

# **VALE OF WHITE HORSE DISTRICT COUNCIL**

## **LOCAL LEISURE FACILITIES**

**Draft report**

**June 2016**



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## APPENDIX

### APPENDIX 1: Local Plan 2031 Part 1 Extract

## SECTION 1: INTRODUCTION

- 1.1 This report considers local leisure facilities in the Vale of White Horse district for the period up to 2031. Specifically, village and community halls, outdoor bowls and outdoor tennis.
- 1.2 All other 'built' sports facilities are included within the 'Vale of White Horse Leisure and Sports Facilities Study 2013-2031 (November 2014)' and pitch sports are included within the 'Vale of White Horse Playing Pitch Study (October 2015)'.
- 1.3 Due to the nature of the facilities assessed within this report, two different approaches have been taken in terms of sub area analysis. The village halls assessment uses the settlement hierarchy from the emerging Local Plan 2031 Part 1 Chapter 4: Spatial Strategy (see Figures 1 and 2, and Appendix 1) as the facilities need to be considered at a very local level. The outdoor bowls and outdoor tennis facilities are considered in relation to sub areas because of their larger catchments, and these sub areas are the same as those used in both the Sports Facilities Study and Playing Pitch Strategy (see map at Figure 2). The sub areas largely reflect those used in the Local Plan.
- 1.4 Botley is identified in the emerging Local Plan as a Local Service Centre. The Botley Centre Supplementary Planning Document (SPD), adopted in January 2016 focuses on this area, and it is this geographical area that has been used in the report as a best fit for the open spaces and local leisure facilities assessment. The geographical boundary and the details of the population calculation are given in Appendix 2 to the Open Spaces Report.

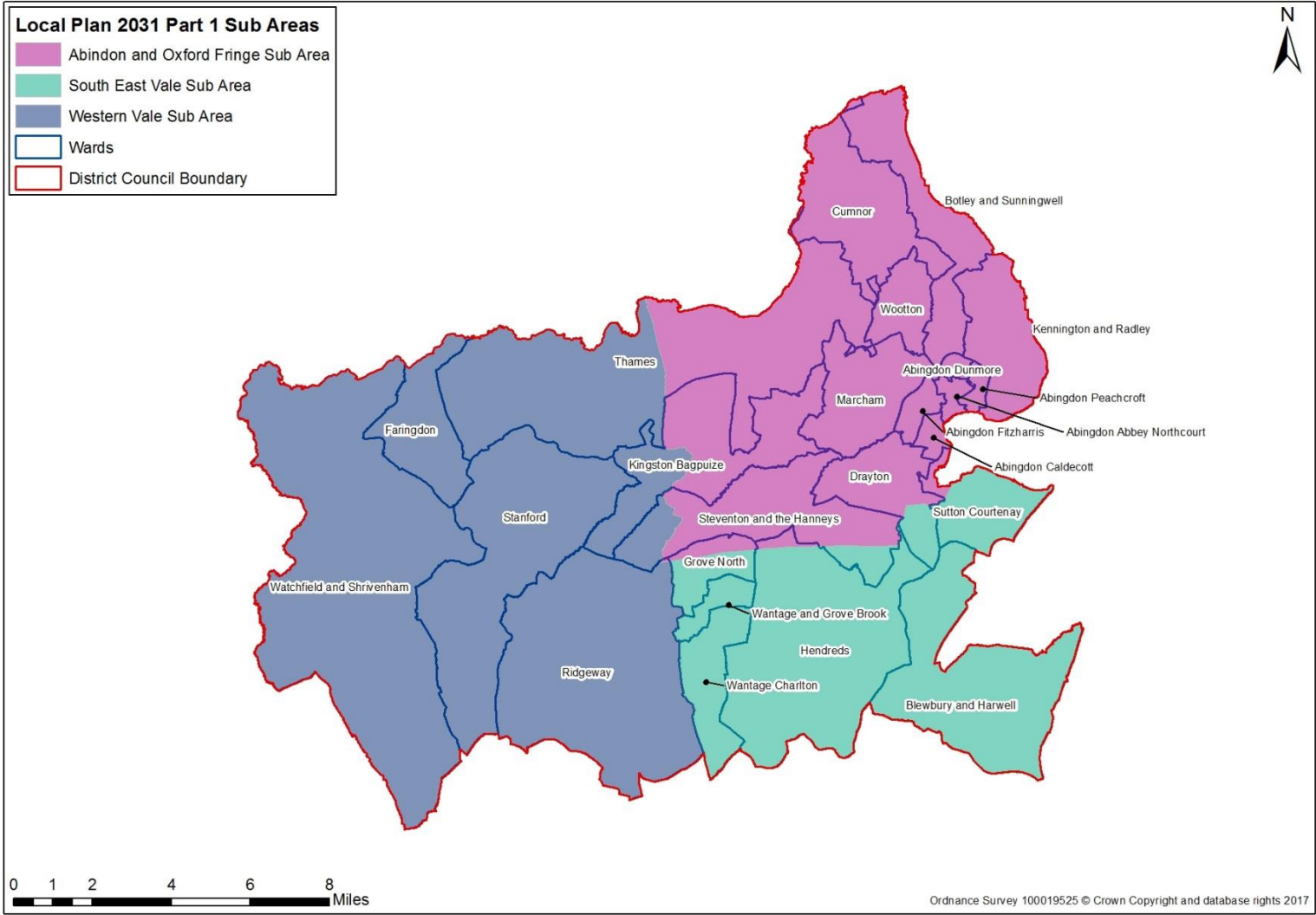
*Figure 1: Settlement Hierarchy and Sub Areas*

<b>Abingdon-on-Thames and Oxford Fringe Sub-Area</b>	
Market Town	Abingdon-on-Thames
Local Service Centre	Botley
Larger Villages	Cumnor, Drayton, East Hanney, Kennington, Kingston Bagpuize with Southmoor, Marcham, Radley, Sutton Courtenay, Steventon and Wootton
Smaller Villages	Appleford, Appleton, Dry Sandford, Farmoor, Frilford, Longworth, North Hinksey, Shippon, South Hinksey, Sunningwell, West Hanney and Wytham
<b>South East Vale Sub-Area</b>	
Market Town	Wantage
Local Service Centre	Grove
Larger Villages	Blewbury, East Hendred, Harwell, Harwell Campus and Milton
Smaller Villages	Ardington, Chilton, Milton Heights, Rowstock, Upton and West Hendred

Western Vale Sub-Area	
Market Town	Faringdon
Larger Villages	East Challow, Shrivenham, Stanford-in-the-Vale, Uffington and Watchfield
Smaller Villages	Ashbury, Buckland, Childrey, Coleshill, Great Coxwell, Kingston Lisle, Little Coxwell, Littleworth, Longcot, Letcombe Regis and Shellingford

- 1.5 As at October 2014 the proposed list of sites and number of dwellings was as in Figure 15. Modifications have been proposed to the locations and size of some developments following the Local Plan 2031 Part 1 Examination in Public in 2016. The following strategic allocations have now been removed: East of Harwell Campus, North of Harwell Campus and South of East Hanney. However as the scale of these modifications make no strategic difference to the findings of this Local Leisure Facilities Study and updated demographics are not yet available, the 2014 sites allocation and associated demographics have been used in the assessment of future needs.

Figure 2: Sub Area Map



## **SECTION 2: VILLAGE AND COMMUNITY HALLS**

- 2.1 Village, church and community halls and similar venues provide essential space for many locally organised activities such as pilates, martial arts, short mat bowls and circuit training. This level of facility is particularly important for people without a car or those who do not wish to travel to a main sports centre to participate. They are also an important community resource for wider uses such as community celebrations, dance and drama, and consultation events.
- 2.2 The value of such facilities in their local communities cannot be underestimated as they create an important hub for local people to gather, make friendships, and provide cohesion on estates and in villages where there may be limited other venues to meet. These facilities are particularly important where there is limited access to services generally, or where there are higher levels of multiple deprivation.
- 2.3 In principle, existing village and community halls should therefore be protected and enhanced, or where they are not suitable for retention, replaced within the locality by improved facilities.
- 2.4 The geographical spread of village halls and community centres, together with their quality, accessibility and attractiveness is more important than quantitative rates of provision in the more established areas of the district, both in the rural areas and the towns. Vale of White Horse District Council has required the development of new community centres as an integral part of the larger housing schemes, although the authority has no set standards for this type of facility provision. However a standardised methodology is now required in order to assess the potential impact of new housing developments, either to ensure that new and appropriate local community facilities are provided, or alternatively existing facilities are appropriately enhanced.
- 2.5 A small number of community centres in the district are also used as pre-schools. This is a useful anchor tenant for the facilities, bringing the advantage of regular income. However for the smaller (single hall) facilities, this means that they are unavailable for other community use during the hours of operation. This could become an increasingly significant issue as the population of the district ages and there is greater need for daytime accessible facilities.
- 2.6 In large housing developments the community provision needs to be in place prior to the residents moving in, but this is not always possible or practical, and in part depends on the phasing of the housing delivery and the funding available.
- 2.7 The primary purpose of the audit was to confirm the list of facilities and also to assess the quality of the village and community halls, with a view to identifying those which require future investment and, where possible, the scale of this investment.

- 2.8 The large sports halls (3+ badminton courts in size) are addressed in the Vale of White Horse Leisure and Sports Facilities Study 2013-2031. This study looks at the smaller halls less than this size.
- 2.9 There are currently no formal standards in terms of provision per 1000 for accessibility or quality for village and community halls in the district.
- 2.10 The Vale of White Horse Infrastructure Delivery Plan (IDP) March 2015 is a document that provides a list of costed, prioritised facilities and projects across the district in line with the local plan. It notes that the standards for community and village halls are being revised (this report). The IDP includes the following village/community hall projects/facilities within it:

#### Abingdon and Oxford Fringe Sub Area

- North West Abingdon-on-Thames (200 houses)
  - Community hall/facilities - included in school by 2021
- North Abingdon-on-Thames (800 houses)
  - Community hall/facilities – could be included in primary school

#### South East Sub Area

- Valley Park (at least 2550) or North West Valley Park (800 houses)
  - Community centre (1400-1500 sqm) – on site in either Valley Park or NW Valley Park)

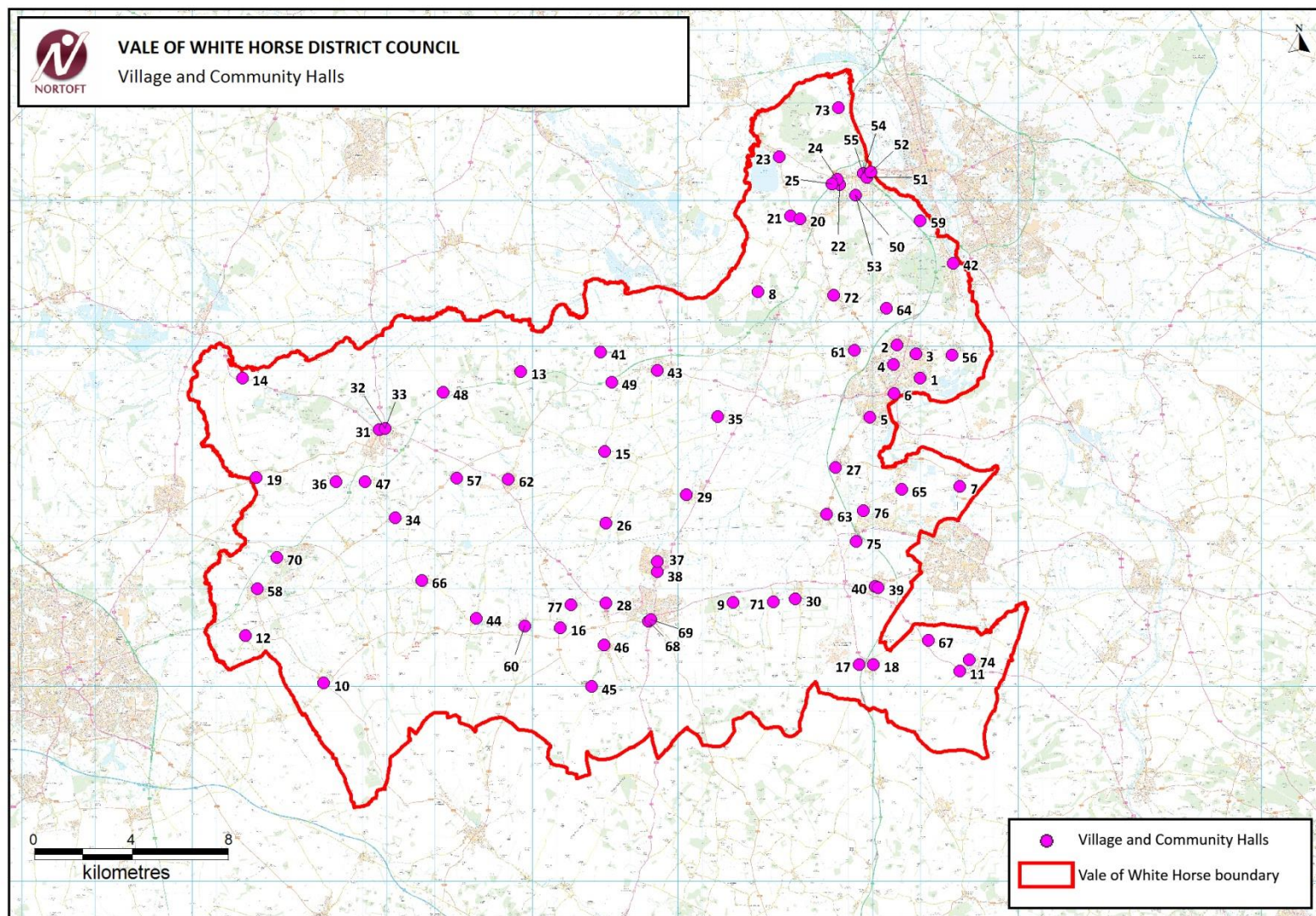
- 2.11 As it is proposed to use the settlement hierarchy to guide future growth in the district and wider planning policy, it is appropriate to use the hierarchy to test the standards for village/community halls. The terms Market Towns, Local Service Centres, Larger Villages and Smaller Villages therefore appear throughout the text of the report.

## **Current provision and assessment**

- 2.12 There are currently 77 village, church or community halls in the Vale of White Horse, and these are mapped in Figure 3. Figure 5 shows the halls with an 800m walking catchment and a 10 minute drive time catchment. Further community facilities are planned to be developed at Grove Airfield, Crab Hill near Wantage, Valley Park and/or North West Valley Park, North West Abingdon and North Abingdon, however these are not mapped.
- 2.13 It is clear from this map that almost all residents have access to at least one village or community hall within 10 minutes drive time, and that many people have access within 10 minutes walking time, the 800m catchment. Those living at the edge of the district and who are not within a catchment of a Vale of White Horse facility are likely to have access to a facility within 10 minutes drive time just outside the boundaries of the district.



Figure 3: Village/Community halls location



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Map Ref	Village or Community Hall Name	Map Ref	Village or Community Hall Name
1	Hadland Road Community Centre	40	Harwell Village Hall CIO
2	Long Furlong Community Centre	41	Hinton Waldrist Village Hall
3	North East Abingdon Community Association (Peachcroft Social Club)	42	Kennington Village Centre
4	Northcourt Centre	43	Kingston Bagpuize with Southmoor Village Hall
5	Preston Road Community Centre	44	Kingston Lisle Village Hall
6	The Guildhall	45	Letcombe Basset Village Hall
7	Appleford on Thames Village Hall	46	Letcombe Regis Village Hall
8	Appleton Village Hall	47	Little Coxwell Village Hall
9	Loyd Lindsey Rooms	48	Littleworth Reading Room
10	Ashbury Village Hall	49	Longworth Village Hall
11	Blewbury Clubhouse	50	4th Oxford Scouts Hut,
12	Bourton Village Hall	51	Botley Baptist Church Hall
13	Buckland Memorial Hall	52	Botley Women's Institute Hall
14	Buscot Village Hall	53	Louie Memorial Field Pavilion,
15	Charney Bassett Village Hall	54	Seacourt Hall
16	Childrey Village Hall	55	St Peter and St Paul Church Hall
17	Chilton Community Room	56	Radley Village Hall
18	Chilton Village Hall	57	Shellingford Community Hall
19	Coleshill Community Shop	58	Shrivenham Memorial Hall
20	Cumnor Old School	59	South Hinksey Village Hall
21	Cumnor Village Hall	60	Griffin Memorial Hall
22	Dean Court Community Centre	61	Dalton Barracks Community Centre
23	Farmoor Village Hall	62	Stanford in the Vale Village Hall
24	Fogwell Road Sports Pavilion	63	Steventon Village Hall
25	St Andrew's Church & Hall, Orchard Road	64	Sunningwell Village Hall
26	Denchworth Village Hall	65	Sutton Courtenay Village Hall
27	Drayton Hall	66	Thomas Hughes Memorial Hall
28	East Challow Village Hall	67	Upton Village Hall
29	Hanney War Memorial Hall	68	The Beacon
30	East Hendred Community Centre - Snells Hall	69	Wantage Methodist Church
31	Corn Exchange Faringdon	70	Watchfield Village Hall
32	Pump House Faringdon	71	West Hendred Village Hall
33	The Old Town Hall	72	Wootton & Dry Sandford Community Centre
34	St. Johns Church and Village Hall (Longcot and Fernham Community Hall)	73	Wytham Village Hall
35	Garford Village Hall	74	Blewbury Village Hall
36	Great Coxwell Village Hall	75	Milton Heights Community Centre
37	Grove Village Hall	76	Milton Methodist Church Hall
38	Old Mill Hall - Grove	77	West Challow Village Hall
39	Harwell Church Hall	78	Rosary Room, Yarnells Hill, Botley

## Assessment Criteria

- 2.14 The nature of the village halls and community centres varies significantly, from large multi-room complexes such as at The Beacon in Wantage, to much smaller facilities such as Buscot Village Hall which is a listed building with a small hall and limited car parking. The size of the hall will usually reflect its location, with the smaller halls in the smaller villages, and the larger centres in the towns.
- 2.15 Some facilities are recent but a significant number are converted Victorian buildings (often the original school) or were built in the period 1950-1980 and are in need of refurbishment. There are however a number of relatively new buildings which were designed specifically as a village or community facility.
- 2.16 The ownership and management arrangements of the facilities are also variable, with several being dedicated village hall charities, whilst others are church halls used by the community on a regular basis. However only those facilities which are used as a venue for active recreation have been included i.e. the size of the rooms would allow activities such as yoga or pilates, and the nature of the site encourages such bookings. Community venues such as The Mix in Wantage have not therefore been included.
- 2.17 The primary purpose of the audit was to assess the quality of the village and community halls, with a view to identifying those which require future investment, the audit therefore included:
- Identification of the facility list, based on:
    - Vale of White Horse District Council previous list of village halls
    - Web research
      - Community First Oxfordshire list of halls for hire
      - Parish Council web sites, and hall web sites where available
    - Consultation with the town and parish councils to confirm halls lists in their town/parish
    - Telephone consultation with individuals to confirm relevance of venue to the study.
  - Survey to all Parish Council clerks and hall bookings officers or hall managers, initially sent out in August 2015, with follow-ups in November and December 2015, and March 2016 for halls not identified in the draft report.
  - External assessment of the quality of the hall facility where other information was not available, or no return has been provided for the specific hall.
- 2.18 The detailed research findings are provided to the Vale of White Horse District Council as an electronic database, and the summary of the findings inform the table in Figure 6. The identification of specific improvements in the table, with costs where available, is based on the survey returns and other research with regard to the individual facility. Where no site specific survey has been returned which provides information about the interior of the facility, the assessment has necessarily been based on an external assessment.

- 2.19 Where costs have been provided by respondents to the survey for specific works, these have been provided. Where costs have not been provided, it will be necessary to assess these at the site specific level, as they will vary significantly from one location to another, depending on the nature and age of the building, the issue to be addressed, and the realistic site options.
- 2.20 The timescales for identified works have usually been provided by the hall managers. Where this is not available they have been estimated by Nortoft, based on the wider comments made in the survey return e.g. “the floor will need replacing in due course”, and have been given a longer time horizon than more immediate problems such as major roof repairs required to ensure that the facility is weatherproof. The majority of the investment requirements are for the next 5 year period, a time horizon that most hall managers work to in terms of planning their spend.
- 2.21 The priority level for work is based on the apparent need for the works to be completed to ensure the short-medium-long term future of the facility, or for the facility to meet the needs of the whole community. For example a facility may have no or very poor disabled access, which should therefore have a high priority. On the other hand, the facility may need to have its lighting made more energy efficient, which, although important, would be unlikely to be critical to the facility’s future, so has been given a lower priority.

### *Comparators*

- 2.22 There are no existing standards to test, so the testing criteria has been developed from the adopted standards across the Vale of White Horse’s CIPFA benchmark comparator authorities (Figure 4) and other recently adopted strategies elsewhere.
- 2.23 The ‘Nearest Neighbour’ model was developed by CIPFA (the Chartered Institute of Public Finance and Accountancy) to aid local authorities in comparative and benchmarking exercises. It is widely used across both central and local government. The model uses a number of variables to calculate similarities between local authorities. Examples of these variables include population, unemployment rates, tax base per head of population, council tax bands and mortality ratios.
- 2.24 The authorities considered by CIPFA to be similar to the Vale of White Horse are:
- East Hertfordshire
  - South Oxfordshire
  - Test Valley
  - West Oxfordshire
- 2.25 As with open spaces, there is wide variation in the way in which the authorities have approached the issue of standards for these facilities. The South Oxfordshire standard is the clearest and the most relevant to the Vale of White Horse because



of the cross-border issues, the use of the standards in planning for facilities in Didcot (both in Vale and South), and it is also a CIPFA comparator authority to Vale.

*Figure 4: Comparators for village and community halls*

	Date of adopted standard	Quantity (per 1000)	Access (m)
Vale of White Horse	No existing standard		
<b>CIPFA comparators</b>			
South Oxfordshire	2008	<u>Community halls:</u> 1 hall min size 18 x 10 x 6.1m plus ancillary hall of min size 10m x 10m x 3.5m per 2,500 in towns and larger settlements	600m
		<u>Village halls:</u> One village hall with minimum size of 10m x 10m x 3.5m per 1,250 people in smaller settlements.	600m
East Hampshire	2014	No separate standards (included within sports hall standard)	1,500m walk 3,000-5,000 m drive
East Hertfordshire	2009	100 sq m Charge to developers based on cost / sq m per person	No standard
Test Valley	2009	450sq m hall and 1 part time community worker for a period of 5 years per 2000 people	No standard
West Oxfordshire		No standard	No standard

## Testing alternative standards

- 2.26 A standards based approach needs to be applied to new developments so that the impact of new demand arising from the planned new housing on the community and village hall network can be assessed and mitigated if required. The objective is to have a good quality local facility within 10 minutes walk time (800m) in the Market Towns, Local Service Centres and most of the Larger Villages, and everyone to have access to a hall within 10 minutes drive time.

## Quantity

### Testing the number of halls per 1000

- 2.27 The quantitative standards for each settlement identified as a Market Town, Local Service Centre or Larger Village, have been tested along with the populations from the remaining parishes.
- 2.28 Given that the standards for South Oxfordshire are the most relevant, the current South Oxfordshire standards have been tested for the Vale of White Horse, of one facility per 2,500 (0.4 halls per 1000) for the Market Towns, Local Service Centres and Larger Villages, and one facility per 1,250 (0.8 halls per 1000) for the Smaller Villages in the Vale district.
- 2.29 If these South Oxfordshire standards were applied in the Vale of White Horse, this would mean that Abingdon-on-Thames would require a further 7.25 halls, and Wantage would need a further 2.5 halls just for the current population. Conversely the large number of village and community halls elsewhere in the district means that there would appear to be a surplus of village and community hall facilities. These outcomes suggest that the South Oxfordshire quantitative standards do not fit well with the Vale of White Horse, and should not be used to guide future provision.

### *Testing halls per 1000 for Market Towns, Local Service Centres and Larger Villages*

- 2.30 It is therefore appropriate to consider a standard based on the actual provision of village and community hall facilities in the Vale of White Horse. These would need to take into account the different characteristics of different areas of the Vale of White Horse. In particular, there are a high number of community facilities in Botley, a total of 9 venues for a population of just over 8,000. This gives an unusually high rate of provision of 1.10 halls per 1000. Despite having a smaller population, the Larger Villages of East Challow, East Hanney and Uffington have halls that also skew the average rate of provision.
- 2.31 Looking at the Market Towns as a single tier, the rates of provision of facilities with halls per 1000 are 0.18 for Abingdon-on-Thames, 0.18 for Wantage and 0.42 for Great Faringdon, with a combined average of 0.21 halls per 1000. These therefore also vary significantly, giving no practical guide as to what should be expected for future new communities in these settlements.
- 2.32 The Local Service Centres have a current average rate of provision of 0.72 halls per 1000.
- 2.33 The Larger Villages have a current average rate of provision of 0.49 halls per 1000 if Cumnor parish is excluded since Botley overlaps this parish.

- 2.34 If the Market Towns, Local Service Centres and Larger Villages were to be considered together, with one standard, the current average rate of provision is 0.39 facilities per 1000.

### *Testing halls per 1000 for Smaller Villages*

- 2.35 Elsewhere across the district the current average rate of provision is 1.48 halls per 1000 if North Hinksey parish is excluded since Botley overlaps this parish. If 1.48 halls per 1000 is used to test the existing provision, some parishes have high levels of provision such as Chilton with two halls, but others are short of space, for example St. Helen Without.

### *Area of hall space per 1000*

- 2.36 The number of halls per 1000 standards tested above do not take into account the size of the facilities which, across the district, range from single small halls through to large multi-room complexes.
- 2.37 An alternative approach that has been adopted in places such as Milton Keynes, which is not a CIPFA comparator and Test Valley, as a CIPFA comparator, applies a standard based on sq m of space of a facility per 1000 people. Milton Keynes is a useful reference for the Vale of White Horse because the authority includes both a large urban area and rural areas and it undertook detailed community consultation in 2013 about community use of village and community halls.
- 2.38 In Milton Keynes the adopted standard is 120 sq m per 1000 of community centre space in the urban area, and the Test Valley standard is 225 sq m per 1000 across the authority. Whilst these local authorities are not CIPFA comparators to the Vale of White Horse they do have an urban and rural mix.
- 2.39 Working this through, the size of the community centres proposed in the Didcot IDP is a minimum of 280 sq m floor area. If this relatively small size facility is used as a guide for future provision, this would mean that in the Market Towns, Local Service Centres and Larger Villages the rate of provision using the Milton Keynes standard, would be 1 community centre per 2,300 people. However the facility should reflect the needs of the local community, for example the new multi-purpose community centres with hall space plus changing rooms in Milton Keynes have approximately 780 sq m of floor space. With this size of facility, the rate of provision per 1000 would be 1 centre per 6,500, a reasonable approach towards the provision of some of the new community facilities in the Market Towns, Local Service Centres and Larger Villages. This approach would also allow some scope for negotiation between the developers and authority as to what best to provide, and where.
- 2.40 The Test Valley standard at 225 sq m per 1000 would mean a facility for 1,244 people using the 280 sq m size. This is not far away from the average standard of

provision for the Vale of White Horse in the Smaller Villages, which is currently one facility per 1,480 people.

- 2.41 It is therefore suggested that the quantitative standard of provision for village and community halls is based on an area of sq m per 1000, rather than simply the number of halls to be provided. It is recommended that the standard should be:
- Facilities to be available in the day time, at evenings and weekends
  - 120 sq m per 1000 for the Market Towns, Local Service Centres and Larger Villages
  - 225 sq m per 1000 elsewhere

### Meeting the needs of the future

- 2.42 The developing communities in the Vale of White Horse will have some new community centre provision. There are centres proposed at Grove Airfield and at Crab Hill as part of their mixed use Neighbourhood Centres.
- 2.43 In addition, two further joint school /community hall facilities are proposed as part of the new developments, one in North West Abingdon-on-Thames, and the other at North Abingdon-on-Thames. However as these facilities will not be available for community use during the school day and as they may not have guaranteed long term security of community use, they have been discounted from this assessment, in line with the treatment of existing school controlled facilities not available during the day.

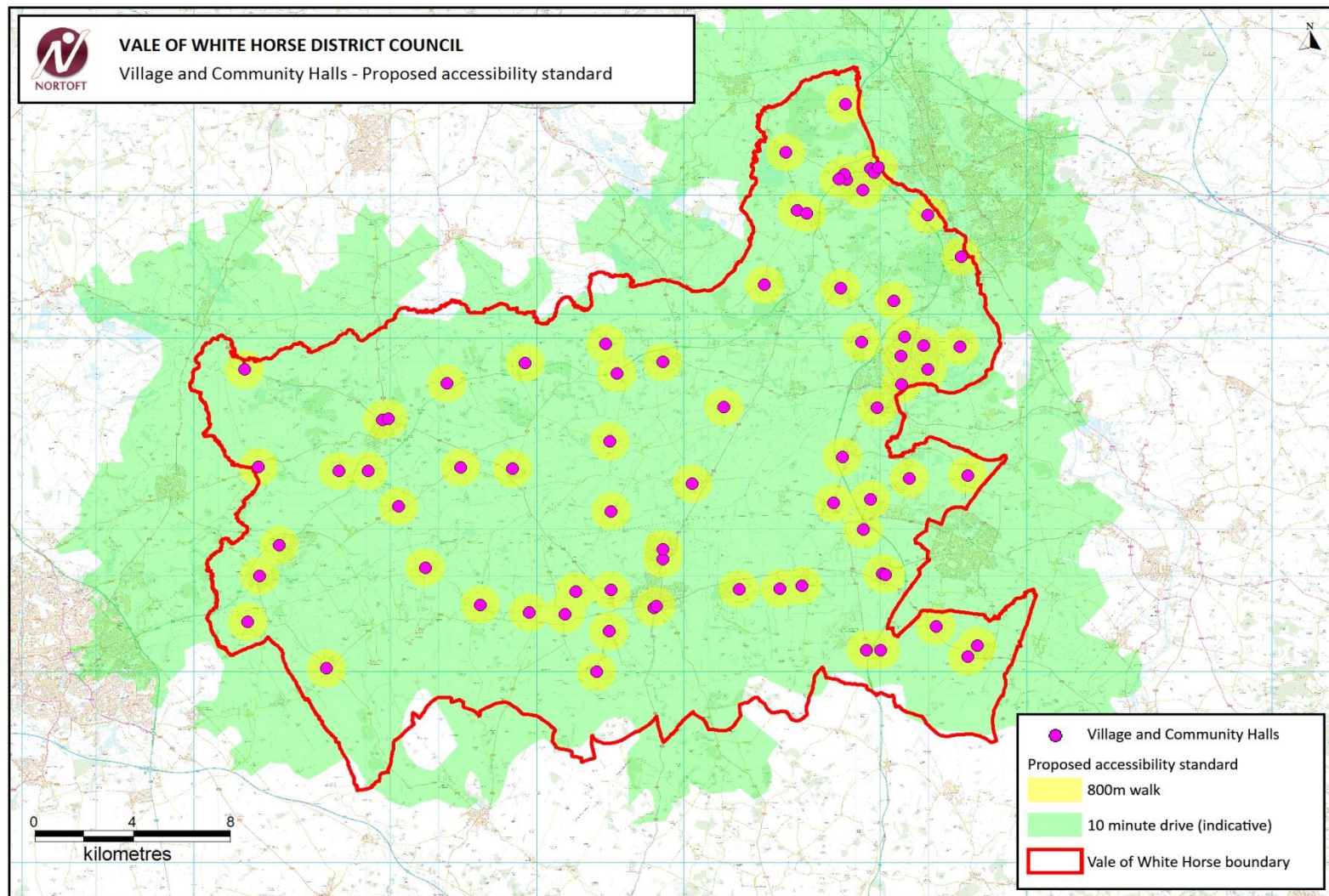
### Accessibility

- 2.44 The overall objective is to have a good quality local village or community hall which is easily accessible both on foot and by car. There are currently no standards for this type of facility for the Vale of White Horse.
- 2.45 There are however standards for both the towns and smaller villages in South Oxfordshire, which have an accessibility standard of 600m. The 600m standard is the equivalent of a 7.5 minute walk. However there is no drive time catchment in South Oxfordshire.
- 2.46 Again it is useful to draw on relevant research undertaken by Milton Keynes Council in 2013 which covered both the rural area and city area of the borough. It is likely that similar patterns of use will apply to the Vale of White Horse. The Milton Keynes survey showed that most people walked to such a facility (43%) but that a similar percentage drove (40%). This compared to around 15% using a bicycle, and around 2% using either public transport or a taxi. The survey also showed that around 72% travelled up to 10 minutes. The recently adopted standard for village and community halls in Milton Keynes is therefore 800m for the urban area, and one village hall/community centre per parish in the rural areas.



- 2.47 Additionally, in the rural county of Rutland (not a CIPFA comparator authority), with its two market towns and seven local service centres, the research showed a similar pattern of use for this type of facility as in Milton Keynes. In Rutland, the policy objective was therefore to retain the existing network of local village halls, but also to ensure that there was a larger facility within 10 minutes drive time of all residents, which was open during the weekday day times, as well as evenings and weekends.
- 2.48 As the research in Milton Keynes showed that most people travel up to 10 minutes to reach a village/community hall, i.e. 800m, this has been used as the walking catchment for village hall/community centres testing. The drive time catchment tested is 10 minutes, reflecting both the Milton Keynes and Rutland research.
- 2.49 Figure 5 shows the application of the walking and drive time catchments to the network of village and community halls across the district. From this map it is clear that almost all residents can reach a facility within 10 minutes drive time.
- 2.50 It is therefore proposed that the accessibility standards for village and community halls should be:
- 10 minute (800 m) walking catchment in Market Towns, Local Service Centres and Larger Villages
  - 10 minutes drive time catchment elsewhere
- 2.51 There are significant gaps in the walking catchment, which is not surprising for the rural areas, where it is also not realistic to address them. However, in the Market Towns, Local Service Centres and Larger Villages where access on foot will be more important, addressing these gaps in provision should be priorities for the future.

Figure 5: Village and Community Halls - accessibility



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## Quality

- 2.52 The community centres, village halls and similar facilities should be able to offer a wide range of activities as well as to meet modern standards for health and safety and the requirements of the Disability Discrimination Act, energy efficiency etc. It is important that the design of the facilities should be highly flexible, to enable the local management of the sites to both provide a community facility, and also to generate income where possible to ensure the viability of their provision.
- 2.53 Where an existing community centre/village hall lacks storage space or does not meet modern requirements, including in relation to the kitchen and disability accessibility, these should be improved. New facilities and improvements should reflect the current best practice guidance from relevant agencies.
- 2.54 If a new community centre is proposed as part of a major housing development area, then this should be a stand-alone facility i.e. not part of a school. If possible new centres should be located adjacent to the playing fields, and the changing facilities for the pitches be provided and managed as part of the community centre. This helps both in terms of the economy of scale and the long term efficient management of the building.
- 2.55 At the Market Towns, Local Service Centres and Larger Villages, new community facilities should enable at least two separate groups to independently use the centres at the same time, without contact between the groups, e.g. for pre-school and for an adult social or activity group. The centres should be fully accessible for people using mobility scooters and with pushchairs.
- 2.56 The audit of the village and community hall facilities across the Vale of White Horse has specifically focussed on the quality of the facilities. Where there are significant issues, most village hall/community committees have already identified them, even if the work to improve the facilities has not yet been costed. The findings from the quality audit and proposals for improvement at the individual halls are contained in Figure 6.
- 2.57 The timescales for the improvement works given in the survey returns on hall quality are almost all for a period of up to 5 years. This largely reflects the planning time horizons of the organisations responding, rather than any lack of investment need post 2020.

Figure 6: Community and village halls survey 2015 key findings

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority High (H) Medium (M) Low (L)
Abingdon	Guildhall	Building dates from the 1400s and is currently undergoing substantial refurbishment. There are a number of rooms, some of which, prior to refurbishment, were used for activities such as pilates.	Due to reopen 2017.			
Abingdon	Hadland Road Community Centre	Approx 1970s building. Externally of average condition with limited car parking and adjacent to small play area and amenity green space with some litter and problems with vandalism. Likely to need investment, but specific requirements unknown. No marketing of hall or contactable booking officer.	tbc	tbc	tbc	tbc
Abingdon	Long Furlong Community Centre	Brick built hall in average condition. No known quality issues.				
Abingdon	Preston Road Community Centre	Facility with hall and meeting room. Average quality building but some ongoing maintenance issues. Inflexible spaces. Desire to extend.	Extension required	tbc	£80,000	M

<b>Abingdon</b>	Northcourt Centre	Facility with main hall and two meeting rooms. 1960s wooden building. Well maintained and recently refurbished. No known investment needs.				
<b>Abingdon</b>	North East Abingdon Community Association (Peachcroft Social Club)	Small facility with hall and meeting room. Average quality building. Poor access from car park as not adjacent. No known investment requirements.				
<b>Appleford on Thames</b>	Appleford on Thames Village Hall	Facility with hall and small committee room. Good quality building. Poor access from car park. No disabled car park adjacent.	Improve car parking, lighting and disabled access.	tbc	tbc	L
<b>Appleton with Eaton</b>	Appleton Village Hall	Facility with main hall and meeting room. Generally good quality hall but needs some investment.	Kitchen refurbishment	Late 2016	£40,000	M
			Asbestos removal	2018	£15,000	
			Replace lights to hall	2017	£10,000	
<b>Ardington</b>	Lloyd Lindsey Rooms	Facility with main hall and two meeting rooms. Excellent quality. No known needs for significant investment.				
<b>Ashbury</b>	Ashbury Village Hall	Facility with hall and one meeting room. Good quality interior but issues externally and will need new floor.	New floor in main hall	2020	£12,000	M
			Repair/renew front wall	2016	tbc	M
<b>Blewbury</b>	Blewbury Clubhouse	Changing pavilion with community room and kitchen/bar. Built in 2012. Good quality. No known investment needs.				
<b>Blewbury</b>	Blewbury Village Hall	Facility with hall and meeting room. Average quality. Proposals for refurbishment and extension.	Extend, upgrade all services and refurbish.	tbc	£600,000	M



<b>Bourton</b>	Bourton Village Hall	Facility originally a church. One hall plus meeting room used as storage. Average quality facility but some significant investment needs for heating, kitchen, and disabled access.	Revised Heating Solution	tbc	tbc	H
			New Kitchen	tbc	tbc	H
			Disabled access	tbc	tbc	H
<b>Buckland</b>	Buckland Memorial Hall	Facility with hall and meeting room. Hall mainly of average quality but meeting room poor. Investment required in toilets. Has small swimming pool of poor quality needing refurbishment, though this is not a strategic priority.	Toilets	tbc	tbc	L
<b>Buscot</b>	Buscot Village Hall	Small listed building with small hall. Average quality, listed building. No known investment needs.				
<b>Charney Bassett</b>	Charney Bassett Village Hall	Small facility with hall only. The hall was completely refurbished and extended in 2010 to modern standards. Exterior repainted 2015. Good quality. No known investment needs.				
<b>Childrey</b>	Childrey Village Hall	Small facility with hall only. Full refurbishment completed November 2015. No further identified investment needs.				
<b>Chilton</b>	Chilton Community Room	Facility with hall only. Built 2013. Brick and block with a tile roof. Quality overall is good but storage space is poor which limits use. No further identified investment needs although may require improved heating.	Need to improve storage space and potentially upgrade heating	2020	tbc	M

<b>Chilton</b>	Chilton Village Hall	Facility with hall and two meeting rooms. Built 1983. Brick and block with clay tile roof. There have been 2 extensions to it since 1983 for the main hall, in 2014 the addition of a second small hall. Renovation of toilets, kitchen and lobby area also 2014. Overall good condition.	Dry line walls + associated electrics	2020	£10,000	M
			4 kWp PV panel array + associated electrics	2020	£10-12,000	L
<b>Coleshill</b>	Coleshill Community Shop	Small tea room and shop with exhibition space. Space is available for hire, used for small parties, meetings and craft exhibitions. No known investment needs				
<b>Compton Beauchamp</b>	No village hall					
<b>Cumnor</b>	Cumnor Village Hall	Facility has hall and meeting room. Hall had full refurbishment in 2000 and is generally in good condition. There is a lack of storage space for activities.	Car park resurfacing. Need for increased storage space	Car park: 2016 - 2017 Storage: 2020	Car park: £8000. Storage tbc.	M
<b>Cumnor</b>	Dean Court Community Centre	Large facility with hall plus 3 meeting rooms. Very good condition. Rebuilt in 2014.				
<b>Cumnor</b>	Farmoor Village Hall	Facility has hall and meeting room. Building recently fully refurbished. Good condition. Limited car parking but no option to improve. No identified investment needs.				

<b>Cumnor</b>	Cumnor Old School	Old village school building with hall and one meeting area/kitchen. Refurbished 1997. Average condition. No known investment needs.				
<b>Denchworth</b>	Denchworth Village Hall	Small facility with main hall only. 1930's building of wood and breeze block construction with asbestos roof tiles. The roof is in a poor state. Windows in a reasonable condition, though single-glazed. Foundations need periodic reinforcement.	Replacement roof required and overall need for refurbishment. Given nature of building, consider cost/benefit of retention versus new build.	2020	tbc	H
<b>Drayton</b>	Drayton Hall	Facility with main hall and two meeting rooms. 1970s building, now ageing. Kitchen recently refurbished but car parking and roof need attention. Floor in hall will need replacement in about 5 years. Storage space is poor. Neighbourhood Plan concludes that the hall is too small for some activities.  Identified in Drayton Neighbourhood Plan policy C-WP4 for refurbishment, extension or replacement.	New felt roof	2020	tbc	H
			Replacement hall floor	tbc	tbc	M
			Car park repairs or resurface	2016/17	Tbc	M
			OR  Replace hall	tbc	tbc	M
<b>East Challow</b>	East Challow Village Hall	Facility with hall and one meeting room. Well maintained and decorated. Poor toilets and disabled toilets.	Upgrade toilet area plus disabled	2017/18	£15,000	L
<b>East Hanney</b>	Hanney War Memorial Hall	Facility with hall and two meeting rooms including bar. The hall is in good structural condition and a phased programme to decorate internally has just	Conversion of mezzanine floor at end of hall into an additional meeting room	2016/17	£5,000	L



		commenced. The main hall has a good quality maple floor suitable for badminton and other sports activities. The option to convert the veranda into office space would provide much needed regular income to the hall.	Refurbishment of bar to make it more suitable for meetings as well as functioning as a bar	2016	£4,000	L
			Conversion of rear veranda into additional meeting room/office space	2016/17	£20,000	M
<b>East Hendred</b>	East Hendred Community Centre - Snells Hall	Facility has main hall and two meeting rooms. The hall is a converted Victorian school. It is of sound build quality and is in very good condition, inside and out. No significant identified investment required.				
<b>Eaton Hastings</b>	No village hall					
<b>Faringdon</b>	Corn Exchange Faringdon	Facility has main hall. Refurbished internally in 2011. Good condition but floor needs attention. Externally - needs some attention but is satisfactory.	New Floor	2018	£13,000	M
			Heating overhaul	2016	£3-5,000	M
<b>Faringdon</b>	Pump House Faringdon	Facility has hall and 3 meeting rooms. Good internally and externally. Has external theatre that is sub let to a community project which needs attention. Lift access for disabled unsatisfactory.	Improve disabled access	2017	tbc	H
			Installation of audio and visual equipment to make meeting more accessible to all.	2020	tbc	H

<b>Faringdon</b>	The Old Town Hall	Facility has main hall only. Average internal quality, but average to poor externally. Condition survey undertaken in 2013 showed works are required to ensure that the building is safe and well maintained. These works need actioning ASAP when funds allow.	Various improvements	2016/17	£12,000	H
<b>Fernham</b>	St. Johns Church and Village Hall (Longcot and Fernham Community Hall)	Church also used as community facility with one main hall. No separate kitchen. Average quality. No known investment requirements.				
<b>Frilford</b>	No village hall					
<b>Fyfield and Tubney</b>	No village hall					
<b>Garford</b>	Garford Village Hall	Small facility with hall only. Internally the building has been painted and has had new heating and some wiring in the past five years. Externally the building was painted 6 years ago. The building is timber frame construction and is in a poor state of repair. It has a life expectancy of less than 20 years without significant capital investment. In the interim, there is a need to improve the disabled access	New roof and timber repairs as part of major refurbishment required. Improve disabled access in interim period.	Major refurbishment 2025 Disabled accessibility 2016/17	Refurbishment: tbc . Disabled access: tbc	H
<b>Goosey</b>	No village hall					

<b>Great Coxwell</b>	Great Coxwell Village Hall (Reading Room)	<p>Facility with main hall only which is also used as a church hall. Overall average quality building and no major investment need identified in survey return.</p> <p>However the Neighbourhood Plan suggests that the building is in need of structural attention, though no costs identified. Improved village hall sought which is bigger, better and has improved car parking. Policy CL1.</p>	New fire escape	2016	£5,000	L
<b>Grove</b>	Old Mill Hall - Grove	Large facility with main hall and 2 meeting rooms. Built in 1988. Externally clad in corrugated metal with floor to ceiling windows on floor walls. Some windows need replacing. Internally cosmetic upgrades are ongoing. No significant investment identified as being required.				
<b>Grove</b>	Grove Village Hall	Facility with hall only. The hall is 50 years old but has been well maintained. In recent years there has been refurbishment of the kitchen, toilets, and disabled facilities. No significant requirement for investment.				
<b>Harwell</b>	Harwell Village Hall CIO	Facility had main hall and one meeting room. The Freeman Hall has been demolished (end 2015) and a new hall is being constructed. Remainder of facility to be refurbished in phases. Once complete, no further investment needs identified.				

<b>Harwell</b>	Harwell Church Hall	Facility has hall only. The hall is approximately 20 years old, and is in a basically sound condition. No significant investment requirements identified.				
<b>Hatford</b>	No village hall					
<b>Hinton Waldrist</b>	Hinton Waldrist Village Hall	Facility has hall only. Work needs to be done to the exterior cladding. New heating is required plus full insulation of the hall.	Insulation and replace cladding	2016	£7210/ £12240	H
			Insulation and heating improvements	2019/20	tbc	M
<b>Kennington</b>	Kennington Village Centre	Large facility with hall and 3 meeting rooms. Facility built 1989. Good condition. No identified investment needs.				
<b>Kingston Bagpuize with Southmoor</b>	Kingston Bagpuize with Southmoor Village Hall	Facility has hall and 2 meeting rooms. Built in 1987. Reasonably good condition both internally and externally, though heating / lighting are poor.	Double glazed windows and doors	2020	£35,000	
<b>Kingston Lisle</b>	Kingston Lisle Village Hall	Facility has hall only. Hall has a stage. Average quality, both interior and exterior. No identified significant investment needs.				
<b>Letcombe Bassett</b>	Letcombe Bassett Village Hall	Small facility with hall approx 9 x 5 m. Previously the village school. No known investment needs.				

<b>Letcombe Regis</b>	Letcombe Regis Village Hall	Facility with hall and one meeting room. In need of rebuild/ repair/refurbishment. No/poor disabled access or facilities. Building no longer meets community need (retirement village with many older residents). Not suited for young children's activities. Funding secured for rebuild, November 2015. No further identified investment needs once new hall provided.	Current facility being replaced.			
<b>Little Coxwell</b>	Little Coxwell Village Hall	Facility with hall only. Recently constructed and purpose built. No identified investment requirements.				
<b>Littleworth</b>	Littleworth Reading Room	Facility with main hall only. A conventional building of solid stone wall with stone slate roof construction with a flat roofed extension to the rear providing kitchen, toilet and small storage area, benefiting from double glazed windows electric convector heaters. External structure generally in good order, internal decoration will be in need of attention within the next few years. Limited storage.	Flat roof resurface & installation to modern standards	2016/19	£5,000 - £10,000	H
<b>Lockinge</b>	No village hall					
<b>Longcot</b>	No village hall					
<b>Longworth</b>	Longworth Village Hall	Facility with hall only. Refurbished 2005. New wooden floor. Poor car parking provision but adjacent road is lightly used and is adequate. No identified investment requirements.				
<b>Marcham</b>	No village hall					

<b>Milton</b>	Milton Methodist Church Hall	Methodist Church Hall, modern building with good facilities and parking. No known issues.				
<b>Milton</b>	Milton Heights Community Centre	Community room within St Blaise Primary School, only available during school day subject to prior arrangement, although can be hired from 8am to midnight.				
<b>North Hinksey</b>	St Peter and St Paul Church Hall	Facility has hall only. Brick building with tiled roof. Recent improvements to hall. Average condition. Limited car parking in office hours. No known investment needs.				
<b>North Hinksey</b>	Seacourt Hall [hall proposed to be demolished and replaced as part of Botley redevelopment]	Facility due to be replaced as part of Botley centre improvements.	Replacement hall scheduled as part of Botley centre improvements.			
<b>North Hinksey</b>	Louie Memorial Field Pavilion	Basic flat roofed changing room type pavilion with no hall but with one meeting room. 1970s build. Extensively covered with murals. Average-poor quality, and some vandalism. No car park and disability access poor. MUGA behind. Grass pitch used. Immediately adjacent to poor quality 4th Oxford Scout Hut.	General refurbishment/ replacement provision required. Consider replacement facility which also provides for 4th Oxford Scouts.	2018/19	tbc	H
<b>North Hinksey</b>	4th Oxford Scouts Hut	Facility has hall only. Wooden "shed" type facility on small, poor quality site. Limited outside area. No car parking or disability provision. Immediately adjacent to the Louie Memorial Field Pavilion. Future of both sites should be considered together for investment.	General refurbishment/ replacement provision required, but should seek to combine with adjacent Louie Memorial Field Pavilion.	2018/19	tbc	H

<b>North Hinksey</b>	Fogwell Road Sports Pavilion	Large brick pavilion/clubhouse building set back in playing field. Standard quality. Probably low attractiveness due to nature of building and location. No known investment requirements.				
<b>North Hinksey</b>	Botley Baptist Church Hall, Westminster Way	Combined church/community centre with hall. 1960s/70s brick building. 30 approx space car park but moderate/poor quality. Investment requirements likely but specifics unknown.	Refurbishment both of building and car park	2020	tbc	M
<b>North Hinksey</b>	St Andrew's Church & Hall, Orchard Road	<p>There are two buildings on site: the larger (the church and main hall) is timber construction built 1960s and although it has been maintained in reasonable repair it was intended as a short term building and is poorly insulated. Major repairs have been undertaken in 2015. Internally the building is well maintained. Small kitchen and toilets are modern and the general decoration is acceptable.</p> <p>The second building on site (St Andrew's Centre) is a modern brick construction with tiled roof, newly opened in 2007. The new Centre is modern and in generally good condition internally. Additional storage needed is needed to expand activities.</p>	Replace main building (church and hall)	Approx 2020	£500,000	H
			Increase storage space	Approx 2020	tbc	L

<b>North Hinksey</b>	Botley Women's Institute Hall, North Hinksey Lane	Small hall, possibly basic brick or clad prefab. Limited parking, poor storage, poor disabled toilets. However reasonably well maintained and no specific investment requirements identified. May require longer term review. Primarily used for WI.				
<b>Pusey</b>	No village hall					
<b>Radley</b>	Radley Village Hall	Facility has hall and meeting room, and requires refurbishment. The car park is unsurfaced and requires improvement. Internally, the building is in good decorative order but ideally would be updated to meet current standards. Meeting room and storage both identified as poor quality.	Car park surfacing, meeting room improvements and increased/better storage required.	2020	tbc	M
<b>Shellingford</b>	Shellingford Community Hall (shared with Shellingford Primary School)	Facility has main hall only, built in 2000. Brick building in good condition. Kitchen identified as poor quality/ inadequate.	Kitchen extension and refurbishment and possible new entrance	2016	up to £50,000	M
<b>Shrivenham</b>	Shrivenham Memorial Hall	Large facility with hall and 3 meeting rooms. A Grade II listed building built in 1925. Hall needs some refurbishment. Other smaller rooms are in good decorative order. Hall has 2 sets of toilets and 2 kitchens. There is a car park adjacent. Site used for pre-school. Storage space poor due to number and type of users.	Vic Day Hall ceiling, lighting and AV ready	2016/17	£20,000	M
			Enlarge and rearrange large set of toilets	2016/17	£13,000	M
			Enlargement of Loggia	2016/17	£80-100,000	M
			Rewiring	2016/17	£30-40,000	M
			Remove old water tank and make new room	2016/17	£5,000	M
			Car park resurfacing.	2016/17	£20,000	M



<b>South Hinksey</b>	South Hinksey Village Hall	Facility has small hall only and is a converted red-brick Baptist Chapel in the centre of the village. It was fully refurbished and brought up to date in 2003. Hall has new wooden oak floor with under-floor heating. Generally in good repair and reasonable decorative state. No significant investment requirements identified.				
<b>Sparsholt</b>	Griffin Memorial Hall	Facility has hall only. The hall is a Victorian building which underwent extensive renovations from 2005- 2007 which included a new extension with new toilets, including disabled and new kitchen. Overall in good condition but needs refurbishment of roof. Storage space is poor.	New roof	2016/17	£9-10,000	H
<b>St. Helen Without</b>	Dalton Barracks Community centre	Facility has hall and 3 meeting rooms. Overall quality of the community centre is good, both internally and externally. Toilets are however poor. No significant major investment requirements identified.				
<b>Stanford in the Vale</b>	Stanford in the Vale Village Hall	Large brick building with hall and 2 meeting rooms, opened 1983. Extended in 1999. Good quality overall, well maintained and well used. Village hall managers report a need to increase the capacity of the site to enable more use.	"Conservatory"/ extension	2016/21	£25-30,000	H
			Re-batten roof, adding celotex insulation	tbc	£33,400	H
			50kw solar PV system	tbc	£59,000	H

<b>Steventon</b>	Steventon Village Hall	Facility with large hall and large meeting room. Brick building. Commercial kitchen. Internally and externally the hall is in good condition. No investment requirements identified.				
<b>Sunningwell</b>	Sunningwell Village Hall	Facility has hall only. Small brick building. Average quality. No specific investment needs identified.				

<b>Sutton Courtenay</b>	Sutton Courtenay Village Hall	Facility has hall and meeting room. Built 1965. The hall land also includes the scout and guide hut (with whom there is a lease arrangement), a tennis court and historic allotments (the land was originally Glebe land) and a car park at the front of the building. The last major refurbishment was in 2004. Now facility of average quality. Needs additional meeting room, new junior/toddler toilets, more storage space and more car parking. Also needs improved heating efficiency. Has a number of smaller projects planned in addition to the identified major investment needs, in part to extend hall capacity.	Gates and fence for village hall land	2017/18	£32,000	H
			Extension of small meeting room and kitchen	2017/18	tbc	H
			Toddler-friendly facilities	2017/18	tbc	H
			Drama – stage, lighting and sound system	2017/18	tbc	M
			Sports – marking of main hall floor for badminton and installation of posts	2017/18	tbc	L

<b>Uffington</b>	Thomas Hughes Memorial Hall	Facility has hall and one meeting room. Main hall built in 1975 and meeting room added in 1980. The facility is generally in good condition. It has undergone a considerable number of improvements in the last five years. Largest significant issue is poor quality heating/lighting.	Improve roof insulation in both function room to current building regulation standards	2018	£25,000	H
			Installation of roof PV system	2020	£1,500	M
<b>Upton</b>	Upton Village Hall	Facility has hall and one meeting room. Hall was built in 1965. Reasonable condition overall with some refurbishment undertaken in 2015. However the hall and meeting room require major redecoration, improved insulation and heating system. The main hall floor requires some attention. The disabled toilets not DDA compliant.	Insulation, dry-lining, decoration and new lighting in main hall and meeting room	2016	£30,000+	M
			Replacement or repair of the main hall floor	2018	tbc	H
<b>Wantage</b>	The Beacon	Large facility with a number of rooms of different sizes and functions. The building was refurbished in 1998. Since 2013 has coffee shop. Recently had upgraded lighting, plus kitchen and bar improvements.	Upgrade toilets	2016	£10,000	H
			Boiler replacement	2017	£18,000	H
			Upgrade of tiered seating	2018	£20,000	H
			Energy saving measures	2016	£20,000	H

<b>Wantage</b>	Wantage Methodist Church	Facility has hall and meeting room and is located behind the church. Built in 1992 and refurbished 2013. Brick building. Limited dedicated car parking but disabled parking provided. Facility of adequate quality. No known investment requirements.				
<b>Watchfield</b>	Watchfield Village Hall	Facility has large and small hall. Built in the 1980's replacing an old building on the site. The overall condition is reasonable. However facility now too small to meet demand.	Extension to a third hall, large kitchen and storage.	tbc	tbc	
<b>West Challow</b>	West Challow Village Hall	Small village hall with corrugated steel roof.				
<b>West Hendred</b>	West Hendred Village Hall	Facility has hall only. Built in 2005. Good quality. Current kitchen good quality but seeking to improve.	Kitchen improvement	2017/18	£10 - 50,000	M
<b>Woolstone</b>	No village hall					
<b>Wootton</b>	Wootton & Dry Sandford Community Centre	Large facility with hall and 3 meeting rooms. Built as a community centre. Good condition. Also has MUGA and grass football pitches. Limited car parking. Poor storage identified as an issue.	Resurface and extend car park	2016	£37,000	
			Rebuild multi games training area	tbc	£40-67,000	
			Improve storage	2020	tbc	
<b>Wytham</b>	Wytham Village Hall	Facility has hall and meeting room. The overall quality of the hall is good. No identified projects where significant investment would be required.				

## Conclusions and recommendations

### Current supply and demand

- 2.58 Village halls and community centres provide an important local resource for a range of sport and active recreation activities, including pilates, short mat bowls, dance and yoga. Most halls are used on a very regular basis for these activities and they are used both during the day time and evenings. These facilities are particularly important to those people without access to a car.
- 2.59 The network of halls and community centres across the district means that everyone with access to a car can reach a hall within 10 minutes drive time, and many people can reach a hall within 800m or 10 minutes walk. The importance of these facilities as a local resource, means that in the larger towns and villages the 800m walking catchment is the most important consideration.
- 2.60 The current hall network has facilities of varying age, size and condition. A small number of halls require very significant investment to improve, but most require some investment.

### Future requirements

- 2.61 In relation to the existing network of facilities, there is a need to retain and maintain them, but where new planned housing will place additional demand on the existing facilities, then there is a need to invest to ensure that the facilities are capable of the additional demands being placed upon them.
- 2.62 If a new community centre is proposed as part of a major housing development area, then this should be a stand-alone facility i.e. not part of a school. If possible new centres should be located adjacent to the playing fields, and the changing facilities for the pitches be provided and managed as part of the community centre. This helps both in terms of the economy of scale and the long term efficient management of the building.
- 2.63 At the Market Towns, Local Service Centres and Larger Villages, new community facilities should enable at least two separate groups to independently use the centres at the same time, without contact between the groups, e.g. for pre-school and for an adult social or activity group. The centres should be fully accessible for people using mobility scooters and with pushchairs.
- 2.64 The highest known investment priorities for the existing network of facilities are listed below. Disability access and health and safety considerations have been identified as the highest priorities together with those facilities where a hall facility is identified as poor quality generally and requiring urgent investment. Additionally where the given estimated costs are over £50,000. The project costs and timescales where given/known are taken from the town and parish survey returns.

- Abingdon, Preston Road. Extension. Cost £80,000.
- Blewbury Village Hall. Extend and upgrade all services. Refurbish. Cost £600,000. Timescales to be confirmed.
- Bourton Village Hall. Disabled access, kitchen and improved heating. Costs and timescales to be confirmed.
- Denchworth Village Hall. Refurbish or replace. Costs and timescales to be confirmed.
- Drayton Hall. Refurbish or replace. Costs and timescales to be confirmed.
- Faringdon Pump House. Disabled access and ancillary facilities. Costs and timescales to be confirmed.
- Garford Village Hall. Refurbish or replace. Costs and timescales to be confirmed.
- North Hinksey, Louie Memorial Field Pavilion. Refurbish or replace. Costs and timescales to be confirmed.
- North Hinksey, St Andrew's Church and Hall. Replace church and hall. £500,000. Timescales tbc.
- Shrivenham Memorial Hall. Improvements and extension. Costs approx £200,000. 2016/17.
- Sparsholt, Griffin Memorial Hall. New roof. £10,000. 2016/17.
- Stanford in the Vale, Village Hall. Extension and refurbishment. £120,000. Timescales tbc.
- Sutton Courtenay Village Hall. Extension of hall. Improvements to enable wider range of sports on site. Costs and timescales to be confirmed.
- Uffington, Thomas Hughes Memorial Hall. Roof upgrade. £27,000. 2018.
- Upton Village Hall. Replace or repair hall floor. Costs and timescales to be confirmed.
- Watchfield Village Hall. Extension. Costs and timescales to be confirmed.
- Wootton and Dry Sandford Community Centre. Improve car park, MUGA and storage. Costs and timescales to be confirmed.

## Recommendations

- 2.65 Existing village halls and community centres are protected and improved, unless the tests set out in paragraph 74 of the National Planning Policy Framework are met in full:

*Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*

2.66 The existing planning standards set out in the SPD are updated to:

- Quantity
  - For Market Towns, Local Service Centres and Larger Villages 120 sq m of space per 1000 population
  - Elsewhere 225 sq m of space per 1000 population
- Accessibility
  - 10 minute walk (800 m) in the Market Towns, Local Service Centres and Larger Villages
  - 10 minute drive elsewhere
- The quality and design of facilities should reflect current best practice from relevant agencies. New community centres should enable at least two separate groups to independently use the centres at the same time, without contact between the groups, e.g. for pre-school and for an adult social or activity group.

2.67 The draft list of delivery priorities for improvements to existing facilities are identified in Figure 6; these will need to be confirmed. It is assumed that most of the works identified for 2016 already have funding in place.

2.68 The proposed new community centre provision is delivered at Grove Airfield and Crab Hill.

2.69 The preferred sites for additional community centres in the Market Towns, Local Service Centres and Larger Villages are to be confirmed.

2.70 Where new facilities are to be delivered on-site in a new development then suitable land is to be provided for free.



## SECTION 3: OUTDOOR BOWLS

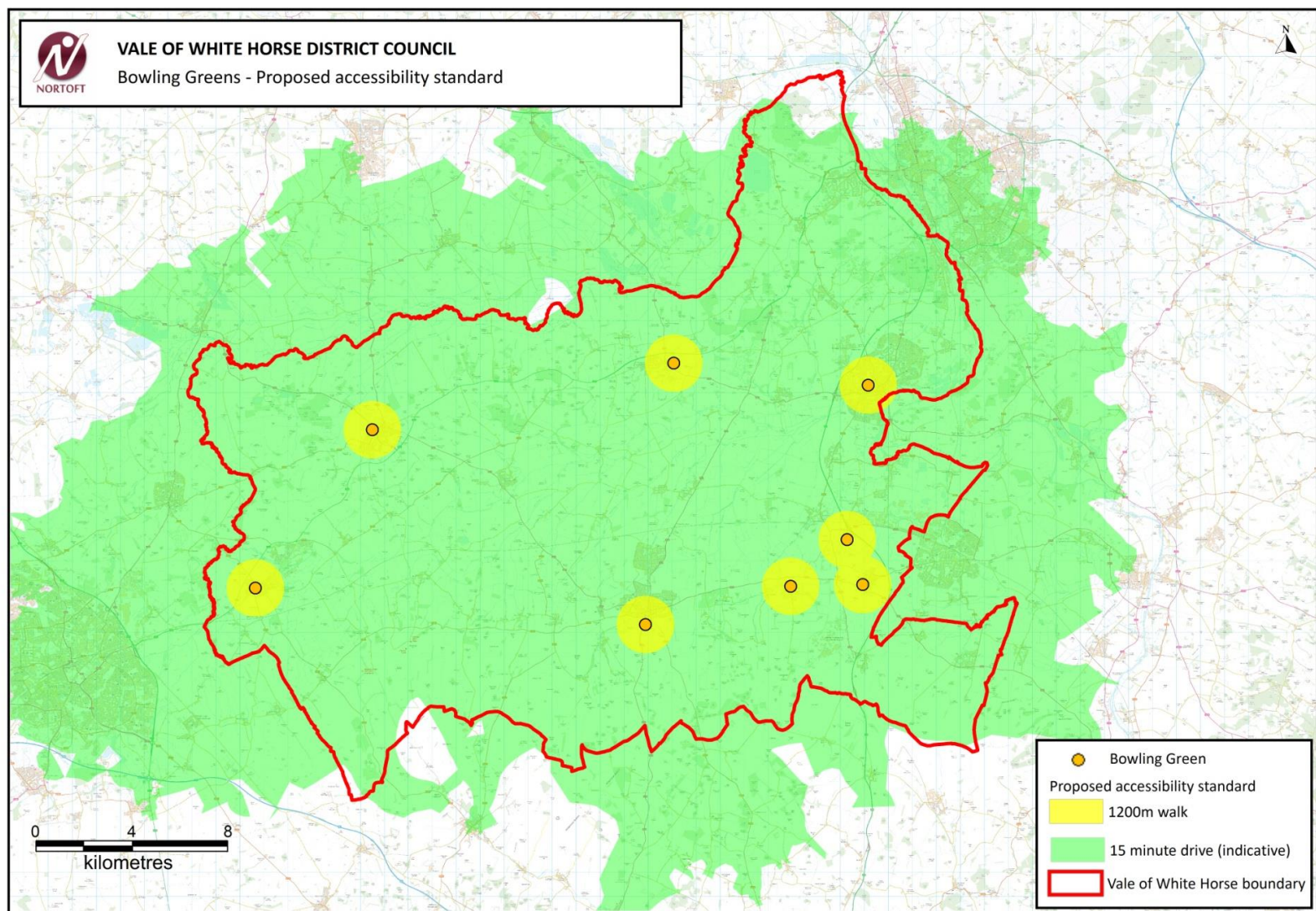
- 3.1 Bowls primarily attracts the older age groups and those from the higher socio-economic groups. According to the Sport England Active People Survey in 2016 (<https://www.sportengland.org/research/who-plays-sport/>), over 77% of players are aged 65 years and over, and 19% are aged 55-64 years. Only 4% of players are aged under 55 years. The Market Segmentation analysis from Sport England in 2016 (<http://segments.sportengland.org/>) suggests that two of the larger market segments in the district participate in bowls (both indoor and outdoor), and that they are of retirement age. Sport England estimates that around 312,000 people take part in some form of bowling at least once a month.
- 3.2 In 2015, there were estimated to be 32,310 people aged 60 or over in the district. This number is expected to rise to around 46,970 by 2031. It is therefore expected that there will be an increase in the number of people bowling over the next few years.
- 3.3 The active (competitive) membership of the 8 affiliated bowls clubs in the Vale of White Horse for the year 2016 totals 484, of which 2/3<sup>rd</sup> are men, and 1/3<sup>rd</sup> are women. The total number of players has increased by 17 between 2013 and 2016, with most clubs being relatively stable in their numbers but with the clubs at Faringdon, Wantage and Kingston Bagpuize seeing a slight increase.
- 3.4 The current standard of provision is set out in the 2008 SPD Open Space, Sport and Recreation Future Provision as 1 green per 19,000, or a rate of 0.05 greens per 1000. The accessibility standard is 900m (walking distance) for the urban area and 5,625m for the rural areas by direct line from the green.

### Current provision and assessment

- 3.5 There are currently 8 bowling green sites with one green each in the Vale of White Horse. These are listed below and are mapped in Figure 7. The green at Milton Hill Bowls Club is artificial grass, but the following are natural grass:
- Abingdon Bowling Club
  - Faringdon Bowls Club
  - Harwell Bowls Club
  - Kingston Bagpuize and Southmoor Bowls Club
  - Milton Hill Bowls Club
  - Morland Bowling Club, East Hendred
  - Shrivenham Bowling Club
  - Wantage Bowling Club

- 3.6 The greens, club houses and ancillary facilities are generally good quality, but the following issues were noted in the site audit:
- Overhanging trees at the Wantage Bowls Club means that there are some bare patches on the green. The club house at this site is accessed by 9 steps, and is not therefore accessible for wheelchairs.
  - The Milton Heights site is not fully accessible for wheelchairs.
- 3.7 The distribution of the bowling greens means that the majority of people with access to a car can reach a site within about 15 minutes drive. Those living at the edge of the authority and are not within the 15 minute catchment of a site within the district, are generally within a 15 minutes' drive time of a bowling green outside the boundary of the district, for example to the West Oxford Bowls Club at Botley Park.
- 3.8 The location of the bowling green sites means that their 15 minute drive time catchments often overlap, at least in part. For example, there is around a 13 minute off peak drive time between the bowling green at Abingdon and Kingston Bagpuize, and an 11 minute drive between Abingdon and Milton Hill.

Figure 7: Outdoor bowling greens



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## National Governing Body comments and strategies

- 3.9 The main national governing body for flat green bowls is Bowls England, which was formed by the unification of the English Bowling Association and the English Women's Bowling Association.
- 3.10 The Bowls England Strategic Plan 2014-17 ([https://www.bowlsengland.com/uploads/strategic\\_plan\\_2013\\_2017\\_FINAL\\_251113.pdf](https://www.bowlsengland.com/uploads/strategic_plan_2013_2017_FINAL_251113.pdf)) sets out its structure and the organisational links with the Bowls Development Alliance (BDA), which is the body recognised by Sport England for the development of the sport, particularly at the grass roots level. The objectives of the strategic plan are the promotion of the sport, the recruitment of members, and their retention.
- 3.11 The BDA identifies hot spot areas for focusing their sports development work. For the period 2013-2017 they secured funding from Sport England to the following programme areas: grow participation across the adult population aged 55+ years; provide excellent sporting experiences for existing participants in order to retain membership levels, and; grow participation of those who have disabilities. The funding is targeted each year at a specific area, but for the period 2013-2015 these did not include any of the authorities within Oxfordshire.
- 3.12 The Royal County of Berkshire Bowling Association advises that there appears to be a steady number of participants in outdoor bowling for the Vale of White Horse and that the maximum reasonable capacity of a 6 rink green for most clubs is around 100 members. However the "capacity" of the most competitive clubs would be potentially lower than this figure, whilst the membership capacity of the most "social" clubs might be higher.
- 3.13 The county association also advises that the viability of clubs appears to primarily depend upon their ability to recruit and retain volunteers for the green and site management. There is therefore no minimum size of club. The county association also confirms that a 15 minute drive time is realistic for this sport in this area.

## Modelling

### *Assessment of capacity*

- 3.14 The extent to which the existing bowls sites are used is a key factor when determining the need for future provision. Based on the Royal County of Berkshire Bowling Association's advice about the realistic capacity of the bowls sites (para 3.12) being 100 members per 6-rink green, the assessment of the used capacity of each site based on the 2016 membership numbers is given in Figure 8.
- 3.15 This capacity assessment suggest that there is around 41% of the potential capacity of the sites across the Vale being unused. However there are some significant differences between the different clubs and this is really the key issue for the Vale.

Figure 8: Capacity of bowls sites

									Forecast population aged 60+ for sub area			Future number of members with current rate of participation (current sub area rate)			Future number of members at increased rate of participation @ 0.5% pa			Spare capacity of site if no increase in participation			Spare capacity of site with increase in participation @ 0.5% pa		
Club	Strategy sub area	Number of greens	Number of rinks	Number of members in 2016	Number of members per rink 2016	Spare capacity (number of members)	Used capacity in 2016 %	Current population of sub area aged 60+	2021	2026	2031	2021	2026	2031	2021	2026	2031	2021	2026	2031	2021	2026	2031
Abingdon	Abingdon-on-Thames and Oxford Fringe	1	6	118	20	-16	116%	17474	20252	21838	22901	137	147	155	140	156	167	-35	-45	-53	-38	-54	-65
Kingston Bagpuize	Abingdon-on-Thames and Oxford Fringe	1	6	57	10	45	56%					66	71	75	68	75	81	36	31	27	34	27	21
Harwell	Didcot Leisure Sub Area (Vale)	1	6	35	6	67	34%	2713	3893	4664	5252	50	60	68	51	63	73	52	42	34	51	39	29
Milton Hill	South East Vale	1	6	37	20	65	36%	6056	7579	8929	9770	46	55	60	47	58	64	56	47	42	55	44	38
Morland	South East Vale	1	6	40	7	62	39%					50	59	65	51	62	70	52	43	37	51	40	32
Wantage	South East Vale	1	6	52	9	50	51%					65	77	84	67	81	91	37	25	18	35	21	11
Faringdon	Western Vale	1	6	63	11	39	62%	6070	7366	8286	9043	76	86	94	78	91	101	26	16	8	24	11	1
Shrivenham	Western Vale	1	6	82	14	20	80%					100	112	122	102	118	132	2	-10	-20	0	-16	-30
		Totals		484		332		32313	39090	43717	46966												

- 3.16 Currently there is no spare capacity at the Abingdon club but the Kingston Bagpuize club has capacity for around 45 extra members. In Western Vale the clubs at Shrivenham and Faringdon together have further capacity for around 60 members, but there is more space at Faringdon than Shrivenham. In South East Vale the clubs together have space for a total of 177 members. The Harwell club is the only one currently located in the Didcot Leisure Sub Area, and it is currently at 34% of its used capacity.

### *Comparators*

- 3.17 The adopted standards across the Vale of White Horse's CIPFA benchmark comparator authorities are given in Figure 9. Of these authorities, only South Oxfordshire and the Vale of White Horse have adopted standards. The rate of provision in South Oxfordshire is slightly above that of the Vale of White Horse.

*Figure 9: Comparators for outdoor bowls*

	Date of adopted standard	Quantity (per 1000)	Access (m) (straight line from site)
Vale of White Horse	2008	0.05	Urban: 900m (walking distance) Rural: 5635m
<b><i>CIPFA comparators</i></b>			
South Oxfordshire	2008	0.08 (6 rink site)	7.5 miles
East Hampshire		No standard	No standard
East Hertfordshire		No standard	No standard
Test Valley		No standard	No standard
West Oxfordshire		No standard	No standard



## Assessment of Future Needs

### *Quantity*

- 3.18 The current provision of 6-rink bowling greens is 8 sites with active clubs on every site. The current provision of outdoor bowling greens (8 across the authority for a population of 127,354) gives a rate of provision per 1000 of 0.06 greens. This is slightly more than the adopted standard of 0.05 greens per 1000. If the current rate of provision is simply extrapolated up to 2031 for the forecast population of 170,140, this would give a requirement of 11 greens across the district.
- 3.19 However it is important to consider the capacity of the existing network of sites and the trends for the sport. The 2016 membership of the affiliated outdoor bowls clubs is around 485, i.e. a participation rate of 0.016 amongst the 60+ age group with its current population at around 32,310.
- 3.20 If the participation rate stays the same rather than increasing in line with the Vale of White Horse's participation objectives, then the number of people playing bowls by 2031 with the forecast population of 60+ years of 46,965, would be around 751 players. This would be an increase of 266 players over and above the number of players in 2016.
- 3.21 If the Vale of White Horse sports development target of a growth in participation of 0.5% pa is achieved, this would be a 108% increase in the rate of participation up to 2031. Should this be achieved, then the participation would increase up to 811 players.
- 3.22 This increase in the number of players needs to be considered in relation to the potential impact on the individual bowling green sites and clubs. The right hand columns of Figure 8 forecasts this growth, taking into account the varying current rates of participation in the sport between the sub-areas, and the sub-area forecast populations of those aged 60+ up to 2031.
- 3.23 This modelling suggests that Abingdon and Shrivenham will be the two sites most under pressure up to 2031, with Abingdon having potentially between 155 and 167 members by 2031. The club at Shrivenham is also likely to be increasingly busy, with potentially around 122 to 132 members by 2031.
- 3.24 The other clubs in the Vale will continue to have some spare capacity up to 2031, and importantly the clubs at Kingston Bagpuize and Milton Hill are likely to be able to absorb some of the pressures being experienced at Abingdon, as these sites have overlapping catchments, based on a 15 minute drive time. Faringdon and Shrivenham will both be "full", but the relatively low level of potential unmet demand is insufficient to suggest that a new bowling green is required in the area in the period up to 2031.

- 3.25 The conclusion from the modelling is therefore that the priority should be to support the retention and improvement of the existing bowling green sites and clubs, so that they can meet the demand expected to arise in the future. There would however be some justification to consider the development of an indoor facility adjacent to an existing bowls club somewhere in the Wantage/Grove area which would both help to cater for some of the additional demand and provide a winter opportunity for bowlers. A central location for an indoor facility would be accessible to a large proportion of the Vale area as indoor bowling tends to draw from a 20 minute drive time catchment. The proposal for an indoor bowls facility is already identified in the Vale of White Horse Leisure and Sports Facilities Study 2013-2031, so this study confirms that proposal.
- 3.26 There are currently no new bowling green sites identified in any location across the district, and this policy position does not require review. The standard of provision is therefore proposed to be 0.047 greens per 1000 for the period up to 2031.

### *Accessibility*

- 3.27 A 15 minute drive time catchment is appropriate for outdoor bowling and this also reflects the views of the Royal County of Berkshire Bowling Association. A walking catchment is now not appropriate for bowls as a high proportion of players travel by car.

### *Design and quality*

- 3.28 The quality and design of facilities should reflect current best practice, including the current design guidance from Sport England and the National Governing Body. This should apply to refurbishment proposals as well as new build.

## **Conclusions and recommendations**

### *Current supply and demand*

- 3.29 The active (competitive) membership of the 8 affiliated bowls clubs in the Vale of White Horse for the year 2016 totals 484, of which 2/3<sup>rd</sup> are men, and 1/3<sup>rd</sup> are women. The total number of players has increased by 17 between 2013 and 2016, with most clubs being relatively stable in their numbers but with the clubs at Faringdon, Wantage and Kingston Bagpuize seeing a slight increase.
- 3.30 The green at Milton Hill Bowls Club is artificial grass, but the others are natural grass. The greens, club houses and ancillary facilities are generally good quality.
- 3.31 The distribution of the bowling greens means that the majority of people with access to a car can reach a site within about 15 minutes drive either within or outside of the authority.
- 3.32 Currently there is no spare capacity at the Abingdon club but the Kingston Bagpuize club has capacity for around 45 extra members. In Western Vale the clubs at



Shrivenham and Faringdon together have further capacity for around 60 members, but there is more space at Faringdon than Shrivenham. In South East Vale the clubs together have space for a total of 177 members. The Harwell club is the only one currently located in the Didcot Leisure Sub Area, and it is currently at 34% of its used capacity.

### Future requirements

- 3.33 The assessment of future needs suggests that the Abingdon Bowls Club and Shrivenham Bowls Club will both have unmet demand by 2031, but that there will still be some spare capacity at the other bowls sites across the district. There are currently no new bowling green sites identified in any location across the authority, and this policy position does not require review.
- 3.34 There would however be some justification to consider the development of an indoor facility adjacent to an existing bowls club somewhere in the Wantage/Grove area which would both help to cater for some of the additional demand and provide a winter opportunity for bowlers. A central location for an indoor facility would be accessible to a large proportion of the Vale area as indoor bowling tends to draw from a 20 minute drive time catchment. The proposal for an indoor bowls facility is already identified in the Vale of White Horse Leisure and Sports Facilities Study 2013-2031, so this study confirms that proposal.

### Recommendations

- 3.35 Existing outdoor bowling greens are protected and improved, unless the tests set out in paragraph 74 of the National Planning Policy Framework are met in full.

*Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
  - *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
  - *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*
- 3.36 The existing planning standards set out in the SPD are updated to:
- 0.047 outdoor bowling greens per 1000
  - Accessibility 15 minutes drive
  - Quality and design to reflect the current best practice, including design guidance from Sport England and the National Governing Body.

3.37 The delivery priorities up to 2031 are:

- The improvement of the existing greens and ancillary facilities at the existing sites. Investment requirements need to be confirmed on an individual site basis.
- The development of an indoor bowls facility in the Wantage/Grove area to provide some additional capacity in the summer and new opportunities in the winter. Site, size and feasibility to be confirmed but should be co-located with an existing active bowls club.

## SECTION 4: OUTDOOR TENNIS

- 4.1 Outdoor tennis courts in the Vale of White Horse are an important type of facility as the sport is popular. There are currently 18 sites with dedicated tennis courts plus a large number of multi-sport / multi use games areas courts on education sites, for example at Marcham, some of which are available for community use.
- 4.2 Sport England's Active People Survey (<https://www.sportengland.org/research/who-plays-sport/>) suggests that in 2016 nationally around 840,600 adults over 16 years play tennis at least once a month, but tennis participation has decreased slightly during the period 2007/08 to 2013/14. The sport attracts more men (60%) than women (40%), and the higher socio-economic groups. Of the Sport England's Market Segmentation (<http://segments.sportengland.org/>) in 2016, 8 largest market segment groups across the Vale of White Horse, four are attracted to tennis: the Comfortable Retired Couples; Fitness Class Friends; Stay at Home Mums; and Competitive Male Urbanites.
- 4.3 The Lawn Tennis Association's (LTA) latest club membership information (February 2016) gives a total of 2,350 members of affiliated clubs across the district, all of which have at least 75 members. The largest clubs are Oxford Sports Lawn Tennis Club (350 members) and Blewbury Tennis Club (330 members). The clubs are geographically spread across the district.
- 4.4 In addition to the club sites are a small number of open access sites or those available for hire. These include the multiple courts at the White Horse Leisure and Tennis Centre and Abbey Meadows at Abingdon and the Manor Road Memorial Park at Wantage. Some sites such as Uffington are both a club site and available to the local community to hire.
- 4.5 This section of the study primarily looks at dedicated tennis courts, following the approach taken by Sport England. This is because courts on school sites and elsewhere tend only to be available for community use during the summer months, with the courts being converted to netball and other sports for much of the rest of the year. This approach is notably different from that of the 2008 SPD Open Space, Sport and Recreation Future Provision which had a multi-sport courts standard that included both open access facilities and those on school sites with limited controlled access. Open access Multi Use Games Areas (MUGA) and facilities which are similar but do not necessarily meet the strict MUGA design guidelines of Sport England, are now incorporated into the standards for play and teenage provision.
- 4.6 The current standard for multi-sport courts contained within the SPD is not therefore appropriate to test, and other criteria have therefore been used.

4.7 The Vale of White Horse Infrastructure Delivery Plan March 2015 includes outdoor tennis provision. Most of the new developments are expected to contribute off site, but some are expected to provide on-site as follows:

- 4 courts at Valley Park or North West Valley Park
- 3 courts at East of Harwell Campus
- 4 courts at North Grove Monks Farm
- 4 courts at North Shrivenham

## Current provision and assessment

4.8 There are currently 57 dedicated tennis courts with regular community use across the district, and of these, 43 courts (75%) are on club sites or sites which both have a club and some court hire arrangement. Of the open access/hire courts, 10 are at the White Horse Tennis and Leisure Centre, which also has in addition, 4 courts which are effectively not available for community use as they are allocated to the Oxfordshire LTA throughout all peak times. The others are at Abbey Meadows in Abingdon (2 courts) and Manor Road Memorial Park at Wantage (2 courts). The sites are mapped in Figure 10 and listed in Figure 11.

4.9 The distribution of the tennis court facilities means that most people with access to a car can reach a tennis club site within about 10 minutes drive.

4.10 Club sites are considered separately from open access sites as the number of courts, quality of courts and ancillary facilities needs to be much higher than a facility aimed at casual play in order to sustain an active club. Most clubs also need at least some floodlit court space to enable the sport to be played year round.

4.11 Generally the club sites are good quality, and all of the tennis clubs were given the opportunity to comment on their facilities and their needs in summer/early autumn 2015. The quality comments in the table in Figure 11 summarises the findings from both the audit and club feedback.

4.12 The site requiring most investment is the White Horse Leisure and Tennis Centre as both the shale courts and the artificial grass courts are ageing and require improvement. The operator of the centre is currently assessing the options, including potentially covering more of the courts. This is because the indoor centre is running at capacity at peak time whilst the outdoor courts available for hire are estimated to be used around 25% of the time during the peak time of evenings and weekends in the summer months.

4.13 The Manor Road Memorial Park public courts at Wantage are being resurfaced as part of the relocation of the Wantage Lawn Tennis Club to the park, with the addition of a further 4 floodlit courts. The works due to be completed later in 2016. Once complete, the old club site is due to be redeveloped for housing. This will result in one additional court being provided.

- 4.14 There are also plans to replace the two tennis courts at Abbey Meadows with a MUGA as part of a wider refurbishment project planned for the park. These proposals are still at the consultation stage.

Figure 10: Outdoor tennis courts with community use

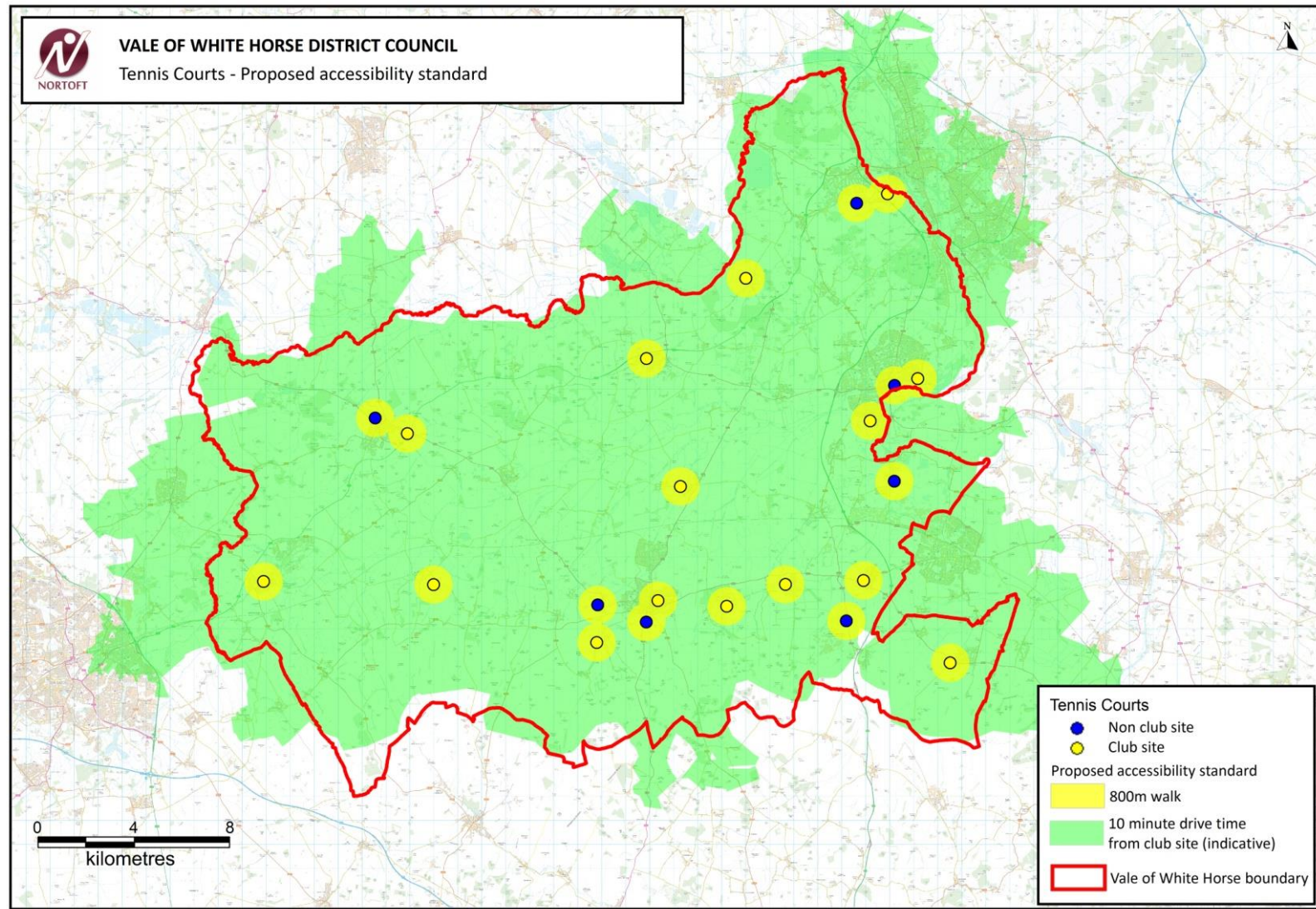




Figure 11: Dedicated tennis courts and quality

Sub area of authority	Settlement	Site name	Access			Court type and quality												Total number courts	Total number floodlit courts	Signage summary score	Changing provision quality score	Comments
			Open access, informal use	Publicly accessible, available for hire or open	Affiliated club site	Porous macadam (tarmac)	Number of Floodlit	Quality score	Clay (grey/green) Number of courts	Number of Floodlit	Quality score	AGP courts	Number of Floodlit	Quality score								
Abingdon-on-Thames and Oxford Fringe	North Hinksey	Oxford Sports Lawn Tennis Club			Y	8	6	1.00							8 + 4 jnr	6	1.00	1.00	New clubhouse.			
Abingdon-on-Thames and Oxford Fringe	Kingston Bagpuize	Kingston Bagpuize with Southmoor Tennis Club			Y	2	2	1.00							2	2	1.00	1.00				
Abingdon-on-Thames and Oxford Fringe	Abingdon	Abbey Meadows		Y		2	0	1.00							2	0	1.00	x	No changing facilities			
Abingdon-on-Thames and Oxford Fringe	Abingdon	Abingdon Lawn Tennis Club			Y	6	6	1.00							6	6	1.00	1.00	Club wishes to expand and has development plans.			
Abingdon-on-Thames and Oxford Fringe	Appleton	Appleton with Eaton Tennis Club		Y	Y	2	0	1.00							2	0	1.00	1.00				
Abingdon-on-Thames and Oxford Fringe	Abingdon	White Horse Tennis and Leisure Centre		Y		0	0		2	0	0.25	4	2	0.4	10	6	1.00	1.00	Courts proposed to be resurfaced with potentially additional floodlighting. 4 additional courts exclusively booked to OLTA in peak time so not included in this.			
Abingdon-on-Thames and Oxford Fringe	East Hanney	Hanney Tennis Club			Y	2	2	0.88							2	2	1.00	0.88				
Didcot LSA (Vale)	Harwell	Harwell Village Tennis Club			Y	2	0	0.90							2	0	0.75	0.94	Small shelter provided next to courts			
Didcot LSA (Vale)	Blewbury	Blewbury Tennis Club		Y	Y	4	0	0.90							4	0	1.00	0.88				
South East Vale	Wantage	Wantage Manor Road Memorial Park public courts	Y			2	0	0.75							2	0	0.00	0.94	2 existing courts being refurbished and will be available for general hire.			
South East Vale	Wantage	Wantage Lawn Tennis Club 2015			Y	3	0	1.00							3	0	1.00	0.81	Site to be redeveloped for housing when new facilities at the Manor Road Memorial Park are completed.			
South East Vale	Wantage	Wantage Manor Road Memorial Park 2016 Club facilities			Y	4	4	1.00								4	1.00	1.00	Wantage Tennis Club moving to site in 2016 with 4 floodlit club courts and clubhouse. Facilities available summer 2016			
South East Vale	East Hendred	Hendreds Tennis Club			Y	2	0	1.00							2	0	1.00	0.81	Recreation ground pavilion located 60m from courts. Use by tennis club is limited			
South East Vale	Ardington	Ardington and Lockinge Tennis Club			Y	1	0	0.88							1	0	1.00	1.00	Recreation ground pavilion			
Western Vale	Letcombe Regis	Letcombe Tennis Club			Y	2	0	0.90							2	0	0.67	1.00				
Western Vale	Shrivenham	Shrivenham Tennis Club			Y	3	3	1.00							3	3	1.00	1.00				
Western Vale	Faringdon	Faringdon Tennis Club			Y	4	2	1.00							4 + 3jnr	2	1.00	1.00				
Western Vale	Uffington	Uffington Recreation Ground		Y	Y	2	0	0.90							2	0	1.00	0.75	Pavilion shared with recreation ground but not sited close to courts and no vehicular access to courts			

## National Governing Body comments and strategies

- 4.15 The Lawn Tennis Association (LTA) (also known as British Tennis) is committed to growing their sport to ensure that more people are playing tennis more often at first class tennis facilities, with high quality coaching programmes and well organised competition. Their overall aim for the British Tennis Strategic Plan 2015-2018 is to ensure that, as far as practicably possible, the British population has access to and are aware of the places and high quality tennis opportunities in their local area.
- 4.16 In summary the LTA's mission is to get more people playing. The key objectives in their Places to Play Strategy (<https://www3.lta.org.uk/clubs-schools/What-is-the-Places-to-Play-Strategy/>) are to:
- Provide access for everyone to well maintained, high quality tennis facilities which are either free or pay as you play.
  - Deliver a Clubmark accredited place to play within a 10 minute drive of their home.
- 4.17 The LTA strategy confirms that only projects that will increase the number of adults and juniors participating and competing on a regular basis will be supported in terms of LTA funding.
- 4.18 Since the publication of the LTA strategy the national governing body has changed the system for club accreditation (Clubmark), and only a small number of clubs have yet achieved reaccreditation. It has therefore been agreed with the LTA that the 10 minute catchment should apply to all affiliated club sites for the purposes of modelling.
- 4.19 The emphasis on the availability of sites being free or pay as you play has led to some projects by the LTA in relation to supporting parks tennis, but there are no current projects in the Vale of White Horse district.
- 4.20 The LTA assesses the capacity of affiliated club sites using the following formula:
- Maximum capacity of a non-floodlit court: 40 members
  - Maximum capacity of a floodlit court: 60 members
  - Minimum size of club to justify indoor court: 200 members
- 4.21 The LTA does not assess the open access / community hire courts in terms of capacity, but has agreed that:
- The peak period is May-August
    - Weekdays 16.00-21.00
    - Saturdays 10.00-17.00
    - Sundays 10.00-14.00



- 4.22 It is estimated from the bookings at the White Horse Leisure and Tennis Centre, parks bookings elsewhere, and consultation with site managers, that open access courts/courts available for hire are used at an average of around 20% of the time in the peak period where there is no club on site, and for around 10% of the time at the peak period where there is a club on site. These estimates have been confirmed with the LTA.
- 4.23 The LTA modelling for the club sites and the agreed approach for the open access / for hire sites, has been used in the assessment of capacity modelling in this study.

### *Comparators*

- 4.24 The adopted standards across the Vale of White Horse's CIPFA benchmark comparator authorities are given in Figure 12. Of these authorities, only South Oxfordshire has a detailed adopted standard. The proposed standard for East Hampshire has yet to be confirmed.

*Figure 12: Comparators for outdoor tennis courts*

	Date of adopted standard	Quantity (per 1000)	Access (m) (straight line from site)
Vale of White Horse	No comparative standard		
CIPFA comparators			
South Oxfordshire	2008	0.8	Larger towns and settlements 600m  Elsewhere 8 km
East Hampshire	2014	0.8 proposed	No standard
East Hertfordshire		No standard	No standard
Test Valley		No standard	No standard
West Oxfordshire		No standard	No standard

## Modelling

### *Assessment of capacity*

- 4.25 The assessment of the used capacity of the existing tennis court sites is a key factor in determining the future investment requirements for the sport. The modelling in Figure 13 is based on the LTA's advice and agreed approach towards the assessment of both the club sites and the open access sites/those available for hire (see para 4.19 - 4.22).
- 4.26 In relation to the club sites, the columns shaded green, pink and orange show the current level of used capacity of each site based on the LTA criteria. The left hand shaded column is the current situation with the current number of floodlit courts. The right hand shaded column assesses what the impact would be if all of the courts on each of the club sites were floodlit. Comparison between the shaded columns show that, in most cases, where a club site is already at or over capacity, even if all of the courts were to be floodlit, this would not increase the site capacity sufficiently to meet all of the current demand.

## Assessment of Future Needs

### *Quantity*

- 4.27 Figure 13 also shows what is expected to happen to the club sites as the population in the Vale grows up to 2031. It uses the forecast future population for each sub-area to determine the extra demand. The allocation of the increased number of members to the individual clubs is based on the percentage of their current membership compared to the other clubs in the sub-area. Therefore the most successful clubs are currently expected to attract more members than the smaller clubs.
- 4.28 It is clear that where sites are already "full" according to the LTA criteria, the situation will worsen up to 2031. Although there may be some spare capacity remaining at some other club sites, these are mostly too far away to absorb much of the potential demand.

Figure 13: Outdoor tennis assessment of capacity

Sub area of authority	Settlement	Site name	Clubs - number of members 2015	LTA current capacity of courts	Current provision of floodlit courts			Modelling - if all courts floodlit			Future number of members with same rate of participation			Future number of members at increased rate of participation @ 0.5% pa			Spare capacity of site no increase in participation			Spare capacity of site with increase in participation @ 0.5% pa		
					LTA estimate of used capacity by club %	Non-club use	Total estimated used capacity	Used capacity by club %	Non-club use	Total estimated used capacity	2021	2026	2031	2021	2026	2031	2021	2026	2031	2021	2026	2031
Abingdon-on-Thames and Oxford Fringe	North Hinksey	Oxford Sports Lawn Tennis Club	355	640	56%		56%	49%		49%	389	389	385	401	410	416	251	251	255	239	224	224
Abingdon-on-Thames and Oxford Fringe	Kingston Bagpuize	Kingston Bagpuize with Southmoor Tennis Club	174	120	145%		145%	145%		145%	191	190	189	196	201	204	-71	-70	-69	-76	-84	-84
Abingdon-on-Thames and Oxford Fringe	Abingdon	Abbey Meadows				20%	20%		20%	20%												
Abingdon-on-Thames and Oxford Fringe	Abingdon	Abingdon Lawn Tennis Club	254	400	64%		64%	60%		60%	278	278	276	287	293	298	122	122	124	113	102	102
Abingdon-on-Thames and Oxford Fringe	Appleton	Appleton with Eaton Tennis Club	172	80	215%	10%	225%	143%		143%	188	188	187	194	199	202	-108	-108	-107	-114	-122	-122
Abingdon-on-Thames and Oxford Fringe	Abingdon	White Horse Tennis and Leisure Centre		1720		25%	25%		25%	25%												
Abingdon-on-Thames and Oxford Fringe	East Hanney	Hanney Tennis Club	149	80	186%		186%	124%		124%	163	163	162	168	172	175	-83	-83	-82	-88	-95	-95
Didcot LSA (Vale)	Harwell	Harwell Village Tennis Club	122	80	153%		153%	102%		102%	209	278	325	215	293	351	-129	-198	-245	-135	-271	-271
Didcot LSA (Vale)	Blewbury	Blewbury Tennis Club	330	160	206%		206%	138%		138%	564	686	691	581	724	746	-404	-526	-531	-421	-586	-586
South East Vale	Wantage	Wantage Manor Road Memorial Park public courts				20%	20%		20%	20%												
South East Vale	Wantage	Wantage Lawn Tennis Club 2015	105	240	88%		88%	58%		58%	138	161	171	142	170	185	102	79	69	98	55	55
South East Vale	Wantage	Wantage Manor Road Memorial Park 2016 Club			44%		44%	44%		44%												
South East Vale	East Hendred	Hendreds Tennis Club	120	80	150%		150%	100%		100%	157	184	196	162	195	211	-77	-104	-116	-82	-131	-131
South East Vale	Ardington	Ardington and Lockinge Tennis Club	75	40	188%		188%	125%		125%	98	115	122	101	122	132	-58	-75	-82	-61	-92	-92
Western Vale	Letcombe Regis	Letcombe Tennis Club	157	80	196%		196%	130%		130%	195	198	195	201	209	210	-115	-118	-115	-121	-130	-130
Western Vale	Shrivenham	Shrivenham Tennis Club	81	180	45%		45%	45%		45%	101	102	101	104	108	109	79	78	79	76	71	71
Western Vale	Faringdon	Faringdon Tennis Club	169	320	52%		52%	40%		40%	210	213	210	216	225	226	110	107	110	104	94	94
Western Vale	Uffington	Uffington Lawn Tennis Club	87	80	109%	10%	119%	72%	10%	82%	108	110	108	111	116	117	-28	-30	-28	-31	-37	-37
			<b>2350</b>																			

4.29 There is therefore a need to increase the number of club sites for tennis across the Vale in the period up to 2031. Figure 14 summarises the need, the current proposed new tennis provision and provides commentary as to whether the proposals are sufficient and appropriate.

*Figure 14: Future proposals for club tennis sites*

Club tennis court requirement up to 2031	Proposed tennis sites Infrastructure Delivery Plan March 2015 and planning policy	Comment
<u>Abingdon-on-Thames and Oxford Fringe</u> 4 - 5 additional floodlit courts in the sub area, with the priorities being sites accessible to Kingston Bagpuize, Appleton with Eaton, and East Hanney.	None	<u>Delivery priorities:</u>  Support the development of the Abingdon Tennis Club which should be able to meet some of the future demand.  Support the expansion of other clubs in the area, particularly at Kingston Bagpuize, Appleton with Eaton and East Hanney.  Floodlight courts at: <ul style="list-style-type: none"> <li>• Appleton with Eaton</li> <li>• East Hanney</li> </ul>
<u>Didcot Leisure Sub Area (Vale part)</u> 14 - 16 floodlit courts in the Vale part of the Didcot Leisure Sub Area.	Vale of White Horse Didcot Leisure Sub Area joint report proposes 11 additional courts across both parts of the Didcot LSA (evidence base VoWH, November 2014).  Proposed at: 4 courts at Valley Park or NW Valley Park 3 courts at East of Harwell Campus	<u>Delivery priorities:</u>  Additional provision of 7-9 floodlit outdoor club courts required.  Develop one 6-8 floodlit club court site with ancillary facilities, at a site to be confirmed.  Floodlight courts at: <ul style="list-style-type: none"> <li>• Harwell</li> <li>• Blewbury</li> </ul>
<u>South East Vale</u> 3 – 4 courts in accessible to	4 courts at North Grove Monks Farm	<u>Delivery priorities:</u>  Further provision of 2-3 courts required in Wantage/Grove area to

<p>Ardington and Hendred</p> <p>plus potentially 2-3 courts to meet demand arising from Letcombe Regis and Uffington</p>		<p>cater for combined excess demand from Ardington, Hendred, plus Letcombe Regis and Uffington if additional provision not achieved locally.</p> <p>Floodlight courts at:</p> <ul style="list-style-type: none"> <li>• East Hendred</li> <li>• Ardington</li> </ul>
<p><u>Western Vale</u></p> <p>2 – 3 courts accessible to Letcombe Regis and Uffington</p>	<p>4 courts at North Shrivenham</p>	<p><u>Delivery priorities:</u></p> <p>Shrivenham is low priority for investment as there is sufficient forecast capacity at Shrivenham and Faringdon, and it is potentially too far from Letcombe Regis or Uffington. Improve the existing sites as the priority.</p> <p>Floodlight courts at:</p> <ul style="list-style-type: none"> <li>• Letcombe Regis</li> <li>• Uffington</li> </ul> <p>Seek additional provision in Letcombe Regis and Uffington or in the Wantage area within the drive time catchment.</p>

- 4.30 Abingdon Tennis Club has an aspiration for increasing their club size, by 2 tarmac courts initially, followed by a further 2 full size courts, plus 2 mini courts and 2 paddle courts. Given the need for additional tennis provision, this proposal would seem to go part way to meeting the identified outstanding need, however the location at Southern Town Park is not accessible within 10 minutes' drive time from Appleton with Eaton, Kingston Bagpuize or East Hanney.
- 4.31 In relation to open access courts or those available for hire, there are no issues in relation to capacity. This is because even the courts at the White Horse Leisure and Tennis Centre are not used more than for around 25% of the available time at peak period during the summer months, and most courts appear to be used for around 20% of the time.
- 4.32 Given that there are currently only 3 sites which offer either free tennis opportunities or courts for hire across the district, the emerging model is for clubs to also provide some degree of community access to their sites, on a hire basis. The clubs manage this use as well as the site, and this appears to be a sound model for future provision.

- 4.33 These community courts, other than the ones at the leisure centre, are provided by the district, town or parishes, or through a local agreement with the tennis clubs. As the sites have significant spare capacity, there is no need for additional provision. In some places and if the courts are not regularly used, there may be justification for reviewing the use of the site, for example converting the site to a venue for teenagers, such as a skatepark (as is planned at Abbey Meadows). This however needs to be a local decision by the local community, and could be addressed as part of the neighbourhood planning process.
- 4.34 There are currently 57 full size dedicated outdoor tennis courts in the district, giving an overall a rate of provision of 0.45 courts per 1000. However if the hire/open access courts at the White Horse Tennis and Leisure Centre and the open access courts at Abbey Meadows at Abingdon and Manor Road Memorial Park at Wantage are excluded, then the current rate of provision of the affiliated club sites for the district as at 2015 is 0.34 courts per 1000.
- 4.35 By 2031 a total of 66 affiliated club courts will be needed if the sport grows at 0.5% per annum, so the rate of provision would be 0.39 courts per 1000 for the period up to 2031 as the population rises to 170,140.

### *Accessibility*

- 4.36 A 10 minute drive time catchment is appropriate for outdoor tennis club sites, as advised by the LTA. This testing is shown on the map in Figure 10, which shows that almost all areas of the district can reach a club site within this drive time.

### *Design and quality*

- 4.37 The quality and design of facilities should reflect current best practice, including design guidance from Sport England and the National Governing Body. This should apply to refurbishment proposals as well as new build.

## **Conclusions and recommendations**

### *Current supply and demand*

- 4.38 Outdoor tennis courts in the Vale of White Horse are an important type of facility as the sport is popular. There are currently 18 sites with 57 dedicated tennis courts plus a large number of multi-sport / multi use games areas courts on education sites, for example at Marcham, some of which are available for community use.
- 4.39 The Lawn Tennis Association's (LTA) latest club membership information (February 2016) gives a total of 2,350 members of affiliated clubs across the district, all of which have at least 75 members. The largest clubs are Oxford Sports Lawn Tennis

Club (350 members) and Blewbury Tennis Club (330 members). The clubs are geographically spread across the district.

- 4.40 About 75% of the courts are on club sites or sites which have both a club and are available for hire. The sites with no affiliated club but which are available for hire include the White Horse Leisure and Tennis Centre at Abingdon. There are also a very small number of open access courts.
- 4.41 Generally the club sites are good quality. The site requiring most investment is the White Horse Leisure and Tennis Centre as both the shale courts and the artificial grass courts are ageing and require improvement. The operator of the centre is currently assessing the options, including potentially covering more of the courts.
- 4.42 The Manor Road Memorial Park public courts at Wantage are being resurfaced as part of the relocation of the Wantage Lawn Tennis Club to the park, with the addition of a further 4 floodlit courts. The works are due to be completed later in 2016. Once complete, the old club site is due to be redeveloped for housing. This will result in one additional court being provided.

### Future requirements

- 4.43 The assessment of the future requirements suggests where sites are already “full” according to the LTA criteria, the situation will worsen up to 2031. Although there may be some spare capacity remaining at some other club sites, these are mostly too far away to absorb much of the potential demand. There is therefore a need to increase the number of club sites for tennis across the Vale in the period up to 2031.
- 4.44 The community courts available for hire have significant spare capacity and there is no need for additional provision.
- 4.45 The White Horse Leisure and Tennis Centre courts require refurbishment and some should potentially be covered in order to extend the indoor tennis opportunities at this site.

### Recommendations

- 4.46 Existing dedicated tennis court club sites are protected and improved, unless the tests set out in paragraph 74 of the National Planning Policy Framework are met in full.

*Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*

- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
  - *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*
- 4.47 The existing planning standards set out in the SPD are updated to:
- 0.39 affiliated club courts per 1000
  - Accessibility
    - 10 minute drive from a club site
  - Quality and design to reflect the current best practice, including design guidance from Sport England and the National Governing Body.
- 4.48 The proposed new club tennis court sites are delivered and are provided with appropriate ancillary facilities including clubhouse, at:
- 4 courts at Valley Park or North West Valley Park
  - 3 courts at East of Harwell Campus
  - 4 courts at North Grove Monks Farm
  - 4 courts at North Shrivenham
- 4.49 The proposals for expanding the Abingdon Tennis Club are supported, to deliver an additional 4 full size, 2 mini and 2 paddle courts.
- 4.50 Additional floodlit outdoor tennis court sites are required to be delivered:
- In Didcot Leisure Sub Area (Vale): 6-8 floodlit courts
  - Wantage/Grove/South East Vale sub area or at Letcombe Regis or Uffington: 2-3 floodlit courts
- 4.51 This new provision will require the sites to be identified through the Local Plan, most likely within one of the larger housing developments with land allocated and provided for free as part of the master plan. The club sites require both floodlit courts and appropriate ancillary facilities, including clubhouse and car parking.
- 4.52 The following existing sites should be fully floodlit in order to increase their capacity:
- Appleton with Eaton
  - Ardington
  - Blewbury
  - East Hanney
  - East Hendred
  - Harwell
  - Letcombe Regis



- Uffington
- 4.53 Retain community open access courts for community recreation use where there is local need and support. The long term usage of these courts should be addressed in the neighbourhood planning process.
- 4.54 Develop proposals to improve/redevelop the outdoor courts available for community use at the White Horse Tennis and Leisure Centre in order to increase their usage throughout the year.

## SECTION 5: LOCAL LEISURE FACILITIES FOR NEW HOUSING

- 5.1 The Local Leisure Facilities assessment above is based on the need of the existing communities in the Vale of White Horse, but it also takes into account the impact of strategic housing sites and other development.
- 5.2 The 2008 SPD Open Space, Sport and Recreation Future Provision had the detailed adopted standards for bowling greens and tennis courts, which are now proposed to be updated. There were no existing standards for village halls, so these are developed from the adopted standards across the Vale of White Horse's CIPFA benchmark comparator authorities.
- 5.3 It is now necessary to review what should be expected to be provided, both on and off site in the new developments against the proposed standards in relation to land area.

### Assessing New Housing

- 5.4 For all new housing schemes, whether or not these are included within strategic housing sites list, it will be necessary to assess whether there is both existing capacity and existing provision for the leisure facilities. If there is neither capacity at the existing sites (particularly for village halls) or the housing is located outside of the relevant catchment, then new provision will be needed, either on or off site.
- 5.5 The table in Figure 15 assesses each of the strategic housing sites in terms of the area of land which would be expected to be provided under the proposed standards; this will help to guide the requirements for new provision.

Figure 15: New Housing area space requirements

Location of Site	Number of units proposed	Site Area (ha)	Population @ 2.39 persons per dwelling	Village hall/community hall provision in sq m of space		Outdoor bowling greens @ 0.047 greens per 1000	Outdoor tennis courts @ 0.39 affiliated club courts per 1000
				Market Town/ Local Service Centre/ Larger Village @ 120 sq m per 1000	Elsewhere @ 225 sq m per 1000		
North West of Abingdon-on-Thames	200	8.13	478	57.36		0.02	0.19
North of Abingdon-on-Thames	800	53.82	1912	229.44		0.09	0.75
South of Kennington	270	11.79	645	77.44		0.03	0.25
North-West of Radley	240	12.15	574	68.83		0.03	0.22
East of Sutton Courtenay	220	8.83	526	63.10		0.02	0.21
East of Kingston Bagpuize with Southmoor	280	11.85	669	80.30		0.03	0.26
Milton Heights	400	15.81	956		215.10	0.04	0.37
Valley Park	2550	180.73	6095	731.34		0.29	2.38
North-West of Valley Park	800	38.58	1912	229.44		0.09	0.75
West of Harwell	200	8.57	478	57.36		0.02	0.19
East of Harwell Campus	850	61.74	2032	243.78		0.10	0.79
North-West of Harwell Campus	550	18.93	1315	157.74		0.06	0.51
South of East Hanney	200	8.20	478	57.36		0.02	0.19
Crab Hill (North East Wantage and South East Grove)	1500	98.71	3585	430.20		0.17	1.40

Location of Site	Number of units proposed	Site Area (ha)	Population @ 2.39 persons per dwelling	Village hall/community hall provision in sq m of space		Outdoor bowling greens @ 0.047 greens per 1000	Outdoor tennis courts @ 0.39 affiliated club courts per 1000
				Market Town/ Local Service Centre/ Larger Village @ 120 sq m per 1000	Elsewhere @ 225 sq m per 1000		
Monks Farm (North Grove)	750	56.70	1793	215.10		0.08	0.70
Land South of Park Road, Faringdon	350	27.85	837	100.38		0.04	0.33
West of Stanford in the Vale	200	11.62	478	57.36		0.02	0.19
South of Faringdon	200	18.35	478	57.36		0.02	0.19
South-West of Faringdon	200	10.47	478	57.36		0.02	0.19
North of Shrivenham	500	31.47	1195	143.40		0.06	0.47
East of Coxwell Road, Faringdon	200	8.00	478	57.36		0.02	0.19

## Planning standards summary

- 5.6 A key output from the strategy is the development of proposed standards, which will be used to justify:
- the new provision and developers' contributions under the existing S106 planning arrangements as individual planning applications come forward;
  - new provision as set out in the Infrastructure Development Plan, and;
  - future projects to be funded under the Community Infrastructure Levy arrangements.
- 5.7 For new housing developments, sites accommodating 10 dwellings or more will be required to contribute to leisure/open spaces provision as per the proposed standards set out in Figure 16 below.
- 5.8 Where the development generates a need for a whole facility, and/or where a facility is to be accommodated on-site, then that development will also need to provide suitable land for free.

*Figure 16: Proposed planning standards for local leisure facilities*

Local leisure facility	Proposed planning standards for new developments		
	Quantity	Accessibility	Quality
Village Halls	120 sqm of hall space per 1000 population in the Market Towns, Local Service Centres and Larger Villages, and;  225 sqm of hall space per 1000 population elsewhere.	10 minutes walk (800 m) distance in Market Towns, Local Service Centres and Larger Villages, and;  10 minutes drive time elsewhere	Cater for a wide range of community activities, and meet standards for H&S, DDA, energy efficiency etc. Where possible should be 'stand alone' buildings and located close to playing fields. Sufficient car parking space is to be provided. Specification to be agreed with Parish Council or equivalent.
Bowling Greens	0.049 rinks per 1000 population.	15 minute drive time	Reflect best practice including design guidance from Sport England and the National Governing Body.
Tennis Courts (Outdoor)	0.39 courts per 1000 population (affiliated club outdoor floodlit courts).	10 minute drive time from club site	Reflect best practice including design guidance from Sport England and the National Governing Body.



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