

## **Introduction**

This paper provides the additional information requested on the West Wiltshire Leisure and Recreation Needs Assessment by the Inspector at the hearing on 15 July 2008. It covers:

- Provision in Westbury
- Town-specific deficiencies in provision
- The expression of the quantity standards in ha/1000
- Parking provision in the pitch and court quantity standards
- The use of average scores
- Audit summaries

## **Provision in Westbury**

### **Issue 1**

There is a significant difference between the amount of multi-functional greenspace provision in Westbury as shown in the “shortfalls and surpluses” table on page 12 of the DPD, based on our May 2007 report, and the amount given in an earlier version of our LRNA report. How has this arisen?

### **Response**

In order to respond I have checked the calculations of the quantity of the various forms of provision in our July 2005 and May 2007 reports.

As I said at the hearing on 15 July, the District Council undertook an evaluation of the amount of open space in the District compared with the NPFA Six Acre Standard some time before the LRNA. I have established that it did this in 1999. Our earlier report reflected the sites included in the District Council assessment and the site areas it had calculated, although it analysed them in terms of the PPG17 typology rather than the NPFA one. Our final report included additional sites and recalculated all of the site areas using GIS. This resulted in significant changes to the total amount of provision in each of the five towns, and not only Westbury. It follows that it is our May 2007 report that gives the correct figures. If required I will provide the calculations in our earlier report but suggest it will be

sensible simply to ignore them.

In order to determine the specific sites that are different I would have to compare the Council's earlier assessment with our final audits. The Council's earlier calculations were available only in hard copy form and we returned them to the Council once they were no longer needed so I do not have the necessary information available to do this.

## **Town-specific Deficiencies in Provision**

### **Issue 2**

There are inconsistencies in the final paragraphs of policies LP2, LP3 and LP5:

- Policy LP2 states that "Particular regard should be paid ... to the overall lack of open space provision in Bradford on Avon and Melksham ..."
- Policy LP3 states that "Particular regard should be paid... to the overall lack of open space provision in Bradford on Avon and Westbury ..."
- Policy LP5 states that "Proposals for new open space provision in Bradford on Avon and Melksham or for new sports pitch provision in Bradford on Avon, Melksham, Trowbridge and Westbury will be particularly encouraged ..."

### **Response**

I respond using substantially the same information as for Issue 1 above.

The tables on pages 11 and 12 are correct and match appendices E1 and E2 of our May 2007 report. As stated at the hearing, the tables on pages 11 and 12 in the Council's DPD went through a number of changes during its preparation as we revised the figures in our report following the additional audits I referred to at the hearing on 15 July and our recalculation of site areas using GIS. These changes appear not to have "trickled through" to the final paragraph of Policy LP3.

Policies LP2 and LPS should obviously refer to the same towns as having a deficiency in the overall amount of open space and those towns should be Bradford on Avon and Melksham. This will require the substitution of "Melksham" for "Westbury" in Policy LP3. Policy LP5, on the other hand, is correct in referring to shortfalls in general open space provision in Bradford on Avon and Melksham and shortfalls in sports pitch provision Bradford on Avon, Melksham, Trowbridge and Westbury.

## **The Expression of Quantity Standards in Hectares/1000**

### **Issue 3**

The Inspector has suggested that it will be preferable to present the quantity standards in terms of hectares of provision per thousand people rather than as sq m per

person.

### Response

The conversion of sq m per person to ha/1000 people involves multiplying by 1,000 and then dividing by 10,000, or, more simply, dividing by 10. However, while accepting fully the Inspector's desire to see the standards expressed in ha/1000 in order to facilitate the calculation of overall needs, I suggest it will be sensible to express the open space standards in both forms, although the indoor facilities standards should obviously remain as sq m per person as this is how the area of buildings is normally measured. Many developments in the District will be small and it will then be easier and more immediately understandable for developers and the Council to multiply the number of dwellings proposed by a sq m per person standard rather than ha/1000. For example, taking the allotments standard of 0.15 ha/1000 or 1.5 sq m/person and a two dwelling development, 0.0003 ha will mean less to most people than 3 sq m.

If this is accepted, the quantity standards on page 12 of the DPD can be expressed as:

	ha/ /1,000	sq m /person
Allotments	0.15	1.5
Bowling greens	0.02	0.2
Equipped play	0.05	0.5
Multi-functional greenspaces	1.20	12.0
Sports pitches and courts	1.00	10.0
Teenage facilities	0.025	0.25
Urban parks	0.13	1.3
Sports Halls		0.08
Swimming pools		0.05

In addition, the figures in the tables on pages 11 and 12 of the DPD can easily be presented in hectares by dividing the figures in the tables by 10,000.

## Parking Provision

### Issue 4

Do the provision standards for pitches and courts include an allowance for parking?

### Response

The audits took account of parking in two main ways:

- For pitches, courts and indoor facilities we calculated the number of parking spaces needed on a site and compared it with the provision available using various assumptions that reflected the use of different facilities (eg that an artificial turf pitch should have 45 spaces, a cricket pitch 20). These facilities obviously have a

- specific capacity which makes this possible.
- For most of those other forms of provision which do not have a fixed capacity such as a parks, we made a judgement of whether there appeared to be adequate parking provision on-site or on adjacent roads.

We made no assessment of the parking for amenity greenspaces or play and teenage facilities. The vast majority of users walk or should walk to these very local forms of provision.

We based the quantity standards for pitches and courts on three things:

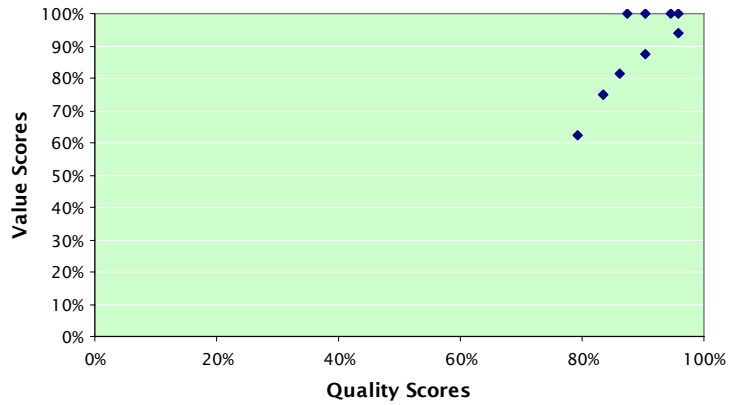
- The amount of existing provision
- Local views as to its adequacy
- An earlier assessment we had undertaken for the Council in 2004 on pitch provision in the Trowbridge and Westbury areas; however, this concentrated primarily on the potential to develop additional pitches at a number of specific sites

Because the quantity standard derived from the quantity of existing provision, it implicitly included parking provision and also land for access and changing pavilions in the same overall proportion to the playing facilities as already exists at sites in the District. The audit identified that the adequacy of parking varied hugely from one site to another, with some sites having none and others having more than the minimum amount required. On average, we assessed sites as having around a third of the amount of parking they would need if all of the facilities were in use simultaneously (note: this calculation took account of the seasons as we did not assume that both winter football and/or rugby and summer cricket pitches would be in use simultaneously). However, 23 of the 94 sites (24%) had no parking. The availability of changing accommodation also varied considerably. 44 of the 94 sites we audited (47%) had no changing and on only 22 sites (23%) did we judge the changing to be adequate. Overall, therefore, existing sites have seriously inadequate parking and changing provision.

The proportion of a site required for access roads, parking and changing accommodation varies with the number of pitches or courts on the site and indeed their type(s) – and can therefore change if the pitches are re-marked for different sports. Given this, and the audit findings, it will be prudent to regard the quantity standard in our report for pitches and courts as relating to the playing facilities only, plus reasonable safety margins and an allowance for the odd-shaped parts of sites that almost inevitably have to be “left over”. A glance at the allocations on pages 56-59 of the DPD will show that it will be easier to lay out the site at Woodmarsh, North Bradley, in a way that makes “efficient” use of the land than the Vivash Park site in

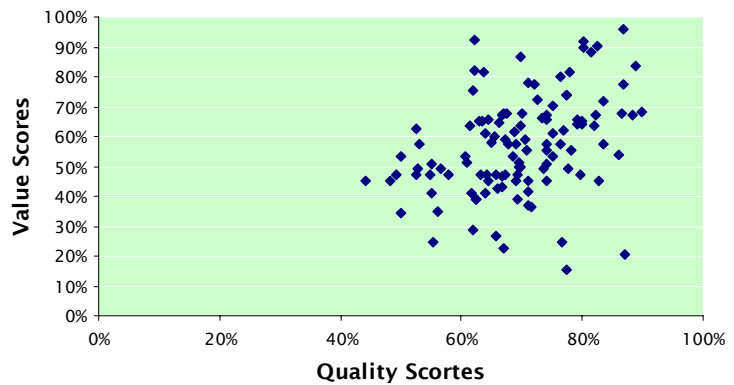


### Bowling Greens - Quality and Value Scores



- Average quality score                      89%
- Median quality score                      90%
  
- Average value score                      88%
- Median value score                      91%

### Equipped Play Areas - Quality and Value Scores



- Average quality score                      70%
- Median quality score                      70%
  
- Average value score                      57%
- Median value score                      57%



### Provision for Older Children and Teenagers - Quality and Value Scores



- Average quality score                      66%
- Median quality score                      60%
  
- Average value score                      60%
- Median value score                      65%

### Audit Summaries

#### Issue 6

The Inspector has requested copies of the audit summary sheets printed at A3 size.

#### Response

I have printed and posted three copies of the required sheets to the Council by first class post today.

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01 August 2008