | A | 295.43            |
| 323   | CYP | Playground                      | Rochester Road               | BU   | A | 471.60            |
| 324   | CYP | Playground, Fairseat Rec        | Vigo Road,                   | ST   | B | 160.64            |
| 325   | CYP | Frog Bridge Playground          | Stream Side                  | TO   | C | 820.34            |
| 326   | CYP | New Road Recreation Ground      | Ditton Place                 | D    | B | 650.67            |
| 327   | CYP | Play Area                       | Arundel Close                | TO   | B | 2,046.29          |
| 328   | CYP | Kilnbarn Play & Petanque area   | Kiln Barn Road               | D    | A | 1,787.22          |
| 329   | CYP | Play Area Larkfield Rec         | New Hythe Lane               | EM&L | A | 727.41            |
| 330   | CYP | East Malling Recreation Ground  | New Road                     | EM&L | A | 510.96            |



## Annex B - All Publicly Accessible Open Spaces in the Borough

|     |         |                                   |                          |      |   |           |
|-----|---------|-----------------------------------|--------------------------|------|---|-----------|
| 331 | CYP     | Playground                        | Masefield Road           | EM&L | B | 496.64    |
| 332 | CYP     | Teston Road Playground            | Rose Terrace             | O    | A | 276.06    |
| 333 | CYP     | Childrens Play Area               | Maidstone Road           | BG   | B | 1,589.86  |
| 334 | CYP     | Ightham Rec Childrens Play Area   | Sevenoaks Road           | I    | A | 956.85    |
| 335 | CYP     | The Hollows                       | Green Acres              | AY   | A | 5,704.65  |
| 336 | CYP     | Ryarsh Village Hall               | Birling Road             | R    | A | 1,137.18  |
| 338 | CYP     | Williams Field Recreation Area    | Marshall Gardens         | HA   | A | 521.24    |
| 340 | CYP     | Playground Nevill Park            | Ham Hill                 | SN   | A | 3,186.13  |
| 341 | CYP     | Manor Park Playground             | St Leonards Street       | WM   | A | 393.07    |
| 342 | CYP     | Norman Road Play Area             | Norman Road              | WM   | A | 5,268.17  |
| 343 | CYP     | Blake Drive                       | Larkfield                | EM&L | A | 753.18    |
| 344 | CYP     | Playground                        | Park Road                | AD   | B | 847.77    |
| 345 | CYP     | Playground                        | Old London Road          | WR   | A | 1,084.60  |
| 347 | CYP     | Playground                        | Malthouse Road           | ST   | B | 624.89    |
| 348 | CYP     | Racecourse Sportsground Play Area | Tonbridge Castle         | TO   | A | 11,378.16 |
| 349 | CYP     | Childrens play area               | Forstal Road             | AY   | B | 1,212.03  |
| 350 | CYP     | Haysden Country Park              | Lower Haysden Lane       | TO   | A | 441.95    |
| 351 | CYP     | Eccles Recreation Ground          | Bull Lane                | AY   | A | 426.52    |
| 352 | CYP     | Playground                        | Tunbury Avenue           | AY   | B | 187.16    |
| 353 | CYP BC  | Williams Field Rec Ball Court     | Marshall Garden          | HA   | A | 1,571.07  |
| 354 | CYP BC  | Ball Court                        | Maidstone Road           | BG   | B | 428.16    |
| 357 | CYP BC  | Ball Park                         | Norman Road              | WM   | A | 340.97    |
| 358 | CYP BC  | Ditton Community Ball Court       | Kiln Barn Road           | D    | A | 1,380.66  |
| 359 | CYP BC  | Recreation Ground                 | Riding Lane              | HI   | B | 535.86    |
| 360 | CYP BC  | Burham Village Hall Ball Court    | Rochester Road           | BU   | B | 463.13    |
| 361 | CYP BC  | Recreation Ground                 | Old London Road          | WR   | A | 651.63    |
| 362 | CYP BC  | Ball Court                        | Darenth Avenue           | TO   | B | 594.17    |
| 364 | CYP BC  | Pound Road                        | Russett Road/Pippin Road | EP   | A | 416.58    |
| 365 | CYP BC  | Stone House Field Recreation G    | Long Mill Lane           | PT   | B | 540.66    |
| 366 | CYP SKP | Tonbridge Farm Skate Park         | Darenth Avenue           | TO   | B | 900.17    |
| 367 | CYP SKP | Burham Village Hall Skate Park    | Rochester Road           | BU   | A | 413.69    |
| 368 | CYP SKP | Eccles Recreation Ground          | Bull Lane                | AY   | A | 370.74    |
| 369 | CYP SKP | Wateringbury Sports & Rec Field   | Bow Road                 | W    | B | 305.33    |
| 370 | CYP BC  | Leybourne PC Ball Court           | Oxley Shaw Lane          | L    | A | 648.01    |

## Annex B - All Publicly Accessible Open Spaces in the Borough

|  |         |                             |                       |      |   |                  |
|--|---------|-----------------------------|-----------------------|------|---|------------------|
| 371  | CYP SKP | Whitegate Field             | Wrotham Road          | WR   | A | 2,388.68         |
| 372  | CYP     | Play Area                   | Gibson Drive          | KH   | A | 497.41           |
| 373  | CYP BC  | Ball Court                  | Gibson Drive          | KH   | A | 503.15           |
| 374  | CYP BC  | Ball Court East Malling Rec | New Road              | EM&L | A | 300.90           |
| 375  | CYP BC  | Recreation Ground           | Larkfield             | EM&L | A | 395.70           |
| 376  | CYP     | Tilton Road/Staley's Acre   | Borough Green         | BG   | B | 239.61           |
| 377  | CYP     | Hop Bine Close              | East Peckham          | EP   | B | 264.38           |
| 378  | CYP BC  | Ball Court                  | Potyns Field          | SN   | B | 422.99           |
| 379  | CYP     | Play Area Upper Castle      | Tonbridge Castle      | TO   | B | 64.48            |
| 380  | CYP     | Childrens Play Area         | Potyns Field          | SN   | B | 217.12           |
| <b>TOTAL AREA OF CHILDREN AND YOUNG PEOPLE PLAY FACILITIES IN THE BOROUGH (SQ. METRES)</b> |         |                             |                       |      |   | <b>82,944.25</b> |
| <b>TOTAL AREA OF CHILDREN AND YOUNG PEOPLE PLAY FACILITIES IN THE BOROUGH (HA)</b>         |         |                             |                       |      |   | <b>8.29</b>      |
| 400  | ISF     | Angel Centre                |                       | TO   | A | 2,967.94         |
| 401  | ISF     | Leisure Centre              | Larkfield             | EM&L | A | 15,840.68        |
| 402  | ISF     | Swimming Pool               | The Castle            | TO   | A | 4,845.55         |
| <b>TOTAL AREA OF INDOOR SPORTS FACILITIES IN THE BOROUGH (SQ. METRES)</b>                  |         |                             |                       |      |   | <b>23,654.17</b> |
| <b>TOTAL AREA OF INDOOR SPORTS FACILITIES IN THE BOROUGH (HA)</b>                          |         |                             |                       |      |   | <b>2.37</b>      |
| 500  | NG      | Hoad Common                 | Shipbourne            | SH   | E | 114,122.21       |
| 501  | NG      | Tunbury Wood                | Tunbury Avenue        | AY   | A | 48,365.33        |
| 502  | NG      | Crow Hill                   | Sandyridge            | BG   | B | 12,089.73        |
| 503  | NG      | Waveney Road Woods          |                       | TO   | C | 7,330.97         |
| 504  | NG      | Woodland Walk               | Romney Way            | TO   | C | 62,824.17        |
| 505  | NG      | West Wood                   | Tonbridge Road        | HI   | B | 64,115.50        |
| 506  | NG      | Frogbridge Wood             | Shipbourne Road       | TO   | B | 86,681.59        |
| 507  | NG      | Kate Reed Wood Walk         | Anson Avenue          | KH   | B | 10,473.62        |
| 508  | NG      | Macey's Meadow              | Norman Road           | WM   | A | 82,214.59        |
| 509  | NG      | Holborough Road             | A228                  | SN   | B | 4,136.77         |
| 510  | NG      | Taddington Woods            | Taddington Wood Lane  | AY   | B | 156,298.79       |
| 512  | NG      | Woodland & Woodland Walk    | Lambourne Drive       | KH   | B | 9,017.33         |
| 513  | NG      | East Peckham Ponds          | Off Branbridges Road  | EP   | B | 33,122.05        |
| 514  | NG      | Part Flood retention ground | Forstal Road          | AY   | E | 19,251.78        |
| 515  | NG      | Nature Area Larkfield Rec   | New Hythe Lne         | EM&L | B | 21,880.13        |
| 516  | NG      | Bridge Gardens              | Station Rd/Forstal Rd | AY   | B | 5,628.68         |
| 517  | NG      | Little Ryarsh Wood          | Ryarsh                | R    | D | 98,392.10        |

## Annex B - All Publicly Accessible Open Spaces in the Borough

|     |    |                               |                     |      |   |            |
|-----|----|-------------------------------|---------------------|------|---|------------|
| 520 | NG | Orchard Road                  |                     | EP   | B | 58,105.14  |
| 521 | NG | Nature Area                   | Ditton Court Quarry | D    | A | 128,986.51 |
| 523 | NG | Nature Area                   | Bradbourne Lane     | D    | D | 3,445.40   |
| 525 | NG | London Road                   |                     | EM&L |   | 41,396.83  |
| 529 | NG | Council Office Greenspace     | Gibson Drive        | KH   | B | 613.54     |
| 530 | NG | Yoakley Land                  | Forstal Road        | AY   | B | 49,878.63  |
| 531 | NG | Leybourne Wood                | London Road A20     | L    | B | 137,801.74 |
| 533 | NG | The Napps                     | Platt               | PT   | B | 27,014.87  |
| 534 | NG | Roughway                      | Dunk's Green        | SH   | D | 7,801.51   |
| 535 | NG | Butts Hill Wood               | Old London Road A20 | WR   | B | 84,332.16  |
| 537 | NG | Scathes Wood                  | Ightam Mote         | I    | A | 162,414.98 |
| 538 | NG | Council Office Greenspace     | Gibson Drive        | KH   | D | 8,068.44   |
| 539 | NG | Platt Woods                   | Platt               | PT   | B | 175,928.63 |
| 541 | NG | Barleycorn                    | London Road         | L    | A | 11,961.28  |
| 542 | NG | Quarry Hill Wood              | A21                 | TO   | C | 41,966.23  |
| 544 | NG | Oldbury Hill National Trust   | Sevenoaks Road      | I    | A | 724,609.47 |
| 545 | NG | Clare Park                    | Clare Lane          | EM&L | B | 142,369.17 |
| 546 | NG | Dene Park                     | Puttenden Road      | SH   | B | 828,453.45 |
| 547 | NG | Podkin Wood                   | Walderslade Woods   | AY   | B | 57,062.23  |
| 548 | NG | Wetlands Wildlife Area        | Church Lane         | TR   | C | 3,545.86   |
| 549 | NG | The Shipbourne Common         | Shipbourne          | SH   | B | 113,604.79 |
| 550 | NG | East Street North             | East Street         | RY   | B | 9,756.55   |
| 551 | NG | Pinneys open Space            | East Street         | AD   | B | 4,627.53   |
| 552 | NG | Kate Reed Wood                | Russett Road        | M    | B | 9,645.68   |
| 553 | NG | Leybourne Grange              | Birling Road        | L    | B | 127,163.17 |
| 554 | NG | Priory Wood                   |                     | TO   | C | 48,170.52  |
| 555 | NG | River Walk                    |                     | TO   | B | 5,518.13   |
| 556 | NG | Spitfire Wood                 | Spitfire Road       | M    | B | 18,864.83  |
| 557 | NG | Wouldham Common               | Hill Road           | WO   | D | 15,927.97  |
| 559 | NG | Holly Hill Wood               | Holly Hill Road     | SN   | A | 127,269.48 |
| 560 | NG | Basted Mill Public Open Space | Basted Lane         | BG   | A | 91,727.92  |
| 561 | NG | Welland Road                  |                     | TO   | B | 502.24     |
| 562 | NG | Common Land                   | Smithers Lane       | EP   | B | 2,023.84   |
| 563 | NG | Horse Paddock                 | Pratling Street     | AY   | E | 19,888.73  |

## Annex B - All Publicly Accessible Open Spaces in the Borough

|  |     |                                 |                     |      |   |                     |
|--|-----|---------------------------------|---------------------|------|---|---------------------|
| 565  | NG  | Hollow Lane                     | Snodland            | SN   | B | 8,022.33            |
| 566  | NG  | Brookland Lake                  | Snodland            | SN   | A | 36,004.42           |
| 567  | NG  | Shoulder of Mutton Wood         | Wouldham            | WO   | B | 28,856.53           |
| 568  | NG  | Podkin Meadow                   | Robin Hood Lane     | AY   | B | 24,629.60           |
| <b>TOTAL AREA OF NATURAL GREENSPACES IN THE BOROUGH (SQ. METRES)</b> |     |                                 |                     |      |   | <b>4,223,905.68</b> |
| <b>TOTAL AREA OF NATURAL GREENSPACES IN THE BOROUGH (HA)</b>         |     |                                 |                     |      |   | <b>422.39</b>       |
| 600  | OSF | Wateringbury Sports & Rec Field | Bow Road            | W    | B | 32,947.19           |
| 602  | OSF | Plaxtol Cricket Club            | School Lane         | PX   | B | 9,277.76            |
| 604  | OSF | Fairseat Recreation Ground      | Vigo Road, Fairseat | ST   | C | 3,985.39            |
| 609  | OSF | Hadlow College Playing Fields   | Hadlow Road         | HA   | A | 46,174.09           |
| 611  | OSF | Williams Field Recreation Area  | Marshall Garden     | HA   | A | 39,543.74           |
| 612  | OSF | Hadlow Cricket Ground           | Common Road         | HA   | B | 13,395.60           |
| 613  | OSF | Shipbourne Cricket Club         | Ightham Road        | SH   | C | 26,978.69           |
| 616  | OSF | Mereworth Playing Field         | Butchers Lane       | M    | A | 15,133.01           |
| 618  | OSF | Ightham Recreation Ground       | Sevenoaks Road      | I    | A | 20,927.73           |
| 619  | OSF | Platt CE Primary School         | Grange Road         | PT   | B | 3,645.09            |
| 620  | OSF | Racecourse Sportsground         | Tonbridge Castle    | TO   | A | 348,294.23          |
| 621  | OSF | Brookfield School               | Swallow Road        | EM&L |   | 8,035.99            |
| 622  | OSF | Borough Green County Primary S  | Griggs Way          | BG   | A | 15,667.79           |
| 623  | OSF | King George's Field             | Minters Orchard     | PT   | B | 13,280.07           |
| 625  | OSF | East Malling Recreation Ground  | New Road            | EM&L | A | 38,173.27           |
| 627  | OSF | Kilnbarn Recreation Ground      | Kiln Barn Road      | D    | A | 35,078.97           |
| 628  | OSF | Norman Road Playing Fields      | Norman Road         | WM   | A | 13,615.83           |
| 630  | OSF | New Road Recreation Ground      | Ditton Place        | D    | A | 15,484.18           |
| 631  | OSF | Wrotham School                  | Borough Green Road  | WR   | A | 28,543.07           |
| 632  | OSF | Aylesford Senior School         | Teapot Lane         | AY   | A | 21,217.91           |
| 633  | OSF | Recreation Ground               | Park Road           | AD   | A | 28,333.39           |
| 634  | OSF | Primary School/Cricket Club     | Oxley Shaw Lane     | L    | A | 11,985.44           |
| 635  | OSF | Recreation Ground               | Forstal Road        | AY   | A | 37,503.37           |
| 636  | OSF | Cricket Ground                  | High Street         | WR   | B | 16,206.56           |
| 639  | OSF | Farthingfield Recreation Ground | Old London Road     | WR   | B | 13,029.00           |
| 640  | OSF | Tonbridge Angels Football Club  | Darenth Avenue      | TO   | B | 27,128.09           |
| 642  | OSF | Ryarsh County Primary School    | Birling Road        | R    | B | 15,174.14           |
| 643  | OSF | Ryarsh Recreation Ground        | Birling Road        | R    | A | 20,696.99           |

## Annex B - All Publicly Accessible Open Spaces in the Borough

|     |        |                                |                          |      |   |            |
|-----|--------|--------------------------------|--------------------------|------|---|------------|
| 644 | OSF    | Trottislife Recreation Ground  | School Lane/ Church Lane | TR   | A | 9,612.07   |
| 645 | OSF    | Cricket Green Sports Ground    | Eccles                   | AY   | C | 29,082.56  |
| 646 | OSF    | Horse & Groom Football Pitch   | London Road A20          | ST   | C | 10,883.18  |
| 647 | OSF    | Tonbridge Farm Sportsground    | Darenth Avenue           | TO   | B | 116,309.10 |
| 648 | OSF    | Swanmead Sportsground          | Swanmead Way             | TO   | C | 34,878.93  |
| 650 | OSF    | Holmesdale Technology School   | Malling Road             | SN   | A | 62,555.33  |
| 651 | OSF TC | Trottiscliffe Tennis Club      | Church Lane              | TR   | A | 2,910.18   |
| 652 | OSF    | Snodland Cricket Meadow        | Rocfort Road             | SN   | A | 10,459.82  |
| 654 | OSF    | Potyns Sports Field            | Paddlesworth Road        | SN   | A | 35,697.98  |
| 655 | OSF    | Stansted Recreation Ground     | Malthouse Road           | ST   | B | 22,704.29  |
| 656 | OSF    | Blue Bell Hill Cricket Field   | Common Road              | AY   | B | 16,327.84  |
| 661 | OSF    | Poult Wood Golf Course*        | Ashes Lane               | TO   | A | 521,590.72 |
| 664 | OSF    | Aylesford Rugby Club           | Hall Road                | AY   | A | 66,227.16  |
| 665 | OSF    | Potters Mede Sports Ground     | A227                     | WR   | B | 27,122.07  |
| 667 | OSF    | Burham Rec Ground              | Rochester Road           | BU   | A | 17,327.61  |
| 668 | OSF    | Burham P.R. (Cof E) School     | Bell Lane                | BU   |   | 9,561.56   |
| 670 | OSF    | Poplar Meadow Cricket Ground   | Darenth Avenue           | TO   | C | 28,920.46  |
| 673 | OSF    | Long Mead Community Primary    | Waveney Road             | TO   |   | 12,910.48  |
| 674 | OSF    | Ditton CE Primary School       | New Road                 | D    | A | 21,560.81  |
| 676 | OSF    | Mereworth C.P. School          | The Street               | M    | A | 9,154.57   |
| 677 | OSF    | Recreation Ground              | Riding Lane              | HI   | A | 39,297.53  |
| 678 | OSF    | Sackville School Playing Field | Tonbridge Road           | HI   | B | 50,603.74  |
| 679 | OSF    | Ightham Cricket Club Ground    | Tonbridge Road           | I    | B | 11,472.24  |
| 680 | OSF    | Hayesbrook School              | Brook Street             | TO   |   | 68,293.26  |
| 685 | OSF    | Frog Bridge Playing Fields     | Shipbourne Road          | TO   | C | 22,036.48  |
| 689 | OSF    | Mill Stream Primary School     | Mill Street              | EM&L |   | 14,195.44  |
| 690 | OSF    | The Malling School             | Blacklands               | EM&L |   | 25,536.28  |
| 693 | OSF    | Offham Cricket Ground          | Church Road              | O    | B | 10,057.99  |
| 694 | OSF    | Leybourne Grange               | Birling Road             | L    | A | 23,516.46  |
| 695 | OSF    | Sports Field                   | Kings Hill Avenue        | KH   | C | 40,186.61  |
| 697 | OSF    | Playing Fields                 | Russett Road/Pippin Road | EP   | A | 62,636.77  |
| 700 | OSF    | Stone House Field              | Long Mill Lane           | PT   | B | 56,460.55  |
| 701 | OSF    | Larkfield Sports Ground        | New Hythe Lane           | EM&L | A | 41,141.56  |
| 702 | OSF    | Eccles Recreation Ground       | Bull Lane                | AY   | A | 35,086.98  |

## Annex B - All Publicly Accessible Open Spaces in the Borough

|  |            |                                      |                          |      |   |                     |
|--|------------|--------------------------------------|--------------------------|------|---|---------------------|
| 704  | OSF        | Tunbury School Playing Field         | Tunbury Avenue           | AY   |   | 13,207.05           |
| 705  | OSF        | Tunbury Recreation Ground            | Fostington Way           | AY   | A | 10,742.59           |
| 707  | OSF        | Blue Bell Hill Recreation Ground     | A229                     | AY   | B | 9,688.33            |
| 711  | OSF        | Snodland CE Primary                  | Roberts Road             | SN   | A | 18,149.40           |
| 712  | OSF        | Wouldham Recreation Ground           | Knowle Road              | WO   | B | 30,019.85           |
| 713  | OSF        | Cricket Meadow (Old County Ground)   | Norman Road              | WM   | A | 25,870.68           |
| 714  | OSF        | Holborough Park Cricket Ground       | Holborough Park          | SN   | A | 10,104.07           |
| 715  | OSF        | Recreation Ground                    | Maidstone Road           | BG   | B | 14,864.76           |
| 717  | OSF BG     | Bowls club                           | Darenth Avenue           | TO   | B | 1,560.23            |
| 718  | OSF BG     | Riverside Bowls Club                 | Tonbridge Castle         | TO   | B | 1,800.17            |
| 720  | OSF BG     | Hadlow Bowling Green                 | Dray Court               | HA   | A | 2,249.19            |
| 722  | OSF BG     | Bowling Green                        | Maidstone Road           | BG   | B | 2,725.00            |
| 723  | OSF BG     | Ditton Bowls Club                    | Kiln Barn Road           | D    | A | 2,973.43            |
| 725  | OSF NC     | Aylesford Rugby Club                 | Station Road             | AY   | A | 7,586.39            |
| 726  | OSF STP AT | Tonbridge School Sports Ground       | Havelock Road            | TO   | B | 43,395.35           |
| 727  | OSF TC     | Holmesdale Technology School         | Malling Road             | SN   | A | 1,427.00            |
| 729  | OSF TC     | Tennis Courts                        | Maidstone Road           | BG   | B | 1,452.85            |
| 730  | OSF TC     | Tennis Courts                        | Gibson Drive             | KH   | E | 1,097.30            |
| 731  | OSF STP    | Potyns All Weather Pitch             | Paddlesworth Road        | SN   | A | 1,787.38            |
| 732  | OSF TC     | Tennis Courts                        | The Green                | O    | B | 1,139.52            |
| 733  | OSF TC     | Ightham Hard Courts Recreation       | Sevenoaks Road           | I    | A | 1,246.76            |
| 734  | OSF TC     | Norman Rd Playing Fields             | Norman Road              | WM   | A | 1,025.84            |
| 735  | OSF TC     | Hugh Christie Sports Ground          | White Cottage            | TO   |   | 3,193.21            |
| 738  | OSF NC     | Weald of Kent Grammar (G)            | Tudeley Lane             | TO   |   | 3,015.23            |
| 740  | OSF TC     | RCS Tennis Courts                    | Tonbridge Castle         | TO   | C | 2,105.93            |
| 741  | OSF TC     | East Malling Recreation Ground       | New Road                 | EM&L | B | 1,189.72            |
| 742  | OSF TC     | Tennis Courts                        | Russett Road/Pippin Road | EP   | A | 1,138.82            |
| 743  | OSF TC     | Recreation Ground                    | Riding Lane              | HI   | B | 1,732.62            |
| 746  | OSF TC     | Shipbourne & Plaxtol Tennis Club     | The Common Shipbourne    | SH   | B | 1,054.94            |
| 747  | OSF TC     | Tennis Courts                        | Forstal Road             | AY   | E | 1,129.55            |
| 748  | OSF STP    | Synthetic Turf Pitches (All weather) | Darenth Avenue           | TO   | B | 1,791.25            |
| 751  | OSF        | Leybourne Primary School Play        | Oxley Shaw lane          | L    | B | 6,864.04            |
| <b>TOTAL AREA OF OUTDOOR SPORTS FACILITIES IN THE BOROUGH (SQ. METRES)</b> |            |                                      |                          |      |   | <b>2,191,512.94</b> |
| <b>TOTAL AREA OF OUTDOOR SPORTS FACILITIES IN THE BOROUGH (HA)</b>         |            |                                      |                          |      |   | <b>219.15</b>       |

## Annex B - All Publicly Accessible Open Spaces in the Borough

|  |    |                                     |                     |      |   |                      |
|--|----|-------------------------------------|---------------------|------|---|----------------------|
| 800  | PG | Haysden Country Park                | Lower Haysden Lane  | TO   | A | 704,796.84           |
| 801  | PG | Leybourne Lakes Country Park        | Leybourne Way       | EM&L | A | 907,963.69           |
| 802  | PG | Manor Park Country Park             | Leonard's Street    | WM   | A | 206,214.43           |
| 803  | PG | Nevill Park                         | Ham Hill            | SN   | A | 79,367.17            |
| 804  | PG | Trosley Country Park                | Harvel Road         | TR   | A | 670,980.82           |
| 805  | PG | Tonbridge Castle                    | High Street         | TO   | A | 31,149.73            |
| 806  | PG | ST Leonard's Tower                  | St Leonard's Street | WM   | B | 1,522.42             |
| 807  | PG | Garden of Remembrance               | River Walk          | TO   | B | 1,827.04             |
| 808  | PG | Holborough Park                     | Snodland            | SN   | B | 79,885.03            |
| <b>TOTAL AREA OF PARKS AND GARDENS IN THE BOROUGH (SQ. METRES)</b>               |    |                                     |                     |      |   | <b>2,683,707.16</b>  |
| <b>TOTAL AREA OF PARKS AND GARDENS IN THE BOROUGH (HA)</b>                       |    |                                     |                     |      |   | <b>268.37</b>        |
| 900  | GC | Tonbridge and Penshurst Cycle Route |                     |      |   |                      |
| 901  | GC | Medway Valley                       |                     |      |   |                      |
| 902  | GC | North Downs Way                     |                     |      |   |                      |
| 903  | GC | Greensand Way                       |                     |      |   |                      |
| 904  | GC | Weald Way                           |                     |      |   |                      |
| <b>TOTAL AREA OF PUBLICLY ACCESSIBLE OPEN SPACES IN THE BOROUGH (SQ. METRES)</b> |    |                                     |                     |      |   | <b>10,784,336.69</b> |
| <b>TOTAL AREA OF PUBLICLY ACCESSIBLE OPEN SPACES IN THE BOROUGH (HA)</b>         |    |                                     |                     |      |   | <b>1,078.43</b>      |

\* Poult Wood Golf Course area discounted because an admission fee needs to be paid to access the facility





## Annex C - All Non-Publicly Accessible Open Spaces in the Borough

| SITE REF                         | CATEGORY | ADDRESS 1                      | ADDRESS 2                  | PARISH | AREA         |
|----------------------------------|----------|--------------------------------|----------------------------|--------|--------------|
| <b>ALLOTMENTS</b>                |          |                                |                            |        |              |
| 14                               | A        | Glebe Land                     | Maidstone Road             | PT     | 6,898.66     |
| 16                               | A        | King George's Field            | Maidstone Road             | PT     | 3,261.96     |
| <b>AMENITY GREEN SPACES</b>      |          |                                |                            |        |              |
| 111                              | AGS      | Parsonage Court                | Water Lane                 | WM     | 4,048.65     |
| 112                              | AGS      | Parsonage Court                | Water Lane                 | WM     | 5,886.76     |
| 154                              | AGS      | Mill Stream                    |                            | TO     | 6,919.30     |
| <b>CEMETERIES</b>                |          |                                |                            |        |              |
| 221                              | C        | Baptist Chapel & Burial Ground | Cnr Maidstone Rd & High St | BG     | 2,855.32     |
| <b>NATURAL GREEN SPACES</b>      |          |                                |                            |        |              |
| 511                              | NG       | Teston Road                    |                            | KH     | 36,200.99    |
| 518                              | NG       | Castle Lake                    | Castle Way                 | L      | 136,404.37   |
| 519                              | NG       | Vigo Road                      | Fairseat                   | ST     | 22,053.77    |
| 524                              | NG       | Woodland Area                  | Lunsford Lane              | EM&L   | 15,397.57    |
| 527                              | NG       | Lakes                          | Malling Road               | BI     | 125,818.58   |
| 528                              | NG       | Abbey Meads Lake               |                            | EM&L   | 458,438.63   |
| 540                              | NG       | Hilden Bridge                  | London Road                | TO     | 12,830.97    |
| 543                              | NG       | Lake                           | Lunsford Lane              | L      | 112,302.10   |
| 558                              | NG       | Hildenborough Church Grounds   | Rear of Church             | HI     | 12,691.82    |
| 569                              | NG       | Kingfisher Lakes               | Paddlesworth Road          | SN     | 218,078.12   |
| 570                              | NG       | Blue Lakes                     | East of Cemetery Road      | SN     | 50,413.50    |
| 571                              | NG       | Snodland Riverside             | Snodland                   | SN     |              |
| 572                              | NG       | Wildlife Bird Sanctuary        | Snodland                   | SN     |              |
| <b>OUTDOOR SPORTS FACILITIES</b> |          |                                |                            |        |              |
| 601                              | OSF      | Nizel's Wood / Golfcourse      | Tonbridge Road             | HI     | 485,731.85   |
| 603                              | OSF      | Kings Hill Golf Course         | Discovery Drive            | KH     | 730,207.50   |
| 605                              | OSF      | Wrotham Heath Golf Course      | Seven Mile Lane            | O      | 476,888.52   |
| 606                              | OSF      | West Malling Golf Course       | Trottiscliffe Road         | AD     | 764,567.63   |
| 607                              | OSF      | Golf Course                    | Malling Road               | BI     | 212,509.88   |
| 608                              | OSF      | London Golf Club               | South Ash Road             | ST     | 1,996,251.42 |
| 610                              | OSF      | Hadlow County Primary School   | Maidstone Road             | HA     | 12,346.93    |
| 614                              | OSF      | Wateringbury CE Primary School | Bow Road                   | WA     | 9,872.78     |
| 615                              | OSF      | Plaxtol CP Primary School      | School Lane                | PX     | 5,896.07     |

## Annex C - All Non-Publicly Accessible Open Spaces in the Borough

|     |        |                                  |                     |      |            |
|-----|--------|----------------------------------|---------------------|------|------------|
| 617 | OSF    | Aylesford Primary School         | Teapot Lane         | AY   | 12,741.35  |
| 624 | OSF    | Upper Haysden Lane               | Judd School         | TO   | 27,893.72  |
| 626 | OSF    | Sports Ground East Malling Res   | New Road            | EM&L | 22,630.71  |
| 629 | OSF    | West Malling CE Primary School   | West Street         | WM   | 11,160.19  |
| 637 | OSF    | Tonbridge School Sports Ground   | Welland Road        | TO   | 28,440.31  |
| 638 | OSF    | St Margaret Clitherow RC Primary | Trench Road         | TO   | 19,167.04  |
| 641 | OSF    | St George's CE Primary School    | Old London Road     | WR   | 17,560.92  |
| 657 | OSF    | Slade Primary School             | The Slade           | TO   | 11,867.71  |
| 658 | OSF    | Hilden Golf Club                 | Watts Cross Road    | HI   | 110,593.79 |
| 659 | OSF    | Cage Green / Ridge View School   | Cage Green Road     | TO   | 48,220.89  |
| 660 | OSF    | Woodlands Primary School         | Highman School Road | TO   | 24,040.23  |
| 669 | OSF    | Hugh Christie Technology Colle   | White Cottage Road  | TO   | 46,868.98  |
| 671 | OSF    | Hilden Grange School             | Dry Hill Park Road  | TO   | 42,356.64  |
| 672 | OSF    | The Park and Sports Ground       | The Slade           | TO   | 389,820.93 |
| 682 | OSF    | The Judd School                  | Brook Street        | TO   | 34,140.67  |
| 683 | OSF    | Tonbridge Golf Course            | Swanmead Way        | TO   | 113,998.24 |
| 684 | OSF    | Hillview Secondary School (G)    |                     | TO   | 14,649.68  |
| 686 | OSF    | Stocks Green County Primary Sc   | Leigh Road          | HI   | 15,959.13  |
| 687 | OSF    | St Stephen's County Primary      | Royal Rise          | TO   | 4,127.06   |
| 688 | OSF    | Weald of Kent Grammar (G)        | Tudley Lane         | TO   | 78,315.87  |
| 691 | OSF    | Tonbridge County Grammar (G)     | Priory Wood         | TO   | 48,511.70  |
| 692 | OSF    | Larkfield & New Hythe FC         | New Hythe Lane      | EM&L | 14,940.24  |
| 696 | OSF    | Kings Hill School                | Alexander Grove     | KH   | 16,793.59  |
| 698 | OSF    | Lunsford County Primary School   | Swallow Road        | EM&L | 30,478.73  |
| 699 | OSF    | Cobdown Park & Sportsground      | Station Road        | D    | 111,169.52 |
| 703 | OSF    | Offham Primary School            | Church Road         | O    | 3,303.52   |
| 708 | OSF    | St Marks C of E Junior School    | Eccles Row, Eccles  | AY   | 18,940.91  |
| 709 | OSF    | St Katherines County Primary S   | St Katherine's Lane | SN   | 19,866.87  |
| 721 | OSF BG | Cobdown Park & Sportsground      | Station Road        | D    | 10,153.56  |
| 724 | OSF BG | Crocquet Lawn                    | Station Road        | D    | 645.11     |
| 728 | OSF TC | Cobdown Park & Sportsground      | Station Road        | D    | 1,938.54   |
| 736 | OSF TC | Tonbridge School                 | High Street         | TO   | 605.76     |
| 737 | OSF TC | Tonbridge County Grammar (G)     | Priory Wood         | TO   | 4,458.64   |
| 739 | OSF TC | Hilden Oaks Prep School          | Dry Hill Park Road  | TO   | 719.04     |

### Annex C - All Non-Publicly Accessible Open Spaces in the Borough

|  |        |                          |                |    |                     |
|--|--------|--------------------------|----------------|----|---------------------|
| 744  | OSF TC | Foxbush Sackville School | Tonbridge Road | HI | 577.54              |
| 745  | OSF TC | Foxbush Sackville School | Tonbridge Road | HI | 1,058.38            |
| 752  | OSF    | Ightham Primary School   | Oldbury Lane   | I  | 6,622.79            |
| <b>TOTAL AREA OF NON-PUBLICLY ACCESSIBLE OPEN SPACE IN THE BOROUGH</b> |        |                          |                |    | <b>7,290,112.17</b> |



## ANNEX D PLAYING PITCH STRATEGY

### EXECUTIVE SUMMARY

- The aim of this strategy is to provide direction and set priorities that will care for, protect and enhance the playing pitch stock of the Borough. It is intended to ensure that residents and visitors can continue to play pitch sports for pleasure and enjoyment, and can benefit from the positive contribution physical activity can make to improve the quality of life.
  - It is based on extensive research involving:
    - document and internet searches
    - consultation with stakeholders
    - provider survey with 100% response (101 provider census)
    - user survey with 77% response (148 clubs)
    - Visual quality assessments at 80 sites including 145 pitches
    - data analysis using Sport England's electronic tool kit
  - This strategy has been developed in the context of the Government's policy objectives for open space, sport and recreation as set out in PPG17, it will form part of the Council's overall open space strategy, it is linked to the Borough's Community Strategy, Leisure Strategy, the Local Cultural Strategy, and to the Outdoor Leisure Best Value Review.
  - It adopts Sport England's recommended methodology (Playing Pitch Model/PPM) for the production of a Playing Pitch Strategy which is designed to be related directly to the local situation, at the same time providing benchmarking data that can be compared and shared with neighbouring authorities and with national norms.
  - The Playing Pitch model is designed to analyse pitches available per ward and relate this to a breakdown of active population age groups and future population projections for the area at ward level. Ward boundaries are seen as arbitrary in terms of the playing of pitch sports so the borough-wide calculations are amalgamated into catchment areas as recommended by Sport England. Four geographical areas are used: the north east, the north west, central and south west. These areas are shown on the map at the end of the Strategy.
- 
- To obtain a comprehensive strategy it is necessary to take into account:
    - pitches under the direct control of the Council
    - pitches under the control of town and parish councils,
    - pitches provided by the LEA in schools
    - pitches in private ownership
    - pitches on common land.
  - A total of **273** pitches were identified in the Borough of which 60% are available for community use.

- Overall, the borough is not short of hectares designated as playing pitches with a total of 226 ha. but more than 90 ha. of these are based in schools and are not currently accessible for community use.
- Whilst Sport England states that it is crucial to identify **all pitches** as part of the audit process, it is essential to establish actual pitch availability for public/community use. Thus pitches at establishments, which are not, as a matter of policy or practice, available for hire by the public or that lack any formal user agreements are excluded from the assessment. The term **secured community use** is used to define pitches that are available; only these pitches are included in the model calculations as directed in Sport England's guidance.
- Tonbridge and Malling has **164** pitches **secured for community use** and a land area of **132** hectares.
- Playing pitches managed by the Council form less than 20% of playing pitches in the borough.
- Compared with national averages, overall pitch supply in the Borough is good.
- Football and cricket are favourably provided for in terms of pitches.
- Hockey and rugby are much less well provided for than the country as a whole.
- There will be a constraint on the growth of club rugby unless more pitches become accessible to the community; the shortage is in access rather than pitches per se.
- Hockey at club level, played on STPs, is currently under provided and without the development of new STPs the game at club level in the borough cannot develop. (STP – synthetic turf pitches)
- Research indicates **478 teams** (including mini teams) currently playing pitch sports in the Borough.
- 97% of the teams are run for boys or men.
- Pitch sports differ in popularity in the Borough:
  - 75% of the clubs and 76% of the identified teams play football
  - 22% of clubs and 15% of teams play cricket
  - 2% of clubs and 9% of teams play rugby (union)
  - 2% of clubs and 0.6% of teams play hockey
- Not only are girls and women's interests under provided (3% of the teams), the girls who join the mixed mini-soccer and mini-rugby teams have very little opportunity to further their skills and interest above the age of 10 in soccer and 12 in rugby.

- The location of the existing pitches in the borough has been examined by ward as required to fit the Sport England model. Wards are then combined to form more realistic catchment areas as recommended by Sport England.
  - There is a substantial variation between the wards and between the catchment areas.
  - Castle ward, in spite of being in the centre of Tonbridge, has the Racecourse Sportsground and Tonbridge Farm pitches located in the ward and compensates for its immediate neighbour Trench that has no playing pitches in the ward.
  - Higham and Vauxhall wards have no playing pitches currently available for community use, only pitches on education sites.
  - All other wards have some secured use pitches available to the community.
  - The north east and central catchment areas currently have a limited pitch surplus, the north west has a very low surplus and the south west a shortfall.
  
- The PPM model shows current provision across the Borough with:
  - a surplus of adult football pitches of +9
  - a shortfall of junior football pitches of –12
  - demand for adult rugby just being met by supply (0)
  - a shortfall of junior rugby pitches of –1.5
  - surplus of cricket pitches at +7
  - surplus of hockey pitches (STPs) +1[not available for general use]
  - overall a surplus of +4.5 pitches
  
- The issue of counting pitches as surplus to requirements grows in importance when overall quality is taken into account. The combined quantitative and qualitative assessments suggest very limited scope for regarding surpluses as unnecessary pitches.
  
- Across the Borough the emphasis tends towards pitches that are not up to a good standard.
  - 19% were assessed to be ‘good’
  - 57% of pitches rated average
  - 17% below average
  - 7% poor
  
- Poor quality pitches and ancillary facilities may restrict new players from being attracted to a sport or result in low retention levels.
  
- Changing accommodation is an equally important issue
  - there is no changing accommodation at 28 sites (20 of which are school sites)
  - it was rated ‘good’ at 18 sites
  - average at 11 sites
  - poor at 8 sites

- The shortage of training facilities is the key issue noted by the clubs. Most current pitches are used to the full extent of their carrying capacity and ‘on pitch’ training is discouraged or disallowed. The result is a lack of suitable training facilities both in and out of season.
  - 20 clubs (10 football and 10 cricket) train outside the borough
  - 30 football clubs recorded ‘no training’ due to lack of suitable and available facilities at appropriate times.
- There is a significant lack of floodlit training areas in the borough.
- Team generation rates (TGRs) indicate how many people in a specified age group are required to generate one team. TGRs are derived by dividing the appropriate population age band in an area by the number of teams in that area in that age band. They are used to indicate likely demand for new teams as population increases.
- The following examples help to clarify what TGRs mean.
 

|         |            |  |
|---------|------------|--|
| 1:100   | → high TGR | → relatively low latent (unmet) demand |
| 1:1,000 | → low TGR  | → relatively high (unmet) demand       |
- For Tonbridge & Malling this means:
  - the TGR for football is high (1:202) – it is predicted there will be only a low demand to start new football teams
  - the TGR for cricket is mid level (1:912) – probably a mid level demand to start new cricket teams
  - the TGR for rugby is low (1:1,785) suggesting a higher demand for more rugby teams
  - for hockey it is extremely low (1:16,538) suggesting a high demand for more hockey teams
- It is not unreasonable to counter Sport England’s assumption that a high TGR (e.g. for football) indicates that latent demand has been met. A contrary argument can be advanced that a popular sport (e.g. football) may continue to have a large unmet demand.
- Based on the forecast population increase, sports development plans, new housing estates and the ripple effect whereby mini-teams move up to junior teams the PPM calculates that there will be 561 teams playing in the Borough in 2012 compared with the 457 teams playing pitch sports now.
- The PPM model predicts that by 2012, without new pitch provision and improved maintenance there will be an overall shortfall of pitches across the borough –33.0.
- A comparison of the current and predicted future pitch provision shows:
  - The surplus of adult football pitches decreasing from 9 to a deficiency of -6
  - The shortfall of junior football pitches increasing from –12 to –25



- Adult rugby pitches now meeting demand decreasing to a deficiency of -2
  - The shortfall of junior rugby pitches increasing from –1.5 to -6
  - The surplus of cricket pitches will decrease from 7 to 4
  - The surplus of hockey pitches will decrease from 2 to 1
- Mini-soccer and mini-rugby, often currently accommodated on adapted adult pitches, will increase in demand and require greater use of adult pitches thereby decreasing pitch surpluses and increasing deficiencies.
  - The TGRs for pitch sports for women and girls clearly demonstrate a low TGR and therefore potentially a high latent (unmet) demand. The comparison between current opportunities for men and for women to play pitch sports in the borough is significant.

### Key Issues

- The findings of this study demonstrate that there is **no scope to lose** playing fields.
- The contribution made by sites on private land or sites vested in other ownership (e.g. schools) emphasise the necessity **to protect** all the areas of playing pitch land and open space in public, private and educational ownership.
- Currently there is a **low overall surplus** of 4.5 pitches across the borough; this is forecast to reverse to an **overall shortfall** that could be as high as - 33 pitches by 2012 if current trends are maintained.
- This issue assumes increased importance when consideration is given to the forecast population increase and new residential developments, as the shortfall of pitches is predicted to impact most on provision for **young people's sports**.
- Without increased access to pitches and appropriate changing accommodation **girls and women teams** are unlikely to be formed.
- The level of pitch provision is such that all new housing developments of requisite size need **Section 106 planning agreements** with developers for the purpose of securing pitch provision in conjunction with new housing.
- A quarter of the pitches currently used by the community have **qualitative issues**.
- The **quality of the grass** playing surfaces is generally **average or below average**, and some pitches are being overplayed.
- There is a **lack of suitable off pitch grass and multi use training** facilities both in and out of season.

- Multi use areas and artificial pitches are maximised when **floodlit**.
- The **lack of quality changing accommodation**.
- There is **no directory** of pitch provision.
- **Hockey** at club level, played on STPs, is currently under provided and without the development of new STPs the game at club level in the borough **cannot develop**.
- The future growth of **club rugby will be constrained** unless more pitches become accessible to the community.
- The need to adopt **strategic local policies** to direct, care for, protect, and enhance the playing pitch stock of the Borough.
- The need to **establish a hierarchy of sites** and identify **priorities for action**.
- The need **to regularly review** the progress made in addressing the key issues identified in this strategy.
- In accordance with Sport England advice **apply a local standard** for playing pitch provision derived directly from this strategic assessment of local needs of **1.2 ha. per 1,000 population**.

## ANNEX E                      PLAY STRATEGY

### SUMMARY

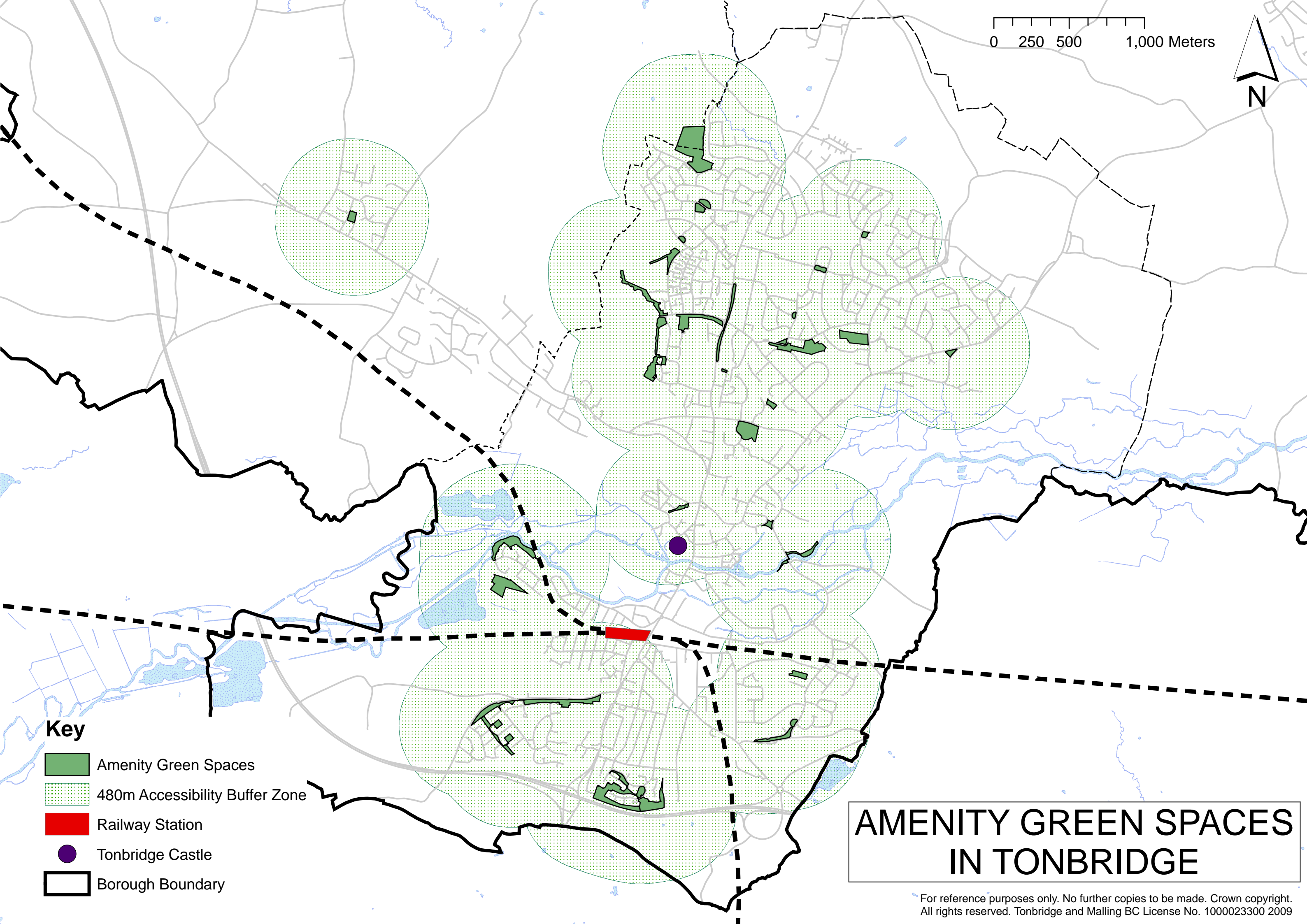
- The Borough Council, in liaison with the Tonbridge and Malling Play Partnership, prepared the Play Strategy. The Strategy establishes the priorities and policies, and sets out a plan that will maximise the development of play and recreational opportunities to improve the quality of life of all children and young people who live in the borough and provides a basis on which to lever in funding.
- Tonbridge and Malling is home to just over 26,000 children and young people under the age of 18, of which around 3% (780 children) will be defined as disabled (Dept. of Health statistics).
- Play' refers to the **free-time activities** of children and young people when they **choose what they will do**. It is characterised not so much by the activities, but by the fact that they choose them freely. This Strategy identifies two categories:
  - Casual or child-led play - usually created by the child and engaged in without supervision except for the very young
  - Organised or adult-led/supervised play/childcare provision
- Equipped play areas serve both types of play as dedicated spaces specially designed for children's and young people's play experiences. Playgrounds, ball courts and skate parks are designated play spaces where the primary purpose is children's play and teenage shelters for social interaction.
- The Strategy is set within the planning context Planning Policy Guidance Note 17 (PPG17) which aims to safeguard open spaces and playing fields for recreational purposes. It is focussed on setting both quantitative and qualitative standards for local provision that includes provision for children and young people.
- Play is an issue that cuts across the responsibilities of several bodies. Partnership working, not just across public sector organisations but with the voluntary, community and private sector is now a characteristic way of working; play necessitates joint action. The local Youth Agreement 2006-2008 sets out how groups work together to better meet the needs of young people.
- Kent County Council has a statutory responsibility for youth work through 'Youth Services' providing direct services through youth clubs and 'detached' youth workers, and essential support and funding for affiliated voluntary sector youth providers.

- In producing this strategy the Council consulted a wide cross section of children and young people, parents, carers, professionals working with young people including special groups and community partners, as well as the Residents' Panel.
- Summary of key issues identified in the research. The ten most supported needs:
  - Play areas need to be accessible to all children and young people within walking distance from home
  - Play areas need to be cleaner – i.e. free of litter, broken glass, dog fouling and graffiti
  - Play areas need to be safer/more protected – i.e. securely fenced (dog proof) with self closing gates, lit and with more surveillance
  - Play equipment needs to be better maintained and repaired more quickly when damaged
  - Play areas need better safety surfacing
  - Play equipment needs to be more varied and challenging
  - Play areas need to offer more places to sit and with seats in better condition
  - There needs to be more for specific groups - for teenagers, for young children and for disabled children
  - More informal meeting places required for teenagers (outdoors and under cover/inside)
  - Public transport needs to be more available and less expensive
- Most dedicated play spaces are specially designed and equipped for both supervised and unsupervised activities. A database has been created that includes data on location, ownership, size, access and quality. All play areas were visited and evaluated through a visual assessment.
- At the present time there are no statutory obligations about the amount of play space councils must provide, formal or informal. Current guidance in PPG 17 requires each local planning authority to set its own standards.
- The NPFAs Six Acre standard identifies a minimum of 6 acres (2.4 hectares) of land per 1000 population should be provided for outdoor sport and children's play. Specifically, it nominates a minimum allocation of 0.8 hectares (2 acres) for children's play space, and 1.6 ha (4 acres) for outdoor sport.
- Access and safety are considered the two most important attributes for children's play space. Distance from home is clearly important and may be the critical factor that influences use. Children with disabilities, those from lower income groups and those who lack access to car or public transport are likely to be disadvantaged unless provision is within walking distance from home.
- Accessibility has three components – distance threshold from home; pathways into the equipped area; and the possibilities of moving unimpeded around the internal space.

- In summary the locally adopted standards where achievable will be:
  - Accessibility      LAP within 5 minutes  
                            LEAP within 10 minutes  
                            NEAP within 15 minutes
  - Quantity            1.2/1.4 ha for outdoor sport  
                            0.8 ha for playing space
  - Quality             Clean, safe, well maintained, secure  
                            Varied, challenging, rewarding and fun
  
- The quality assessments indicate that:
  - 40% of the equipped play spaces are good/excellent
  - 38% are rated average
  - 8% fair
  - 14% poor
  
- Gaps in accessibility, quantity and quality of provision will be more fully identified when the OSS is complete. Areas of the Borough where playing space/equipment needs further investigation to ensure it meets the local standards in terms of accessibility, quantity and quality include:
  - Snodland
  - Leybourne
  - Kings Hill
  - Ditton
  - Stansted
  - Hildenborough
  
- Provision for specific groups whose needs are not currently met include:
  - Teenagers (shelters; lighting; ball courts; activity areas for wheeled sports etc.)
  - Young children
  - Disabled children
  - Young people identify the need to address transport issues to overcome gaps in provision
  
- The **Action Plan** is designed to achieve three **key targets**: -
  - Increase participation in play activities
  - Ensure play provision meets the needs
  - Involve children and young people and local communities in all play decision making
  
- The Play Partnership will keep the strategy and action plan under review on an annual basis to ensure that targets are met or modified where changing circumstances require.



0 250 500 1,000 Meters



**Key**

-  Amenity Green Spaces
-  480m Accessibility Buffer Zone
-  Railway Station
-  Tonbridge Castle
-  Borough Boundary

# AMENITY GREEN SPACES IN TONBRIDGE

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







0 240 480 960 Meters



**Key**

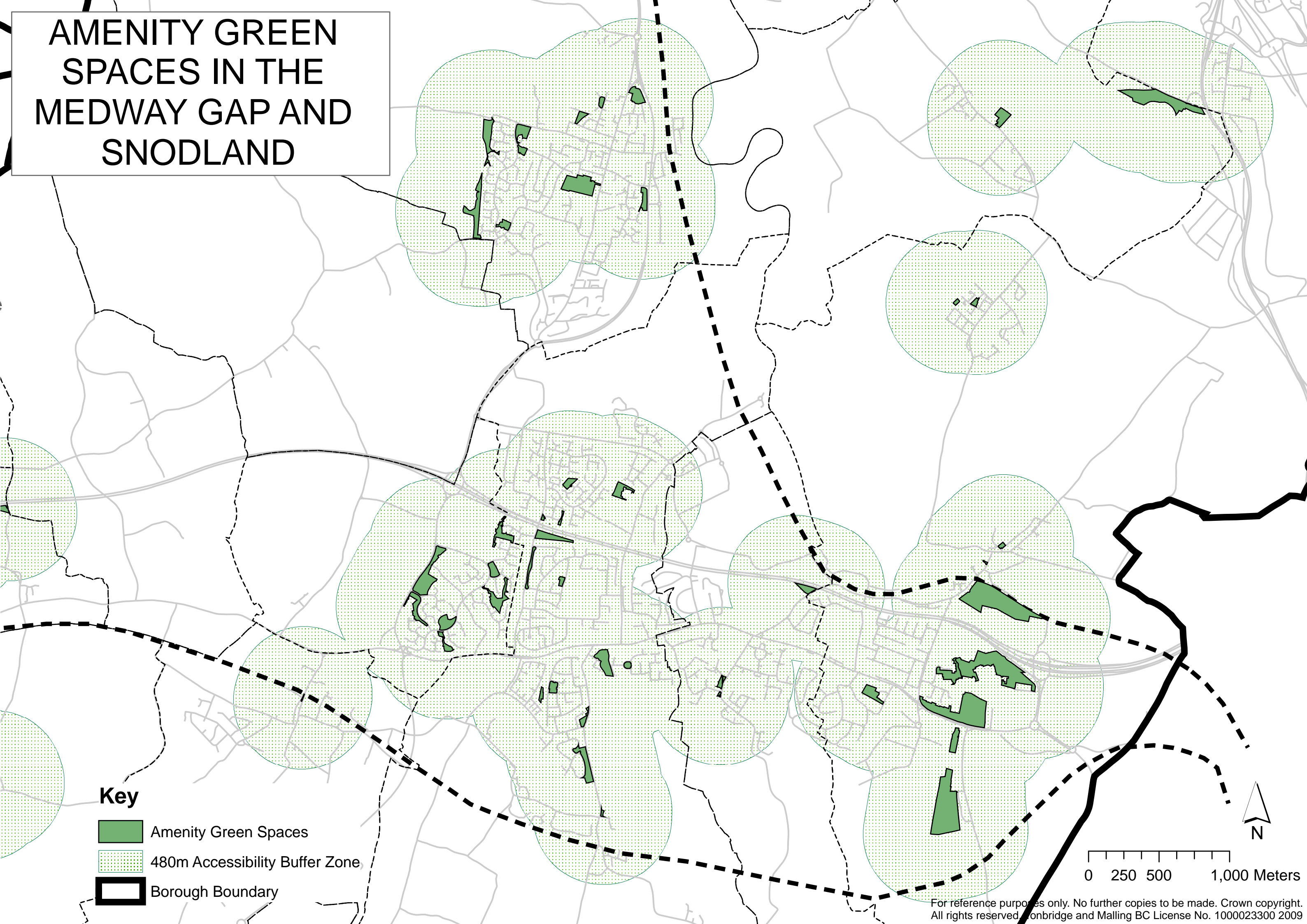
-  Children's and Young People's Play Area
-  480m Accessibility Buffer Zone
-  Railway Station
-  Tonbridge Castle
-  Borough Boundary

# CHILDREN'S AND YOUNG PEOPLE'S PLAY AREAS IN TONBRIDGE


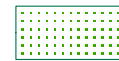

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# AMENITY GREEN SPACES IN THE MEDWAY GAP AND SNODLAND



## Key

-  Amenity Green Spaces
-  480m Accessibility Buffer Zone
-  Borough Boundary


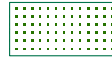

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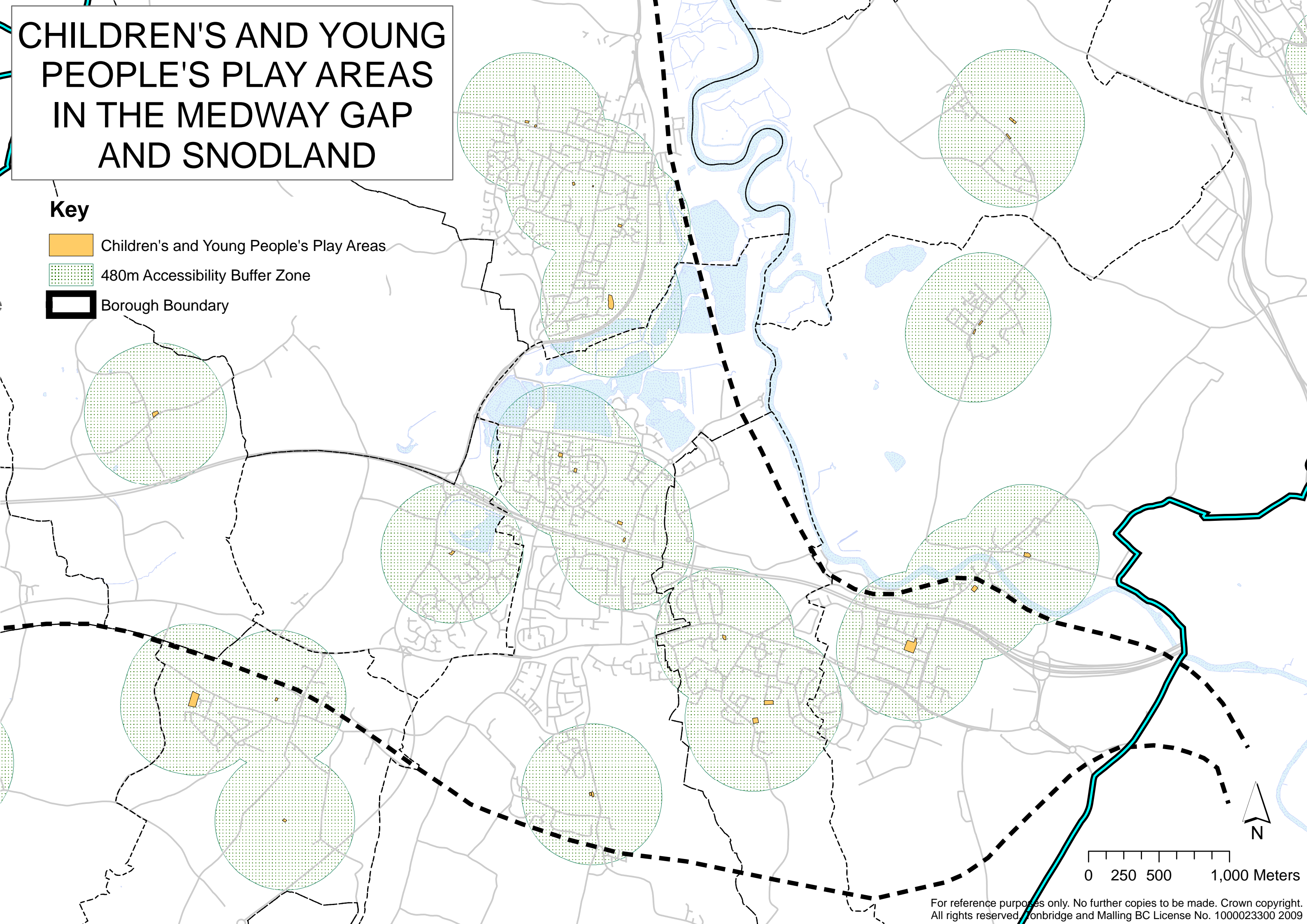




# CHILDREN'S AND YOUNG PEOPLE'S PLAY AREAS IN THE MEDWAY GAP AND SNODLAND

## Key

-  Children's and Young People's Play Areas
-  480m Accessibility Buffer Zone
-  Borough Boundary



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