INTERPRETATION OF
POLICIES R2, R3, R4, R5 AND R6
(PUBLIC OPEN SPACE PROVISION)

FINAL GUIDANCE
FEBRUARY 2003
(Incorporating amendments to Appendix F approved May 2004
and February 2005)
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1 PREAMBLE

1.1 Introduction

1.1.1 The purpose of this Supplementary Planning Guidance (SPG) is to assist in the interpretation of the public open space policies of the Royal Borough of Windsor and Maidenhead Local Plan (July 1999) - Policies R2, R3, R4, R5 and R6. This SPG contains no new policies, but provides a greater level of detail to understanding the open space policies already contained in the Local Plan, concentrating on Policy R3. The guidance is area specific and thus provides greater certainty to residents and developers about requirements throughout the Borough.

1.1.2 The Berkshire Structure Plan 1991-2006 and the Royal Borough of Windsor and Maidenhead Local Plan (July 1999) contain policies which guide the provision of public open space both in existing residential areas and in new developments. These policies aim to protect and enhance existing public open space, set standards for open space provision to be met as a result of new developments, identify areas of open space need and make proposals for new public open space.

1.1.3 An open space accessibility study covering the urban areas of Windsor, Maidenhead and Ascot/Sunninghill was carried out in 1991 by the Planning Policy Unit as part of the preparation of the Local Plan. That study identified residential areas that did not meet accessibility standards for equipped children's play areas and informal open space. That study has now been superseded by a more detailed Open Space and Community Facility Audit prepared in March 2000, which was refined into an Open Space Strategy by the Planning Policy Unit in June 2001. Since 2001, open space audits of the rural areas have been carried out by the Planning Policy Unit and the Community Partnership Unit in consultation with the Parish Councils. The results of the Open Space Strategy and the rural audits have been incorporated into this SPG.

1.1.4 A further study, the Playing Pitch Strategy (June 2001), documented the areas of playing pitch need for the entire borough and made recommendations for improving playing pitch accessibility. The results of this strategy have also been incorporated into this SPG.

1.1.5 For the purposes of this SPG, open space is defined as “unbuilt-up areas within towns and villages which provide visual, recreational and ecological benefits”\(^1\). Examples of public open space include public parks, gardens, woods, play areas, and playing pitches. The open space is characterised as public if it is available for the use and enjoyment of anyone who wishes to use it. Public open space in this document is synonymous with publicly accessible open space and is not limited to publicly owned property.

1.1.6 The SPG is a long term strategy. Nevertheless, it will be reviewed every two years in order to reflect changing circumstances. Any changes to Local Plan

\(^1\) RBWM Local Plan Glossary
Policies R2, R3, R4, R5 or R6 through a review of the Local Plan may require changes to the SPG.

1.2 The Status of the Supplementary Planning Guidance (SPG)

1.2.1 Supplementary planning guidance may be taken into account as a material consideration in determining planning applications. Planning Policy Guidance Note 12: Development Plans (PPG12) paragraph 3.16 states that the Secretary of State will give substantial weight in making decisions on matters that come before him to SPG which derives out of and is consistent with the development plan, and has been prepared in the proper manner.

1.3 Consultation on the Supplementary Planning Guidance

1.3.1 PPG12 paragraph 3.16 states that supplementary planning guidance should be prepared in consultation with the general public, businesses, and other interested parties and their views should be taken into account before it is finalised. It should then be the subject of a council resolution to adopt it as supplementary guidance. On adoption, a statement of the consultation undertaken, the representations received and the local authorities response to those representations should be made available with each copy of the SPG (either in an annex or in a separate document).

1.3.2 Accordingly, a draft supplementary planning guidance was subject to a six week public consultation between 7 September 2001 and 19 October 2001. The consultation period was extended by the Council to 5 November 2001. It was circulated to statutory consultees, landowners, and other interested parties. All valid representations submitted during this period were considered by the Council. The SPG was revised to take account of representations received as a result of this first public consultation.

1.3.3 The Council carried out a second public consultation on a revised list of proposed open space projects. This was subject to a six week public consultation between 27 September 2002 and 8 November 2002. It was circulated to statutory consultees, landowners, those who had responded to the first consultation, all residents of the borough and other interested parties. All valid representations submitted during this period were considered by the Council. The SPG was revised to take account of representations received as a result of this second public consultation.

1.3.4 The results of the two consultations were reported to the Cabinet on 25th February 2003, and comprise a consultation statement, two summaries of responses to the draft guidance and the Council’s response, and a revised version of the supplementary planning guidance incorporating the amendments proposed following the two consultations. The revised document was adopted as supplementary planning guidance through a resolution of the Cabinet on 25th February 2003.
1.3.5 Further copies of this SPG and other related documents\textsuperscript{2} can be obtained from:
Planning Policy Unit
Directorate of Planning and Environment
Aston House
York Road
Maidenhead
SL6 1PS

1.3.6 If you have any queries concerning this document contact the Council’s Planning Policy Unit on 01628-796172 or 01628-796634.

\textsuperscript{2} ‘Consultation Statement and Summary of Representation Received (September-November 2001) and (September-November 2002) in Response to the Draft Supplementary Guidance on the Interpretation of Policies R2, R3, R4, R5 and R6 (Public Open Space Provision) (Draft) (June 2001) and the Council’s Response’; Open Space Strategy (2001); Playing Pitch Strategy (2001); various reports to Cabinet.
2 PLANNING POLICY BACKGROUND

2.1 National Planning Framework

2.1.1 National planning policy comprises circulars, planning policy guidance notes (PPG's), White Papers and other policy statements. Two of these, PPG17 and Circular 1/97, are particularly relevant to the provision of public open space.

2.1.2 Planning Policy Guidance (PPG)17: Planning for Open Space, Sport and Recreation (2002)

Planning Policy Guidance (PPG)17: Planning for Open Space, Sport and Recreation provides general guidance for open space policies in local plans. PPG17 directs local authorities to “undertake robust assessments of existing and future needs of their communities for open space, sports and recreational facilities” (paragraph 1). Further, “the government believes that open space standards are best set locally” (paragraph 6) and “standards should be included in development plans” (paragraph 8). On the subject of planning obligations3, PPG17 states “Planning obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreational provision. Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs” (paragraph 33).

2.1.3 Assessing Needs and Opportunities: A Companion Guide to PPG17 was published by the Office of the Deputy Prime Minister in September 2002. The guide reflects the Government’s policy objectives for open space, sport and recreation as set out in PPG17 and provides practical examples for implementing the PPG.

2.1.4 Government Circular 1/97, Planning Obligations

Much of the future provision of open space provision in the borough will come through the use of planning obligations. Planning obligations may restrict development or use of the land, require operations or activities to be carried out, require the land to be used in a specified way, or require payments to be made to the authority. Government Circular 1/97, Planning Obligations, gives advice on the proper use of planning obligations made under section 106 of the Town and Country Planning Act 1990 (as substituted by section 12 of the Planning and Compensation Act 1991). "Planning Obligations should be necessary, relevant to planning, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects" (Annex B paragraph 2). Annex B paragraph 7 gives examples of cases where development will create a need for extra facilities, and specifically lists open space, and states that it may be reasonable for developers to meet or contribute towards the cost of providing such facilities. Further, development plans should "lay the basis for justifying any planning obligations which may be sought i.e. the development plans form an important framework into which a

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3 A unilateral undertaking by a developer, or an agreement between a developer and a local planning authority, to restrict the development or use of the land, require operations or activities to be carried out in, on, under or over the land, require the land to be used in any specified way; or require payments to be made to the authority either in a single sum or periodically.
planning obligation should fit, and help to avoid future uncertainty" (Annex B paragraph 16).

2.2 Berkshire Structure Plan 1991-2006

2.2.1 The strategic guidance for the Local Plan is provided in the Berkshire Structure Plan 1991-2006. It provides broad long term guidance on development and land use changes in the County to 2006 and provides the framework for the preparation of the more detailed Local Plan. Chapter 12 of the Berkshire Structure Plan covers Recreation and Tourism and contains policies on open space provision both in the countryside and in or near built-up areas. These are set out in full in Appendix A of this document. Policy R1 covers general leisure provision. Policy R2 supports measures that safeguard and improve informal outdoor recreation in, and access to, the countryside. Policy R3 contains criteria for organised recreation activities in the countryside. Policies R4 and R5 cover recreation in or near built-up areas, with R4 seeking the retention of existing sports grounds and public open space.

2.2.2 Policy R5 of the Structure Plan seeks the provision of facilities for sport and recreation, including public open space, in new developments in or near built-up areas. While paragraph 12.17 of the supporting text of the plan normally expects informal open space to be provided within the site, it accepts that formal sports provision may not always be possible on-site, so alternative arrangements, such as contributions to provision elsewhere may on occasion be appropriate. Paragraph 12.18 recommends that District Councils include open space standards in their local plans and further recommends that standards based on those of the National Playing Fields Association (NPFA) should be used as a minimum, subject to local circumstances. Paragraph 12.19 recommends, as far as possible, the dual use of recreational facilities in educational establishments and seeks to achieve fuller use of their grounds and playing fields.

2.2.3 Policy R6 resists the loss of built leisure facilities in built-up areas.

2.3 Deposit Berkshire Structure Plan 2001-2016

2.3.1 The Berkshire Structure Plan 2001-2016 was placed on deposit from 15th March to 26th April 2002. The weight to be accorded to the plan will increase as it goes through the statutory development plan process as per PPG12. There are no policies in the Deposit Structure Plan that address public open space.
3. THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD LOCAL PLAN (JULY 1999)

3.1 Introduction

3.1.1 Chapter 3 of the Royal Borough of Windsor and Maidenhead Local Plan (July 1999) covers leisure and community facilities. The plan contains local standards for public open space provision and policies, R2 to R6, to retain and enhance existing open space and also provide public open space in new residential developments. Relevant Local Plan Policies are contained in Appendix B of this SPG.

3.2 Local Standards

Quantitative Standard

3.2.1 Government Guidance in PPG17 (2002) directs local authorities to establish their own standards for open space and include these in their development plans. The borough has formally adopted a standard of 4.3 hectares of public open space per 1,000 population for new residential development in its Local Plan.

3.2.2 The standard is broken down into two categories:
- **Formal sports provision** (pitches, courts, greens, tracks etc.) - 1.8 ha per 1,000; and
- **Informal open spaces** for passive recreation, children's play spaces including unequipped Local Areas for Play, equipped playgrounds and casual kickabout areas for children's play - 2.5 ha per 1,000.

3.2.3 The expected final population of a proposed development is based on the following occupancy rates contained in paragraph 3.2.15 of the Local Plan:
- Studio flats/bed-site: 1 person
- 1 bedroom dwellings: 2 persons
- 2 bedroom dwellings: 3 persons
- 3 bedroom dwellings: 4 persons
- 4 or more bedroom dwellings: 5 persons

3.2.4 Appendix 1 of the Local Plan contains a table of public open space, existing and required (based on the 4.3 ha standard), as of 1991. This information was updated and expanded to include the entire borough in 2002. The new information is contained in the detailed inventories contained in Appendix F of this SPG. The new information supersedes Appendix 1 of the Local Plan. Maps follow each detailed schedule. The maps show all of the public open space in each town/parish and also show large areas of commons/woodlands such as National Trust land that lie outside of the settlements.

Accessibility Standards

3.2.5 In addition to the quantitative standards of 4.3 hectares, the Council has adopted accessibility standards in the Local Plan.
Accessibility Standard – Formal Open Space

3.2.6 Accessibility standards for formal outdoor sports facilities are best assessed at the scale of the individual town (Local Plan paragraph 3.2.11). The Playing Pitch Strategy 2001 divided the borough into five areas – Maidenhead Town, Northern Parishes (Cookham, Bisham, Hurley, Cox Green, White Waltham, Shottesbrooke, Waltham St Lawrence & Bray), Windsor Town, Southern Parishes (Eton, Datchet, Horton, Wraysbury & Old Windsor) and Ascot Town (Sunningdale and Sunninghill). The Maidenhead Town and Northern Parishes effectively operate as one area as do the Windsor Town and Southern Parishes. Any formal sports facility is considered accessible to all residents in the Maidenhead/Northern Parishes, Windsor/Southern Parishes and Ascot Town area respectively. Similarly, any formal outdoor sports facilities needs are shared between the residents of Maidenhead/Northern Parishes, Windsor/Southern Parishes and Ascot Town area respectively.

Accessibility Standard – Informal Open Space

3.2.7 The Local Plan contains an accessibility standard of 400 metres safe walking distance for informal open spaces. This is considered to be a realistic distance that people will be prepared to walk to informal open spaces. This standard is based on the standard set by the National Playing Fields Association (NPFA). It applies to informal open space including children’s play areas. For teenscene areas, an accessibility standard of 800 metres safe walking distance is used since teenagers have greater mobility.

3.2.8 Safe walking distance cannot be simply measured on a map. Safe walking distance must take account of heavily trafficked roads and railway lines which are either very difficult, dangerous or impossible to cross, and also must take account of large areas of land (such as schools, hospitals and long residential blocks) which are impenetrable to pedestrians.

3.2.9 Appendix 3 of the Local Plan mapped areas of Maidenhead, Windsor, North Ascot and Sunninghill that were greater than 400 metres from informal open space and/or children’s play areas as of 1991. Information on public open space and children’s play areas was updated and expanded to include the entire borough in 2002. The new locational information is included in the maps of Appendix F of this SPG. A 400 metres scale is included on each map as a guide. However, as noted in paragraph 3.2.9 above, the measure is safe walking distance. The information on the new SPG maps supersedes the maps in Appendix 3 of the Local Plan.

3.2.10 Paragraph 3.10 of the Royal Borough's Local Plan highlights the residential areas of Maidenhead, Windsor and Ascot/Sunninghill that were greater than 400 metres from children’s play areas and/or informal open space in 1991. As noted in paragraph 3.2.9 above, this information has been updated and expanded in 2002. The information on the new SPG Appendix F Maps supersedes the information in Local Plan paragraph 3.10.
3.3 **Local Plan Policy for Existing Residential Areas**

3.3.1 Policy R2 of the Local Plan covers the provision of open space in existing residential areas and, in particular, the need to use various means to remedy any shortcomings in existing provision.

3.3.2 The Council is finding it increasingly difficult to overcome shortfalls of public open space provision. Therefore, it will put its resources towards enhancing existing facilities, improving access to existing open space and encouraging dual use of school facilities.

3.4 **Local Plan Policies for New Residential Developments**

3.4.1 Local Plan Policies R3-R6 provide for public open space in new residential developments. These are included in Appendix B of this SPG. Firstly, Policy R3 requires new housing developments to provide public open space in accordance with a minimum standard of 4.3 hectares per 1,000 population. Local Plan paragraph 3.2.13 states that on sites of less than 1 ha or on larger ones where only a part of the full requirement can be provided, the shortfall can be made up by means of a pro rata financial contribution towards off-site provision by the Council.

3.4.2 While PPG17 (paragraph 33) allows planning obligations to be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreational provision, this Council only requests developers to meet the needs generated by their development as per Circular 1/97 (paragraph B2).

3.4.3 Paragraph 3.2.14 of the Local Plan states it is reasonable to expect all new developments to contribute to the provision of open space which is required to meet the needs of those developments. This will ensure that public open space is provided and paid for by the developers (and subsequent occupiers) of new dwellings rather than the burden falling on local taxpayers generally. New residential development includes new construction, change of use to residential, and the subdivision of an existing dwelling if more residents can be accommodated. The policy also applies to replacement dwellings, where the replacement dwelling is substantially larger than the original.

3.4.4 Local Plan paragraph 3.2.17 allows funds to be used to improve the quality of the existing public open space rather than to increase the quantity.

3.4.5 Local Plan Policies R4 and R5 require specific on-site provisions. For the purposes of Policy R5, a family house is defined as a dwelling (flat or house) with two or more bedrooms. The requirements of Policies R4 and R5 need to be provided before any consideration is given to Local Plan Policy R3. The requirements of Policy R4 and R5 form a part of the general requirement of 4.3 ha per 1,000 population. For any part of the general requirement of 4.3 ha per 1,000 population not provided on-site, a pro-rata contribution to off-site improvements will be sought as specified in paragraphs 3.4.1 above.
3.4.6 The Council’s standards for LAP’s and LEAP’s, as contained in Local Plan Policies R4 and R5, are based on the National Playing Fields Association Six Acre Standard (1992). The 2001 version of the Six Acre Standard carries forward the same LAP and LEAP standards. The design standards for LAPs’s and LEAP’s are contained in Appendix 2 of the RBWM Local Plan and are reproduced in Appendix C of this SPG.

3.4.7 Paragraph 3.2.18 of the Local Plan notes some flexibility in the implementation of Policies R3, R4 & R5. It states that if sufficient informal open space already exists adjacent to the site, a smaller proportion of the area may be acceptable for on-site open space provision. This gives flexibility to the on-site requirements of Policies R4 and R5, but does not relax the overall standard of Policy R3. Similarly, paragraph 3.2.18 states that in town centre flat schemes, or schemes providing accommodation for the elderly, the only on-site provision sought will be areas of amenity space. Again, this gives flexibility to the on-site requirements of Policies R4 and R5, but does not relax the overall standard of Policy R3. In practice, the Council considers nursing homes and sheltered housing to be an exception to Policies R3, R4 and R5 because their residents are likely to have very limited open space requirements.

3.4.8 In certain cases it may be possible for a residential developer to meet his on-site open space requirements on an adjacent site. This relates to the provision of new land and not merely to the provision of facilities on existing public open space. The Council may view this situation favourably if the adjacent open space is easily accessible to and clearly benefits the new residents.

3.4.9 Policy R6 identifies specific housing sites and the public open space required on them. Five of these sites have already been developed as at February 2003. Kennel Green Nursery is yet to be developed, but public open space in line with Policy R6 and this SPG will be sought on this site.

3.5 Other Local Plan Policies

3.5.1 Local Plan Policy IMP1 covers provision of infrastructure, services, facilities and amenities, both on and off-site. It also covers planning obligations.

3.5.2 Local Plan Policies DG1 and H10 provide design guidelines, including those for reducing crime. The location, layout, design and management of public open space can have an impact on crime. Crime risks of open space can have a marked effect on the viability and quality of life and amenity of the surrounding community. Important consideration for the planning and design of all opens spaces include adequate buffer zones, adequate road, cycle and footpath access, secure parking, surveillance and supervision, equipment, lighting, landscaping, fencing, management and maintenance. Government Circular 5/94: Planning out Crime contains advice on crime prevention for all types of developments, including housing developments and open spaces. Pre-application discussions on crime aspects of a development are encouraged.
4 CONTRIBUTIONS TO OFF-SITE IMPROVEMENTS

4.1 Derivation of Costs

4.1.1 In many cases, residential developers will not be able to meet all of their Policy R3 requirement on-site. Most very small residential schemes will not be able to meet any of their Policy R3 requirement on-site. As per paragraph 3.2.13 of the Local Plan, contributions towards off-site provision by the Council may be acceptable. The Council’s preference though is for on-site provision whenever possible.

4.1.2 Paragraph 3.2.15 of the Local Plan states that the actual amount payable for off-site public open space provision will depend on the current cost per head of the Council providing and equipping 4.3 ha of open space, the number and type of dwellings proposed and the amount of on-site public open space which will be provided. Paragraph 3.2.15 also states the number of persons associated with each type of dwelling. In the past the cost figure was negotiated in conjunction with the Council's Community Partnership Unit Manager. Since the Draft SPG was approved for development control purposes in July 2001, a standard monetary figure has formed the basis of all contributions sought.

4.1.3 The amount of each open space contribution is based on an estimated standard cost for the Council to purchase and equip a 4.3 hectare site for public open space. This cost includes formal sports provision (pitches, courts, greens, tracks etc.) of 1.8 hectares and informal open spaces (for passive recreation, children's play spaces including unequipped local areas for play, equipped playgrounds and casual kickabout areas for children's play) of 2.5 hectares. The figure assumes a reasonable standard of facilities and includes all costs such as equipment, special surfaces, landscaping and maintenance. Land acquisition costs are based on a Green Belt site adjacent to a town. At 2003, the cost of a 4.3 hectare site has been estimated at £1,040,200. This cost will be updated in any review of this SPG.

4.1.4 Based on the cost of a full 4.3 hectare site, the costs per unit of new development were derived. These costs are contained in the table below.

Off-Site Financial Contribution

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>No. Persons</th>
<th>Open Space Requirement* (m²)</th>
<th>Contribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio flats/bedsits</td>
<td>1 person</td>
<td>43</td>
<td>£1,040</td>
</tr>
<tr>
<td>1 bedroom dwellings</td>
<td>2 persons</td>
<td>86</td>
<td>£2,080</td>
</tr>
<tr>
<td>2 bedroom dwellings</td>
<td>3 persons</td>
<td>129</td>
<td>£3,120</td>
</tr>
<tr>
<td>3 bedroom dwellings</td>
<td>4 persons</td>
<td>172</td>
<td>£4,160</td>
</tr>
<tr>
<td>4+ bedroom dwellings</td>
<td>5 persons</td>
<td>215</td>
<td>£5,200</td>
</tr>
</tbody>
</table>

*Based on the Council's standard of 4.3 hectares per 1,000 population
4.1.5 If any public open space is provided on site, the amount of the contribution will be correspondingly reduced in accordance with the proportion of open space provided.

4.2 Computing Contributions for Individual Sites

4.2.1 Government Guidance, contained in Circular 1/97: Planning Obligations, requires any planning obligation to relate clearly to the development. Therefore, the Council has prepared detailed descriptions of existing provision and needs, both formal and informal, for Maidenhead, Windsor and each parish. These are contained in Appendix F4 of this SPG. At the end of each schedule is a detailed list of proposals for each area. An off-site financial contribution will only be sought for a residential development if there is a relevant project to fund with the contribution. While the detailed descriptions have been set out in terms of towns and parishes, this should not be applied too rigidly. For example, a development site at the edge of one parish might be sought to fund a nearby project in an adjacent parish.

4.2.2 In line with Circular 1/97, the Council is seeking to ensure that developer contributions are only used to fund projects of benefit to future residents of that development. The Council has therefore classified all of its public open space proposals into four categories – land purchase for formal open space, development of formal open space, land purchase for informal open space and development of informal open space. The Council has further divided the total costs, (£1,040,200 per 4.3 hectares per 1,000 population) into those four separate categories:
1. Land purchase for formal open space (£73,000 - 7% of total costs);
2. Development of formal open space (£551,000 - 53% of total costs);
3. Land purchase for informal open space (£104,000 - 10% of total costs); and
4. Development of informal open space (£312,000 - 30% of total costs).
Appendix E of this SPG details the costs associated with each of the four categories for each type of dwelling.

4.2.3 Residential developers making an off-site contribution will only be asked to contribute to any or all of the four categories if there are relevant project(s) in the vicinity of their development. In some areas of the borough developers may be asked to contribute to one category, such as development of informal open space, whereas in another part of the borough they may be asked to contribute to all four categories. Appendix F of this SPG clearly divides all proposals at the end of each parish/town listing into the four categories for ease of understanding.

4.2.4 Determining if a relevant project exists in the vicinity of a residential development varies depending upon whether a formal or informal project is being considered.

Formal Open Space

4.2.5 Formal open space (Categories 1 and 2) includes pitches, courts, greens, tracks etc. The borough has been divided into three sub-areas for formal open space as per paragraph 3.2.6 of this SPG:

4 Population figures used in Appendix F are taken from the Joint Strategic Planning Unit Population In Berkshire 2001 Review
1. Maidenhead/Northern Parishes
2. Windsor/Southern Parishes
3. Ascot (Sunninghill and Sunningdale)

Residential developers within a sub-area can be requested to contribute to any identified project within the sub-area. This applies to Category 1 (land purchase for formal open space) as well as Category 2 (development of formal open space). Planning Appeal Inspectors have accepted that people travel far distances to get to formal sports facilities.

**Informal Open Space**

4.2.6 Informal open space (Categories 3 and 4) includes general open space, children's play area, teenscenes, gardens, natural areas, etc and also includes general landscaping, access and paths. In Windsor and Maidenhead and the excluded settlements an identified informal open space project should be in the general area of the development such that the open space benefits the residents of the new development. Ideally the project should be within 400 metres of the development, but if a site is further away, but is the only nearby open space, it will be considered. An 800 metres distance is considered relevant for teenscenes. The 400 or 800 metres will serve as a guide, not as a prescription.

4.2.7 In the more rural areas of the Borough a distance standard is impossible to achieve due to the disperse pattern of development. In general any residential development in a parish should contribute to any identified informal open space project (Category 3 and/or 4) in that parish. Some flexibility is needed. For example a developer in Holyport (Bray) could be asked to contribute to an informal open space project in the Holyport area, but not to an informal open space project on the Broomhall estate, also in Bray Parish but clearly serving a different population.

4.3 **Procedures**

4.3.1 Applicants for all new residential development will be advised during the planning application stage, or even pre-application discussions, whether the full open space requirement (as per Policy R3) can be practically achieved on-site. Credit will be given for any on-site open space including the on-site public open space required by Policies R4 and R5. When full provision, as per Policy R3, cannot be achieved on-site and a financial contribution for off-site improvement is requested, the applicant will be advised as to which category of projects funding will be sought, the amount of the contribution and the project(s) to which the contribution will be applied. Development Control officers will liaise with officers from the Council’s Community Partnership Unit and representatives of the Parishes to select the most relevant projects from the list of proposed projects included in Appendix F.

4.3.2 Developers making an off-site contribution will be required to enter into a legal (Section 106) agreement with the Council. The S106 agreement will clearly state the amount of the contribution and the specific project(s) to be funded. The

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5 Portions of Ascot, Cookham Rise, Cookham Village, Datchet, Eton (with Eton Wick Road), Eton Wick, North Ascot, Old Windsor, South Ascot, Sunningdale, Sunninghill & Wraysbury. All areas are mapped in the proposals maps of the RBWM Local Plan (July 1999).
Council will require payment of the appropriate amount to be made prior to the occupation of the first dwelling, or of the first dwelling in a specific phase in a large development.

4.3.3 In the case of small or single unit developments, it is unlikely that the financial contribution will fund an entire improvement. Contributions will thus build up until the specified improvement can be funded and improvements will likely be made in stages as funding permits.
APPENDIX A
BERKSHIRE STRUCTURE PLAN 1991-2006
POLICIES FOR RECREATION

General Leisure Provision

Policy R1
Development which helps provide a wide and balanced range of leisure opportunities to meet the needs of residents, tourists and day visitors for active and passive sporting, cultural and informal recreational pastimes will generally be allowed, subject to any necessary controls over form and location to ensure that it does not damage, and where possible enhances, the environment, character and attractions of the County.

Recreation in the Countryside

Policy R2
Support will be given to measures which safeguard and improve informal outdoor recreation in, and access to, the countryside, in particular by:

i) protecting and enhancing the recreational potential of the public rights of way network, particularly where it is affected by development proposals, and securing new links from built-up areas;

ii) negotiating access agreements for informal recreation e.g. in association with farm diversification, restoration of mineral workings and the proposed new forest;

iii) protecting land of importance for informal recreation (including village greens and common land), as well as access to such land, from the adverse effects of development;

iv) encouraging schemes for car parks, picnic sites, signposting, interpretation, and management at recreation sites;

v) ensuring, wherever possible, that new sites are within easy reach of public transport;

vi) making an input to major initiatives for informal recreation which extend beyond the County.

Policy R3
Proposals for organised recreation activities requiring large areas of open land or access to water areas, or for noisy or dangerous sports and pastimes, which cannot therefore be located in a built-up area, will normally be acceptable in the countryside provided that:

i) it can be shown that there is a need taking into account existing and committed provision in the County and the need for a good distribution of facilities;

ii) the proposal does not result in any unacceptable disturbance to local residents, adverse change to the landscape or rural character of the area, damage to nature conservation interests or other harmful environmental impact;

iii) built development, car parking, access roads and lighting are unobtrusive and are genuinely ancillary to the outdoor activity to be pursued; and

iv) the proposal will not lead to an excessive concentration of recreation provision which would unacceptably damage the environment of the area.
Recreation in or near Built-up Areas

Policy R4
Existing sports grounds and public open space will normally be retained and their loss will be acceptable only in the following circumstances:
i) where they are replaced by new provision which is at least comparable in terms of facilities, amenity and location;
ii) where they can best be retained and enhanced through the redevelopment of a small part of the site; or
iii) where the local plan shows an excess of provision.

Policy R5
Provision should be made in association with new development for facilities for sport and recreation, including public open space, on a scale which reflects the needs arising from the development and in a form which complements the existing provision.

Policy R6
Development involving the loss of built leisure facilities which contribute significantly to recreational provision or to the character of built-up areas, will be acceptable only if there is comparable replacement in the locality as part of the scheme.
POLICY R2
THE BOROUGH COUNCIL IN CONJUNCTION WITH PARISH COUNCILS WILL IDENTIFY OPPORTUNITIES TO OVERCOME DEFICIENCIES IN PUBLIC OPEN SPACE PROVISION BY THE FOLLOWING MEASURES;
1) ENHANCING AND UPGRADING EXISTING FACILITIES; AND
2) IMPROVING ACCESS TO EXISTING PUBLIC OPEN SPACE THROUGH SEEKING MORE AND BETTER SITED ENTRANCE POINTS; PEDESTRIAN CROSSING FACILITIES ON MAIN ROADS IN THE VICINITY OF CHILDREN'S PLAYSPACES AND KICKABOUT AREAS; AND IMPROVEMENTS TO, AND PROVISION OF, FOOTPATH AND CYCLEPATHS LINKING PUBLIC OPEN SPACES WITH HOMES, SCHOOLS AND SHOPS; AND
3) ENCOURAGING THE DUAL USE OF SCHOOL PLAYING FIELDS OR THE JOINT PROVISION OF PLAY EQUIPMENT FOR SCHOOL/PUBLIC USE.

POLICY R3
THE BOROUGH COUNCIL WILL REQUIRE NEW HOUSING DEVELOPMENTS TO MAKE APPROPRIATE PROVISION FOR PUBLIC OPEN SPACE IN ACCORDANCE WITH A MINIMUM STANDARD OF 4.3 HA PER 1,000 POPULATION.

POLICY R4
THE BOROUGH COUNCIL WILL REQUIRE NEW HOUSING DEVELOPMENTS TO ALLOCATE A MINIMUM PROVISION OF PUBLIC OPEN SPACE ON SITE IN ACCORDANCE WITH THE FOLLOWING STANDARDS;

<table>
<thead>
<tr>
<th>SIZE OF SITE</th>
<th>0.4 HA-1 HA</th>
<th>&gt;1 HA</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM % OF GROSS SITE AREA CHILDREN'S PLAYSPACE TO BE PUBLIC OPEN SPACE</td>
<td>15%</td>
<td>ONLY (POLICY R5)</td>
</tr>
</tbody>
</table>

THE PROVISION OF PUBLIC OPEN SPACE SHOULD BE CONTAINED WITHIN ONE AREA AND NOT SPREAD THROUGHOUT THE SITE.

THE BOROUGH COUNCIL WILL SEEK A CAPITALISED MAINTENANCE FOR THE FUTURE MANAGEMENT OF PUBLIC OPEN SPACE.

POLICY R5
WITHIN NEW DEVELOPMENTS OF FAMILY HOUSES ON SITES LARGER THAN 0.4 HA OR 15 UNITS (WHICHEVER IS THE SMALLEST), THE BOROUGH COUNCIL WILL REQUIRE, IN APPROPRIATE LOCATIONS, A LOCAL AREA FOR PLAY (LAP).
WITHIN NEW DEVELOPMENTS OF FAMILY HOUSES ON SITES LARGER THAN 0.8 HA OR 50 UNITS, (WHICHEVER IS THE SMALLEST), THE BOROUGH COUNCIL WILL REQUIRE, IN APPROPRIATE LOCATIONS, IN ADDITION TO ON SITE LOCAL AREAS FOR PLAY, A LOCAL EQUIPPED AREA FOR PLAY (LEAP).

THE STANDARDS SET OUT IN APPENDIX 2 WILL BE APPLIED BUT THIS PROVISION MAY FORM PART OF THE PUBLIC OPEN SPACE PROVISION REQUIRED BY POLICY R4.

POLICY R6
THE FOLLOWING AREAS WILL BE SOUGHT FOR PUBLIC OPEN SPACE AS PART OF IDENTIFIED HOUSING SITES:
1. ALTWOOD CREST HOUSE, CANON LANE, MAIDENHEAD 0.4 HA,
2. KING EDWARD VII HOSPITAL, ST LEONARDS ROAD, WINDSOR 0.2 HA,
3. LITTLE LOWBROOK FARM, COX GREEN 1.0 HA,
4. LAND TO REAR OF ALMA ROAD/CLARENCE ROAD, WINDSOR 0.4 HA,
5. KENNEL GREEN NURSERY, BURLEIGH ROAD, NORTH ASCOT 1.0 HA,
6. LAND TO REAR OF SUTHERLANDS CHASE, NORTH ASCOT 1.0 HA

POLICY IMP1
DEVELOPMENT WILL NOT BE PERMITTED UNLESS PROVISION IS MADE FOR INFRASTRUCTURE, SERVICES, FACILITIES AND AMENITIES, BOTH ON AND OFF SITE, WHICH ARE MADE NECESSARY BY THE DEVELOPMENT, AND DIRECTLY RELATED TO IT, AND TO THE USE OF THE LAND AFTER ITS COMPLETION.

IF THIS CANNOT BE ACHIEVED BY CONDITIONS, THE COUNCIL WILL SEEK TO ENTER INTO A PLANNING OBLIGATION WITH THE APPLICANT WHICH, WHERE APPROPRIATE, MAY INVOLVE A FINANCIAL CONTRIBUTION TOWARDS MEETING THE COST OF THE RELEVANT PROVISION.

POLICY DG1
THE BOROUGH COUNCIL WILL HAVE REGARD TO THE FOLLOWING GUIDELINES WHEN ASSESSING NEW DEVELOPMENT PROPOSALS:-

1) WITHIN NEW DEVELOPMENT SCHEMES, PUBLIC SPACES, SUCH AS FOOTPATHS, WALKWAYS AND AREAS OF OPEN SPACE, SHOULD BE OVERLOOKED BY ADJACENT BUILDINGS. WHERE POSSIBLE, SURVEILLANCE OF ADJOINING PUBLIC AREAS SHOULD BE IMPROVED IN ORDER TO REDUCE THE OPPORTUNITY FOR CRIME. PUBLIC AND PRIVATE AREAS SHOULD BE CLEARLY DEFINED;

2) DEVELOPMENTS SHOULD PROVIDE CONVENIENT ACCESS, PARKING AND FACILITIES FOR PEOPLE WITH DISABILITIES IN ACCORDANCE WITH THE AUTHORITY’S ADOPTED STANDARDS AS SET OUT IN APPENDIX 7;
3) The design of new buildings should be compatible with the established street facade having regard to the scale, height and building lines of adjacent properties. Special attention should be given to the 'roofscape' of buildings. Illustrations showing the relationship between new and old will be required at the application stage;

4) Materials which are sympathetic to the traditional building materials of the area should be used. (Additional constraints will apply in conservation areas - see policy CA2);

5) Public views of historic, townscape, or scenic importance, especially those important views of Windsor Castle and views of the River Thames, should be recognised and retained;

6) Development proposals, where appropriate, will be expected to include landscaping schemes. Provision should be made for the future maintenance of these areas. Landscaping proposals should form an integral part of a development's overall layout and design. The different elements of landscaping proposals should have clearly defined functions and together should enhance the built form. Landscaping schemes should utilise existing natural vegetation and other landscape features wherever possible;

7) Developments should provide adequate off street parking for vehicles and cycles in accordance with the Borough Council's adopted standards as set out in Appendix 7. Such provision should be well landscaped and lend itself to a reasonable degree of surveillance;

8) Development should provide adequate vehicle access, (including access for refuse collection and emergency vehicles), loading and unloading facilities and circulation space within the site as appropriate;

9) The traffic generated by the proposed development should not have an unacceptable effect on the local road network and the environment of the locality. Where appropriate, contributions will be sought towards associated infrastructure and public transport improvements;

10) Within mixed development schemes separate access should be provided to any residential accommodation;

11) Harm should not be caused to the character of the surrounding area through development which is cramped, or which results in the loss of important features which contribute to that character.
POLICY H10
NEW RESIDENTIAL DEVELOPMENT SCHEMES WILL BE REQUIRED TO DISPLAY HIGH STANDARDS OF DESIGN AND LANDSCAPING IN ORDER TO CREATE ATTRACTIVE, SAFE AND DIVERSE RESIDENTIAL AREAS AND, WHERE POSSIBLE, TO ENHANCE THE EXISTING ENVIRONMENT.

IN CONSIDERING APPLICATIONS FOR NEW RESIDENTIAL DEVELOPMENT THE BOROUGH COUNCIL WILL REQUIRE, WHERE APPROPRIATE, THAT THE PROPOSALS:

1) RETAIN IMPORTANT VIEWS IN AND OUT OF THE SITE, AND CREATE VISUAL INTEREST THROUGH A VARIETY OF BUILDING TYPES, MATERIALS, MEANS OF ENCLOSURE, SURFACE TREATMENT AND LANDSCAPING;

2) PROVIDE SEPARATE ACCESS TO THE RESIDENTIAL ACCOMMODATION WITHIN MIXED USE DEVELOPMENT SCHEMES;

3) PROVIDE PUBLIC OPEN SPACE AND EQUIPPED CHILDREN’S PLAY AREAS IN ACCORDANCE WITH THE BOROUGH COUNCIL’S STANDARDS OF PROVISION SET OUT IN CHAPTER 3;

4) MAKE THE NECESSARY ARRANGEMENTS FOR ENSURING THE FUTURE MAINTENANCE OF PUBLIC OPEN SPACE AND OTHER LANDSCAPED AREAS;

5) PROVIDE FOR THE SAFE MOVEMENT OF RESIDENTS, PARTICULARLY CHILDREN, WITHIN THE SITE;

6) PROVIDE ADEQUATE SOUND INSULATION IN AREAS AFFECTED BY HIGH NOISE LEVELS;

7) PROVIDE A CLEAR DISTINCTION BETWEEN PUBLIC AND PRIVATE AREAS AND INCORPORATE MEASURES TO IMPROVE SECURITY OF PEOPLE AND PROPERTY;

8) DO NOT INVOLVE CONVERSION OF GARAGES TO RESIDENTIAL USE UNLESS ADEQUATE PARKING SPACE IS RETAINED ON SITE;

9) PROVIDE GARAGES OR PARKING SPACES IN CLOSE PROXIMITY TO THE HOUSING THEY SERVE.
APPENDIX C
DESIGN STANDARDS FOR CHILDREN’S PLAY SPACES

The National Playing Fields Association (NPFA) recommends the provision of different types of play areas for a range of age groups and appropriate to their needs. These recommendations are set out in "The Six Acre Standard", NPFA, 1992 & 2001 and have been endorsed by the Royal Borough. The NPFA identify 3 categories of play provision. The main characteristics of each are set out in the following table.

<table>
<thead>
<tr>
<th>FACILITY</th>
<th>MAX WALKING TIME FROM HOME (mins)</th>
<th>MAX WALKING DISTANCE FROM HOME (metres)</th>
<th>MINIMUM SIZE ACTIVITY ZONE</th>
<th>TOTAL (including buffer)</th>
<th>NEAREST HOUSE (Property boundary)</th>
<th>CHARACTERISTICS</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCAL AREA FOR PLAY (LAP)</td>
<td>1</td>
<td>100</td>
<td>100m²</td>
<td>400m²</td>
<td>5m from Activity Zone</td>
<td>Small, low-key games area. (May include &quot;appropriate&quot; play features). Age group: 4 - 6 years olds.</td>
</tr>
<tr>
<td>LOCAL EQUIPPED AREA FOR PLAY (LEAP)</td>
<td>5</td>
<td>400</td>
<td>400m²</td>
<td>3,600m²</td>
<td>20m from Activity Zone</td>
<td>About 5 types of equipment. Small games area. Age group: 4-8 years olds.</td>
</tr>
<tr>
<td>NEIGHBOURHOOD EQUIPPED AREA FOR PLAY (NEAP)</td>
<td>15</td>
<td>1,000</td>
<td>1,000m²</td>
<td>8,500m²</td>
<td>30m from Activity Zone</td>
<td>About 8 types of equipment. Kick about and cycle play opportunities. Age group: 8-14 year olds.</td>
</tr>
</tbody>
</table>

All play areas should generally be located adjacent to pedestrian routes and away from main roads, and rear gardens. They should be visible from surrounding residential properties to provide surveillance. They should be enclosed and restricted to use by children of the appropriate age range.
APPENDIX D
GLOSSARY

**activity zone:** An area of land specifically dedicated for children to use for play. It may or may not include play equipment.\(^6\)

**buffer zone:** The space surrounding an activity zone the purpose of which is to provide a reasonable degree of separation between play activity and nearby residential properties.\(^7\)

**excluded settlement:** Settlements that fall outside the defined Metropolitan Green Belt

**formal open space:** Characterised as open space which includes pitches, courts, greens, tracks etc.

**Green Belt (Metropolitan):** Designated area of open land surrounding Greater London. The main purposes in the Borough are to check London’s unrestricted sprawl, prevent the coalescence of existing settlements, safeguard the surrounding countryside from further encroachment and preserve the special character of historic towns.

**informal open space:** Characterised as open space for passive recreation, children’s play spaces including LAPs, LEAPs and NEAPs and casual kickabout areas for children’s play

**LAP:** Local Area for Play. This is generally characterised as a small, low-key games area which may include “appropriate” play features for the 4-6 age group (although not exclusively this age range).

**LEAP:** Locally Equipped Area for Play. This is generally characterised as a play area which includes 5 types of equipment for the 4-8 age group (although not exclusively this age range).

**NEAP:** Neighbourhood Equipped Area for Play. This is generally characterised as a play area containing about 8 types of equipment with kickabout and cycle play opportunities for the 8-14 age group (although not exclusively this age range).

**planning obligation:** A unilateral undertaking by a developer, or an agreement between a developer and a local planning authority, to restrict the development or use of the land, require operations or activities to be carried out in, on, under or over the land, require the land to be used in any specified way; or require payments to be made to the authority either in a single sum or periodically.

**public open space:** Unbuilt-up areas within towns and villages which provide visual, recreational and ecological benefits. Examples of open space include public parks, gardens, woods, play areas and playing pitches. It is characterised as public if it is available for the use and enjoyment of anyone who wishes to use it. Public open space in this document is synonymous with publicly accessible open space and is not limited to publicly owned properties.

**recognised settlement:** Within the Green Belt there are a number of smaller settlements which may have the ability to absorb strictly limited amounts of residential development without harming the overall character of the Green Belt

**S106 agreement:** The mechanism employed under the Town and Country Planning Act 1990 as substituted by the Planning and Compensation act 1991 to enable a ‘planning obligation’ to be entered into by means of a unilateral undertaking by a developer as well as by agreement between a developer and a local planning authority.

**teenscene:** Teenscene areas are those which include provision for older children, for example hard surfaced kickabout areas or roller-blading facilities.

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### APPENDIX E

**OFF-SITE FINANCIAL CONTRIBUTIONS**

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>No. Persons</th>
<th>Open Space Req. (m²)</th>
<th>Total Contribution</th>
<th>Formal Land Purchase (100%)</th>
<th>Formal Development (7%)</th>
<th>Informal Land Purchase (53%)</th>
<th>Informal Development (10%)</th>
<th>Informal Development (30%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio flats/bedsits</td>
<td>1 person</td>
<td>43</td>
<td>£1,040</td>
<td>£73</td>
<td>£551</td>
<td>£104</td>
<td>£312</td>
<td></td>
</tr>
<tr>
<td>1 bedroom dwellings</td>
<td>2 persons</td>
<td>86</td>
<td>£2,080</td>
<td>£146</td>
<td>£1,102</td>
<td>£208</td>
<td>£624</td>
<td></td>
</tr>
<tr>
<td>2 bedroom dwellings</td>
<td>3 persons</td>
<td>129</td>
<td>£3,120</td>
<td>£219</td>
<td>£1,653</td>
<td>£312</td>
<td>£936</td>
<td></td>
</tr>
<tr>
<td>3 bedroom dwellings</td>
<td>4 persons</td>
<td>172</td>
<td>£4,160</td>
<td>£292</td>
<td>£2,204</td>
<td>£416</td>
<td>£1,248</td>
<td></td>
</tr>
<tr>
<td>4+ bedroom dwellings</td>
<td>5 persons</td>
<td>215</td>
<td>£5,200</td>
<td>£365</td>
<td>£2,755</td>
<td>£520</td>
<td>£1,560</td>
<td></td>
</tr>
</tbody>
</table>

**Example:**

- A developer in northeast Maidenhead is proposing to demolish 1 no. 5-bed house and erect 2 no. 3-bed houses. No on-site open space is proposed.
- Each of the 2 no. 3-bed houses would have an expected occupancy of 4 persons with a contribution of £4,160 thus the expected contribution would be £8,320 (£4,160 x 2).
- The Council gives the developer a credit for existing residents, since contributions are based on the increase in residents. (The existing 5-bed house would have an expected occupancy of 5 persons with a maximum contribution of £5,200.)

Thus,

\[
\begin{align*}
\text{Contribution for new 3-bed houses} & = £8,320 \\
\text{Contribution for existing 5-bed house} & = £5,200 \\
\text{Maximum contribution} & = £8,320 - £5,200 = £3,120
\end{align*}
\]

In northeast Maidenhead contributions are being sought for identified projects in three of the four categories (see paragraph 4.2.3 of the SPG):

- **Category 1 (Formal land purchase)** - £219 will be sought for the purchase of land for pitches in the north Maidenhead area;
- **Category 2 (Formal development)** - £1,653 will be sought for pitch development at an existing pitch (to be named) in Maidenhead;
- **Category 3 (Informal land purchase)** – no informal land purchase proposals in this area, thus no contribution sought;
- **Category 4 (Informal development)** - £936 will be sought for informal improvements, likely at Riverside Gardens.

Total contribution to be sought = £2,808
APPENDIX F
DETAILED INVENTORIES, PROPOSALS AND MAPS

1. Maidenhead
2. Windsor
3. Bisham
4. Bray
5. Cookham
6. Cox Green
7. Datchet
8. Eton
9. Horton
10. Hurley
11. Old Windsor
12. Shottesbrooke
13. Sunningdale
14. Sunninghill
15. Waltham St Lawrence
16. White Waltham
17. Wraysbury
1. Maidenhead

2001 Population: 44,466
updated May 2004

Description

Maidenhead is an urban town along the River Thames. Much of Maidenhead is an excluded settlement not within the Green Belt, however the periphery of Maidenhead is in the Green Belt.

Existing Public Open Space

District Open Space:
- Braywick Park

Local Open Space:
- Boyn Grove Park;
- Desborough Park;
- Grenfell Park;
- Kidwells Park;
- Maidenhead Moor (Town Moor);
- North Town Moor (owned by National Trust);
- Oaken Grove;
- Raymill Island;
- Riverside Gardens.
- Raymond Road open space

Amenity Open Space:
- Altwood Road/Great Hill Crescent Amenity Area;
- Bridge Gardens;
- Cherwell Close;
- Dorchester Close Open Space;
- Fair Acre Amenity Area;
- Greenfields;
- Guards Club Park & Island;
- Laggan Fields Open Space;
- Lancaster Road Amenity Area;
- Maudsley Memorial Garden;
- Moffy Hill;
- Reitlinger Open Space;
- Ross Road Open Space;
- Shifford Crescent Amenity Area;
- Switchback Road.
- Whitebrook open space

Children's Play Areas:
- Cherwell Close;
- Desborough Park;
- Greenfields;
- Grenfell Park;
- Oaken Grove;
- Riverside Gardens &
- Switchback Road.
- Raymond Road open space
- Ross Road
Teenscene:
- Desborough Park;
- Kidwells Park;
- Laggan Fields Open Space;
- Moffy Hill; &
- Oaken Grove.

Natural Areas:
- The Gullet

Formal Sports Provision:
- Oaken Grove (3 adult football pitches & 1 junior football pitch);
- Kidwells Park (ballcourt/tennis court);
- Altwood School (private no formal agreement for public access – 2 adult football pitches, 3 junior football pitches, 2 mini football pitches, 1 cricket pitch & 1 artificial hockey pitch);
- Larchfield Primary School (private no formal agreement for public access – 1 junior football pitch);
- North Maidenhead Cricket Ground (public access for 2 cricket pitches);
- Braywick Park (2 adult football pitches, 1 cricket pitch, 5 adult rugby pitches & 2 grass hockey pitches, 1 synthetic turf pitch);
- Desborough Park (2 adult football pitches);
- St Edmund Campion School (private no formal agreement for public access – 1 junior football pitch);
- Pinkney’s Green (owned by National Trust – public access for 1 cricket pitch).

Other Open Space

Maidenhead Thicket, owned by the National Trust, is located west of the Maidenhead settlement.

Adequacy of Public Open Space (Hectares)

<table>
<thead>
<tr>
<th></th>
<th>Local Plan Requirement</th>
<th>Existing Provision</th>
<th>Current Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Informal Open Space</td>
<td>111.16</td>
<td>48.49</td>
<td>-62.67</td>
</tr>
<tr>
<td>Formal Sports Provision</td>
<td>80.03</td>
<td>43.60</td>
<td>-36.43</td>
</tr>
</tbody>
</table>

Assessment of Existing Provision

Maidenhead does not meet the Council’s standard for informal open space. Large areas of Maidenhead do not meet the Council’s 400 metre standard for access to public open space and little of Maidenhead meets the 400 metre standard for access to children’s play areas. The centre of Maidenhead has almost no provision of public open space. Maidenhead Thicket, owned by the National Trust, is located west of the Maidenhead settlement.

Maidenhead falls short of the Council’s standard for formal sports provision. The Playing Pitch Strategy identified a slight surplus of adult football pitches, but a deficit of junior football pitches, rugby pitches and hockey pitches in Maidenhead. Many of the formal open spaces in Maidenhead need qualitative improvement.
Proposed Improvements

Category 1 - Formal Land Purchase
- Land purchase for new playing pitches within the northern parishes/Maidenhead area.

Category 2 - Formal Development
- Braywick Park – pitch improvement, synthetic turf pitch improvement, hockey pitch, & new sports pavilion;
- Desborough Park – pitch improvements & pavilion improvements;
- Kidwells Park – ball court/tennis court improvement & floodlight improvement;
- Oaken Grove –, pitch improvement & pavilion improvement; tennis court improvement (subject to conditions on public use)
- Development of new playing pitches within the northern parishes/Maidenhead area; and
- Other formal pitch improvements within the northern parishes/Maidenhead area.

Category 3 - Informal Land Purchase
- Land at Dorchester Close
- Land at Shifford Crescent

Category 4 - Informal Land Development
- Boyn Grove Park - new play area, new tenscene & soft landscaping;
- Braywick Park – new play area (district), new tenscene, hard & soft landscape improvements, car park improvements, Hibbert Road car park improvements, Green Lane footpath works, park wall & gates rebuilt, & crossing or footbridge across Braywick Road.
- Bridge Gardens – hard & soft landscape improvements;
- Cherwell Close – play area improvements;
- Desborough Park – upgrade play area to neighbourhood play area, tenscene improvements, hard & soft landscape improvements & new car park;
- Dorchester Close Amenity Area – hard & soft landscape improvements;
- Greenfields – play area improvements;
- Grenfell Park – play area improvements, soft landscape improvements, new boundary fence & footpath & bank stabilization;
- Guards Club Park & Island – bridge improvements, park shelter refurbishment & soft landscape improvements;
- The Gullet – hard & soft landscape improvement;
- Kidwells Park – new play area, tenscene skatepark improvement, footpath improvement, entire park redesign & refurbishment;
- Laggan Fields Open Space – new play area & tenscene improvement;
- Lancaster Road Amenity Area – new play area;
- Maidenhead Moor (Town Moor) - soft landscape improvements, footpath improvement, footbridge improvement & car park improvement;
- Maudsley Memorial Garden - hard & soft landscape improvement;
- Moffy Hill – new play area & tenscene improvement;
- North Town Moor – hard & soft landscape improvements (subject to agreement with National Trust);
- Oaken Grove - play area improvement, tenscene improvement, new tenscene cycle track, improvements to park railings, new park gates, footpath improvement, car park improvement, hard & soft landscape improvements;
- Raymill Island –, riverbank stabilization, soft landscape improvements, bridge improvements, toilet improvements & aviary improvements;
- Raymond Road open space – play area improvements, landscape improvements
- Reitlinger Open Space - riverbank stabilization, hard & soft landscape improvements & rebuild perimeter wall;
- Riverside Gardens – soft landscape improvements, park railings, crazy golf improvements & play area improvements;
- Ross Road Open Space –play area improvements, landscape improvements;
- Switchback Road – play area improvement fencing improvements .
- Whitebrook open space- landscape improvements
2. Windsor  
2001 Population: 27,253  
updated May 2004

Description

This urban town lies on the southern bank of the Thames. Much of Windsor is an excluded settlement, however, the periphery of Windsor is in the Green Belt.

Existing Public Open Space

District Open Space:
- Baths Island & Pleasure Ground;
- Alexandra Gardens;
- Clewer Recreation Ground &
- Home Park.

Local Open Space:
- Clewer Park;
- Clewer Manor open space
- Dedworth Manor Open Space;
- Foster Avenue Open Space &
- King Edward Open Spaces
- Vansittart Road Open Space.

Amenity Open Space:
- Albert Street;
- Bachelors Acre Open Space;
- Bartlett Green/Hanover Lane;
- Basford Way Woodland Area;
- Bruce Walk;
- Bulkeley Avenue;
- Church Street Gardens;
- Dedworth Drive/Stuart Way;
- The Goswells;
- Gratton Drive;
- Imperial Park (Clewer Manor)
- Keepers Farm Close;
- King George V Memorial;
- Knights Close;
- Loring Road;
- Osborne Road Open Space;
- Park Corner;
- Peel Close;
- Perrycroft/Ridings;
- Princess Avenue;
- Promenade;
- Ruddlesway Amenity Area;
- Sawyers Close;
- St George’s Close;
- Stuart Way;
- The Limes open space
- Trevelyan Playing Fields;
- Trevelyan open space
- Whiteley Amenity Area;
- Wolf Lane &
- Wood Close Open Space.

Natural Area:
- Castle Farm Spinney
- Hemwood Dell;
- Sutherland Grange &
- Trinity Wildlife Area.

Children's Play Areas:
- Bachelors Acre Open Space;
- Bruce Walk;
- Bulkeley Avenue;
- Clewer Recreation Ground;
- Dedworth Manor Open Space;
- Home Park;
- Clewer Manor open space
- King Edward open spaces
- Knights Close;
- Osborne Road Open Space;
- Park Corner;
- Sawyers Close;
- Vansittart Road Open Space &
- Wolf Lane.

Teenscene:
- Alexandra Gardens;
- Clewer Recreation Ground
- Dedworth Manor Open Space;
- Foster Avenue Open Space;
- Osborne Road Open Space;
- Park Corner;
- Vansittart Road Open Space &
- Wood Close Open Space.

Formal Sports Provision:
- Clewer Recreation Ground (4 adult football pitches);
- Dedworth Manor (2 adult football pitches);
- The Goswells (tennis courts);
- Home Park (Windsor Great Park, Crown Estate with some public access – 1 cricket pitch);
- Home Park (1 adult football pitch, 5 cricket pitches, 5 adult rugby pitches, 1 adult grass hockey pitch & softball/baseball pitch);
- Stag Meadow (Crown Estate with some public access – 1 adult football pitch);
- Trevelyan Playing Fields (2 adult football pitches);
- Windsor Boys School (private no formal agreement for public access – 1 artificial hockey pitch) &
- Windsor Girls School (private no formal agreement for public access – 1 junior football pitch & 1 baseball/softball pitch);

Other Open Space

Some of Windsor Great Park, owned by the Crown Estate, is open to the public.
<table>
<thead>
<tr>
<th>Adequacy of Public Open Space (Hectares)</th>
<th>Local Plan Requirement</th>
<th>Existing Provision</th>
<th>Current Adequacy</th>
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**Assessment of Existing Provision**

Windsor does not meet the Council’s informal open space standard. Many residents in Windsor are further than 400 metres from public open space and many more are further than 400 metres from a children’s play area. Some of Windsor Great Park, owned by the Crown Estate, is open to the public.

Windsor does not meet the Council formal open space standard. The playing pitch strategy identified a surplus of adult football pitches and a deficit of junior football pitches, cricket pitches and hockey pitches in Windsor.

**Proposed Improvements**

**Category 1 - Formal Land Purchase**
- None

**Category 2 - Formal Development**
- Clewer Recreation Ground – pitch improvements (drainage and regrading), pavilion improvements:
- Dedworth Manor Open Space – pitch improvements, creation of new seven-a-side pitch, and ball court improvements:
- The Goswells – tennis court improvement (subject to agreement with the National Trust):
- Home Park – improvements to cricket pitch, improvements to hockey and tennis facilities:
- Trevelyan Playing Fields – new junior football pitch, new cricket pitch, new softball/baseball facility, and new pavilion:

**Category 3 - Informal Land Purchase**
- Land at Ruddlesway

**Category 4 - Informal Development**
- Alexandra Gardens – full redesign and refurbishment, new play area (district), teenscene improvements:
- Bachelors Acre Open Space – soft landscape improvements, play area improvements, and extend play area:
- Bath Island and Pleasure Ground – hard and soft landscape improvements, riverbank improvements, and bridge improvements:
- Bruce Walk – play area improvements:
- Bulkeley Avenue – play area improvements:
- Castle Farm Spinney – hard and soft landscape improvements:
- Church Street Gardens – landscape improvements
- Clewer Recreation Ground – hard and soft landscape improvements, play area (district) improvement and teenscene improvements:
- Clewer Manor Open Space – play area improvements
- Clewer Park – hard and soft landscape improvements:
- Dedworth Drive/Stuart Way – soft landscape improvements:
- Dedworth Manor Open Space – hard and soft landscape improvements, play area improvement and teenscene improvements:
- Foster Avenue Open Space – soft landscape improvements, and teenscene kickabout improvements:
- The Goswells – soft landscape improvements (subject to agreement with the National Trust);
• Hemwood Dell – hard and soft landscape improvements:
• Home Park – soft landscape improvements, and play area improvements:
• King George V Memorial – refurbishment of memorial:
• King Edward Open Spaces – play area improvements; landscape improvements
• Knights Close – play area improvements:
• Osborne Road Open Space – soft landscape improvements around play area, play area improvements and teenscene improvements including new surface:
• Park Corner – play area improvements and hard and soft landscape improvements:
• Promenade – hard and soft landscape improvements:
• Sawyers Close – play area improvements and soft landscape improvement:
• Stuart Way Amenity Area – new play area:
• Sutherland Grange – hard and soft landscape improvements, and riverbank stabilisation and improvement:
• The Limes Open Space – landscape improvements
• Trevelyan Playing Fields – new car park:
• Trevelyan Open Space – landscape improvements
• Trinity Wildlife Area – hard and soft landscape improvements:
• Vansittart Road Open Space – hard and soft landscape improvements, play area improvement and teenscene improvements:
• Wolf Lane – play area improvements:
• Wood Close Open Space – hard and soft landscape improvements, new play area, and teenscene improvement:
3. Bisham

2001 Population: 1,066

Description

This parish lies alongside the Thames across from Wycombe District. It is largely a rural parish, entirely within the Green Belt. It includes the recognised settlements of Bisham and Marlow Bridge and part of the recognised settlement of Burchett's Green.

Existing Public Open Space

District Open Space: none
Local Open Space: none
Amenity Open Space: The Orchard
Children's Play Areas: Green Lane
Teenscene: none

Formal Sports Provision: Two artificial hockey pitches at the private Bisham Abbey National Sports Centre have some community access.

Other Open Space

Bisham Woods, owned by the Woodlands Trust, are open to the public. A small part of Maidenhead Thicket, owned by the National Trust, is located in this parish.

Adequacy of Public Open Space (Hectares)

<table>
<thead>
<tr>
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<th>Local Plan Requirement</th>
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Assessment of Existing Provision

This parish does not meet the Council’s informal open space standard. The Bisham recognised settlements are served by the small public open spaces along Green Lane just outside the settlement boundary. The children’s' play equipment in Green Lane needs qualitative improvements as does the Orchard. The Burchett's Green settlement has no public open space. Bisham parish does contain large areas of land owned by the Woodland Trust and a small part of Maidenhead Thicket, owned by the National Trust.

The parish does not meet the Council’s standard for formal sports pitches. The Playing Pitch Strategy identified a surplus of adult football pitches and a deficit of junior football pitches, hockey pitches and cricket pitches in the northern parishes, which include Bisham.
Proposed Improvements

Category 1 - Formal Land Purchase
• Land purchase for new playing pitches within the northern parishes/Maidenhead area.

Category 2 - Formal Development
• Development of new playing pitches within the northern parishes/Maidenhead area; &
• Other formal pitch improvements within the northern parishes/Maidenhead area.

Category 3 - Informal Land Purchase
• None

Category 4 - Informal Land Development
• Upgrade play equipment in Green Lane; &
• Provide hard and soft landscape improvements at the Orchard.
4. Bray

2001 Population: 8,882
Updated February 2005

Description

This parish lies along the River Thames between Windsor and Maidenhead. It is across the Thames from South Bucks District and is adjacent to Bracknell Forest to the south. It is largely a rural area covered by the Green Belt. Part of the Holyport area is within the Maidenhead excluded settlement, and the Broomhall Estate, at the eastern end of the parish, is within the Windsor excluded settlement. The parish also includes the recognised settlements of Bray, Holyport/Moneyrow Green and Fifield.

Existing Public Open Space

District Open Space: none

Local Public Open Space: none

Amenity Open Space: The Green (Bray), Jubilee Fields (Bray), The Greens (Holyport), Aysgarth Park (Holyport), Springfield Park (Holyport), War Memorial Hall Recreation Ground (Holyport), Gays Lane (Holyport), Ruddlesway/Maidenhead Road Amenity Area, The Limes, Charlton Way, Furness Way, Liddell Way, Wright Way, & land behind Alexander First School

Natural Areas: none

Children's Play Areas: Jubilee Fields (Bray), Aysgarth Park (Holyport), Springfield Park (Holyport), Memorial Hall Recreation Ground (Holyport), Charlton Way

Teenscene: Springfield Park & Broomhall Community Centre (Kenneally Road)

Formal Sports Provision: 1 cricket pitch at Bray CC (private with community access), Gays Lane Field (1 adult football pitch & 1 junior football pitch), Holyport C of E Primary (1 junior football pitch - no formal agreement for community use), Jubilee Field (tennis courts, 1 cricket pitch, 1 junior football pitch & 1 grass hockey pitch)

Adequacy of Public Open Space (Hectares)

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Assessment of Existing Space

Overall the parish does not meet the Council’s standard for informal open space. The Broomhall Estate is well provided for in terms of open space, children's play areas and teenscene. The Holyport portion of the Maidenhead excluded settlement is generally within 400 metres of public open space and within 800 metres of a teenscene. Some areas of Holyport, however, are not within 400 metres of a children's play area. The Bray settlement has some public open space and
a children's play area. The Holyport/Moneyrow Green settlement has public open space and a children's play area. The Fifield settlement has no public open space or children's play area. Land purchase & development of a play area in Fifield is highest priority for the Parish. Many of the existing informal open spaces are in need of qualitative improvements.

The parish does not meet the Council’s Standard for formal sports pitches. The Playing Pitch Strategy identified a surplus of adult football pitches, but a deficit of junior football pitches, cricket pitches and hockey pitches in the northern parishes, which include Bray.

Proposed Improvements

Category 1 - Formal Land Purchase
- Land purchase for new playing pitches within the northern parishes/Maidenhead area.

Category 2 - Formal Development
- Improvement to pitches/facilities at Jubilee Field;
- Improvements to private Holyport Cricket Club provided this enables community access;
- Pitch improvement at Gays Lane;
- Provision of pavilion at Gays Lane;
- Development of new playing pitches within the northern parishes/Maidenhead area; &
- Other formal pitch improvements within the northern parishes/Maidenhead area.

Category 3 - Informal Land Purchase
- Land purchase for a children's play area in Fifield.

Category 4 - Informal Development
- Development of a children's play area in Fifield;
- Improvement to children's play areas at Jubilee Field;
- Improvement to children's play areas at Aysgarth Park;
- Improvement to children's play areas at Springfield Park;
- Improvement to children's play areas at War Memorial Hall Recreation Ground;
- Improvement to teenscene at Springfield Park; &
- Hard & soft landscape improvement to Holyport Greens.
- Landscape improvements at Bray Green
5. Cookham

2001 Population: 5,830

Description

This parish lies alongside the Thames across the river from Wycombe District and South Bucks District. It is largely a rural parish, almost entirely within the Green Belt. It contains the excluded settlements of Cookham Rise and Cookham Village.

Existing Public Open Space

District Open Space: none

Local Open Space: Alfred Major Recreation Ground

Amenity Open Space: Bell Rope Meadow (RBWM) & Stone House Lane

Children's Play Areas: Alfred Major Recreation Ground

Teenscene: Alfred Major Recreation Ground

Formal Sports Provision: Alfred Major Recreation Ground (2 adult football pitches, one junior football pitch and one softball/baseball pitch), Rickets Field, Whyteladies Lane (1 private cricket pitch with community access), & Cookham Rise Primary School (1 junior football pitch - no formal agreement for community use).

Other Open Space

Widbrook Common (used for grazing) Cookham Moor, Cock Marsh, Cookham Dean Common, Winter Hill, & other small sites are owned by the National Trust. Odney Common is private, but managed by the parish and used for grazing.

Adequacy of Public Open Space (Hectares)

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Assessment of Existing Provision

This parish does not meet the Council’s informal open space standard. Virtually all parts of the excluded settlements are within 400m of public open space. Only some portions of Cookham Rise are within 400 metres of a children's play area or within 800 metres of a teenscene. The focus of recreational activity in Cookham is the Alfred Major Recreation Ground in Cookham Rise. Much of this recreation ground is in need of qualitative improvements. Bellrope Meadow is also in need of qualitative improvements. The parish also contains large areas of land owned by the National Trust.
Overall the parish falls well short of the Council’s standard for formal sports pitches. The Playing Pitch Strategy identified a surplus of adult football pitches, but a deficit of junior football pitches, cricket pitches and hockey pitches in the northern parishes, which include Cookham.

**Proposed Improvements**

**Category 1 - Formal Land Purchase**
- Land purchase for new playing pitches within the northern parishes/Maidenhead area.

**Category 2 - Formal Development**
- Pitch improvements at Alfred Major Recreation Ground;
- Dual use of a junior football pitch at a Local Education Authority school in the parish;
- Development of new playing pitches within the northern parishes/Maidenhead area; &
- Other formal pitch improvements in the northern parishes/Maidenhead area.

**Category 3 - Informal Land Purchase**
- None

**Category 4 - Informal Development**
- Children's play area improvements at Alfred Major Recreation Ground;
- Teenscene improvements at Alfred Major Recreation Ground; &
- Riverbank stabilization, soft landscape improvements & footpath improvements at Bellrope Meadow.
6. Cox Green

2001 Population: 7,585

Description

This is largely a suburban parish, with the developed area a part of the Maidenhead excluded settlement. The northern and southern portions of the parish are in the Green Belt.

Existing Public Open Space

District Open Space: Ockwells Park (RBWM)

Local Open Space: none

Amenity Open Space: Wessex Way Play Area, Brill Green (RBWM), Cox Green Road Open Space (RBWM), Treesmill Open Space (RBWM), Heynes Green (RBWM), Thurlby Way Open Space (RBWM) & Altwood Crest

Natural Area: Ockwells Park

Children's Play Areas: Wessex Way Play Area, Heynes Green (RBWM), Treesmill Open Space (RBWM), Ockwells Park (RBWM) and Altwood Crest

Teenscene: Wessex Way Play Area

Formal Sports Provision: Ockwells Park (4 adult football pitches & 1 cricket pitch) & Cox Green School (2 adult football pitches - no formal agreement for community access)

Other Open Space

A small part of Maidenhead Thicket, owned by the National Trust, is in this parish.

Adequacy of Public Open Space (Hectares)

<table>
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Assessment of Existing Provision

The parish does not meet the Council’s informal open space standard. Much of the excluded settlement area is within 400 metres of public open space, within 400 metres of a children's play area and within 800 metres of a teenscene. The existing informal facilities need qualitative improvement. The existing informal facilities need qualitative improvement. The parish also contains a small part of Maidenhead Thicket, owned by the National Trust.
The parish does not meet the Council’s Standard for formal sports pitches. The Playing Pitch Strategy identified a surplus of adult football pitches, but a deficit of junior football pitches, cricket pitches and hockey pitches in the northern parishes, which include Cox Green.

**Proposed Improvements**

**Category 1 - Formal Land Purchase**
- Land purchase for new playing pitches within the northern parishes/Maidenhead area.

**Category 2 - Formal Development**
- Pitch Improvements at Ockwells Park;
- Pavilion improvements at Ockwells Park;
- Development of new playing pitches within the northern parishes/Maidenhead area; &
- Other formal pitch improvements within the northern parishes/Maidenhead area.

**Category 3 - Informal Land Purchase**
- None

**Category 4 - Informal Development**
- Improvements to Wessex Way children's play area;
- Improvements to Wessex Way teenscene;
- Improvement to open space and children's play area at Altwood Crest site, Cannon Lane;
- Hard and soft landscape improvements at Brill Green;
- New play area at Brill Green;
- Hard and soft landscape improvements at Thurlby Way Open Space;
- Soft landscape improvements at Heynes Green;
- Improvements to play area at Heynes Green;
- Soft landscape improvements at Treesmill Open Space;
- New perimeter fence at Treesmill Open Space;
- Improvements to Ockwells Park children's play area; &
- Soft landscape improvements to park and car park at Ockwells Park.
7. Datchet

2001 Population: 5,046

Description

This parish lies on the northern bank of the Thames and adjoins neighbouring Slough Borough. It is largely a rural parish, with all but the Datchet excluded settlement covered by the Green Belt.

Existing Public Open Space

District Open Space: none

Local Open Space: Recreation Ground

Amenity Open Space: Datchet Greens, Riverside Open Space & Major's Farm Road

Natural Area: Willowfields (behind Recreation Ground)

Children's Play Areas: Recreation Ground

Teenscene: Recreation Ground

Formal Sports Provision: Recreation Ground (two adult football pitches)

Other Open Space

Upton Park, owned by Slough Council, part in RBWM

Adequacy of Public Open Space (Hectares)

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Assessment of Existing Provision

This parish does not meet the Council’s informal open space standard. Most of the excluded settlement is within 400 metres of public open space and within 800 metres of a teenscene. However, over half of the excluded settlement is not within 400 metres of a children's play area. Some of the informal open spaces are in need of qualitative improvements.

The parish does not meet the Council’s standard for formal sports pitches. The Playing Pitch Strategy noted a surplus of playing pitches in the southern parishes, which include Datchet, but noted many pitch deficiencies in the wider Windsor/southern parish area. Qualitative improvements are needed at the Recreation Ground.
Proposed Improvements

Category 1 - Formal Land Purchase

- None

Category 2 - Formal Development

- Tennis court improvements at Recreation Ground;
- Pitch Improvements at Recreation Ground;
- Changing facilities at Recreation Ground; and
- Other pitch improvements in Windsor/southern parish area.

Category 3 - Informal Land Purchase

- None

Category 4 - Informal Development

- Improvement to children's play area at Recreation Ground;
- Improvement to teenscene at Recreation Ground;
- Hard and soft landscape improvements at Recreation Ground;
- Soft landscape improvements at Willowfields;
- Hard and soft landscape improvements to Datchet Greens; and
- Hard and soft landscape improvements to Datchet Riverside.
8. Eton

2001 Population: 4,381

Description

This parish lies on the northern bank of the Thames and adjoins the neighbouring Slough Borough. It is largely a rural parish, with all but the Eton, Eton Wick and Eton Wick Road excluded settlements covered by the Green Belt. The parish also includes the recognised settlement of Willowbrook.

Existing Public Open Space

District Open Space: none

Local Open Space: Eton Wick Recreation Ground & Eton Recreation Ground

Amenity Open Space: Stockdales Road & War Memorial Garden (owned by Eton College - open to the public)

Natural Area: Bell Lane Open Space & The Brocas (owned by Eton College - open to the public)

Children's Play Areas: Stockdales Road, Eton Wick Recreation Ground & Eton Recreation Ground

Teenscene: Stockdales Road

Formal Sports Provision: Stockdales Road (1 junior football pitch), Eton Wick Recreation Ground (2 adult football pitches), Eton Recreation Ground (2 adult football pitches) & Eton College (secured community access for 1 adult football pitch & 1 cricket pitch)

Adequacy of Public Open Space (Hectares)

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Assessment of Existing Provision

The parish meets the Council’s informal open space standard. Most of the excluded settlement is within 400 metres of public open space, within 400 metres of a children’s play area and within 800 metres of a teenscene. However, the small excluded settlement near the railway line has no public open space provision. Many of the existing facilities are in need of improvement.

The playing pitch strategy noted a surplus of playing pitches in the southern parishes, which include Eton, but noted many pitch deficiencies in the wider Windsor/southern parish area. Pitch improvements are needed at Eton Recreation Ground & Eton Wick Recreation Ground.
Proposed Improvements

Category 1 – Formal Land Purchase
- None

Category 2 – Formal Land Development
- Improvement to pitches at Eton Recreation Ground;
- Improvement to pitches at Eton Wick Recreation Ground;
- Improvement to pavilion at Eton Recreation Ground;
- Other pitch improvements in Windsor/southern parish area.

Category 3 – Informal Land Purchase
- None

Category 4 – Informal Land Development
- Hard & soft landscape improvements at the War Memorial Garden (subject to agreement with Eton College);
- New teenscene at Eton Wick Recreation Ground (subject to additional public consultation) or improvement to the teenscene at Stockdales Road.
- Improvement to the children's play area at Eton Wick Recreation Ground;
- Improvement to the children's play area at Eton Recreation Ground;
- Improvement to the children's play area at Stockdales Road.
9. Horton

2001 Population: 1,082

Description

This is a rural parish, adjacent to Slough Borough and Spelthorne District. It is entirely within the Green Belt and includes the recognised settlements of Horton (The Green) and Horton (Coppermill Road). The parish contains large areas of reservoirs.

Existing Public Open Space

District Open Space: none

Local Open Space: none

Amenity Open Space: Village Green & Horton Recreation Ground

Natural Area: Arthur Jacob Nature Reserve (owned and managed by RBWM) & Poyle Poplars Woodland (owned by Thames Water, but open to the public)

Children's Play Areas: Horton Recreation Ground

Teenscene: none

Formal Sports Provision: none

Adequacy of Public Open Space (Hectares)

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Assessment of Existing Provision

This parish meets the Council’s standard for informal open space. The two natural areas serve a much wider area than Horton Parish. The existing informal open spaces require some qualitative improvements.

The parish does not meet the Council’s standard for formal sports pitches. The Playing Pitch Strategy noted a surplus of playing pitches in the southern parishes, which include Horton, but noted many pitch deficiencies in the wider Windsor/southern parish area.
Proposed Improvements

Category 1 - Formal Land Purchase
• None

Category 2 - Formal Development
• Other pitch improvements in Windsor/southern parish area.

Category 3 - Informal Land Purchase
• None

Category 4 - Informal Development
• Improvement to children's play areas at Horton Recreation Ground;
• Hard and soft landscaping improvements at Horton Recreation Ground; and
• Hard and soft landscape improvements at Arthur Jacob Nature Reserve.
10. Hurley

Description

This parish lies alongside the Thames across the river from Wycombe District and is also adjacent to Wokingham Borough. It is largely a rural parish, entirely within the Green Belt. It includes the recognised settlements of Hurley, Warren Row and Knowl Hill. It also includes part of the recognised settlements of Burchett's Green and Littlewick Green.

Existing Recreational Areas (Hectares)

District Open Space: none

Local Open Space: none

Amenity Open Space: Hurley Recreation Ground & Choseley Road Play Area (Knowl Hill)

Natural Area: none

Children's Play Areas: Shepherds Close Play Area (Hurley) & Choseley Road Play Area (currently unequipped)

Teenscene: Choseley Road

Formal Sports Provision: The private Hurley Cricket Ground (1 cricket pitch with community access) & Hurley Recreation Ground (1 adult football pitch)

Adequacy of Public Open Space (Hectares)

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Assessment of Existing Provision

The parish has very little public open space. The parish does not meet the Council’s informal open space standard. The Hurley recognised settlement has a children's play areas and a teenscene, both of which need qualitative improvements. Improvements are also needed at Hurley Riverside. The Knowl Hill recognised settlement has a teenscene, which needs qualitative improvements, but does not have a children’s play area.

All pitches in the parish are currently leased on a short term basis. Long term leases or land purchase are a goal. The Playing Pitch Strategy identified a surplus of adult football pitches and a deficit of junior football pitches, cricket pitches and hockey pitches in the northern parishes, which include Hurley.
Proposed Improvements

Category 1 - Formal Land Purchase
- Purchase of land or long term leases for pitches in Hurley; &
- Land purchase for new playing pitches within the northern parishes/Maidenhead area.

Category 2 - Formal Development
- Pitch improvements at the Hurley Recreation Ground;
- Development of new playing pitches within the northern parishes/Maidenhead area; &
- Other formal pitch improvements within the northern parishes/Maidenhead area.

Category 3 - Informal Land Purchase
- None

Category 4 - Informal Development
- Provision of children's play equipment at Choseley Road;
- Improvements to the teenscene at Choseley Road;
- Provision of a teenscene in Hurley Village;
- Improvements to the children's play area at Shepherds Close; &
- Improvements to riverside facilities at Hurley Riverside.

Description

This parish lies alongside the River Thames. It is adjacent to both Runnymede District and Bracknell Forest. It is generally rural and much of the parish is part of Windsor Great Park. It contains the excluded settlement of Old Windsor, but is otherwise covered by the Green Belt.

Existing Public Open Space

District Open Space: none

Local Open Space: Recreation Ground

Amenity Open Space: Land rear of Day Centre, Newton Green Open Space (Burfield Road), Ouseley Riverside & Manor Riverside

Natural Area: none

Children's Play Areas: Recreation Ground

Teenscene: Recreation Ground

Formal Sports Provision: Recreation Ground (2 junior football pitches), St Peter C of E Middle School (2 junior football pitches - no formal agreement for community access) & Windsor Great Park (Crown Estates – community access to 1 adult football pitch & 1 cricket pitch)

Other Open Space

A small part of Windsor Great Park, owned by the Crown and open to the public, is in this parish.

Adequacy of Public Open Space (Hectares)

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</table>

Assessment of Existing Provision

This parish does not meet the Council’s informal open space standard. All of the excluded settlement of Old Windsor is within 400 metres of public open space. Only the central and northern areas of within 400 metres of a children's play area and within 800 metres of a teenscene. Qualitative improvements are needed in many informal areas.

The parish does not meet the Council’s standard for formal sports pitches. The Playing Pitch Strategy noted a surplus of playing pitches in the southern parishes, which include Old Windsor,
but many pitch needs in the wider Windsor/southern parish area. Pitch improvements are needed at the Recreation Ground.

**Proposed Improvements**

**Category 1 - Formal Land Purchase**
- None

**Category 2 - Formal Development**
- Pitch improvements at Recreation Ground; &
- Other pitch improvements in Windsor/southern parish area.

**Category 3 - Informal Land Purchase**
- None

**Category 4 - Informal Development**
- Improvements to children's play area at Recreation Ground;
- Improvements to teenscene at Recreation Ground;
- Hard and soft landscape improvements at Recreation Ground;
- Hard and soft landscape improvements at Ouseley Riverside;
- Hard and soft landscape improvements at Manor Riverside; &
- Hard and soft landscape improvements at Newton Green Open Space.
12. Shottesbrooke  

2001 Population: 120

**Description**

This is a small rural parish, entirely covered by the Green Belt, with no recognised or excluded settlements.

**Existing Public Open Space**

- District Open Space: none
- Local Open Space: none
- Amenity Open Space: none
- Natural Area: none
- Children's Play Areas: none
- Teenscene: none
- Formal Sports Provision: none

**Adequacy of Public Open Space (Hectares)**

<table>
<thead>
<tr>
<th></th>
<th>Local Plan Requirement</th>
<th>Existing Provision</th>
<th>Current Adequacy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Informal Open Space</td>
<td>0.30</td>
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</tr>
<tr>
<td>Formal Sports Provision</td>
<td>0.21</td>
<td>0</td>
<td>-0.21</td>
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</tbody>
</table>

**Assessment of Existing Provision**

There are no public open spaces in this parish. The parish does not meet the Council’s informal open space standard.

The parish does not meet the Council’s standard for formal sports pitches. The Playing Pitch Strategy identified a surplus of adult football pitches and a deficit of junior football pitches, cricket pitches and hockey pitches in the northern parishes, which include Shottesbrooke.

**Proposed Improvements**

As the population of the parish is too small to justify land purchase and development of public open space, any developer contributions should be spent on projects in the adjoining parishes of White Waltham or Waltham St Lawrence.
13. Sunningdale  
2001 Population: 4,592  
Updated February 2005

**Description**

This is predominantly a residential parish. It includes the excluded settlements of Sunningdale, but is otherwise covered by the Green Belt. It is adjacent to Runnymede District, Surrey Heath District and Bracknell Forest Borough.

**Existing Public Open Space**

District Open Space: none

Local Open Space: Broomhall Recreation Ground

Amenity Open Space: none

Natural Area: none

Children's Play Areas: Broomhall Recreation Ground

Teenscene: Broomhall Recreation Ground

Formal Sports Provision: Broomhall Recreation Ground (1 adult football pitch) and synthetic turf pitch on Charters School site.

**Adequacy of Public Open Space (Hectares)**

<table>
<thead>
<tr>
<th></th>
<th>Local Plan Requirement</th>
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<tbody>
<tr>
<td>Informal Open Space</td>
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<tr>
<td>Formal Sports Provision</td>
<td>8.27</td>
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<td>-7.37</td>
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</table>

**Assessment of Existing Provision**

The parish does not meet the Council’s standard for informal open space. Very few residents within the excluded settlements are within 400 metres of public open space, 400 metres of a children's play area or within 800 metres of a teenscene. Broomhall Recreation Ground is in need of qualitative improvements.

The parish does not meet the Council’s standard for formal sports pitches. The Playing Pitch Strategy identified a small surplus of adult football pitches and a large deficit of junior football pitches in the Sunninghill/Sunningdale area.
Proposed Improvements

**Category 1 - Formal Land Purchase**
- Land purchase in Ascot area for new football pitches and pavilion.

**Category 2 - Formal Development**
- Conversion of adult football pitch to junior football pitch at Broomhall Recreation Ground;
- Improvement to pitches at Broomhall Recreation Ground;
- Improvement to tennis courts at Broomhall Recreation Ground;
- Improvement to pavilion at Broomhall Recreation Ground;
- Dual use of football pitch at Charters School or another school in Sunningdale; and
- Development of new football pitches and pavilion in Ascot area.

**Category 3 - Informal Land Purchase**
- None

**Category 4 - Informal Development**
- Improvements to children's play area at Broomhall Recreation Ground;
- Improvements to teenscene at Broomhall Recreation Ground;
- Hard and soft landscape improvements at Broomhall Recreation Ground;
- Provision of a children's play area at Charters School; and
- Provision of a teenscene at Charters School.
- Improvements to synthetic turf pitch at Charters School.
14. Sunninghill  
2001 Population: 11,341  
Updated February 2005

Description

This is predominantly a residential parish. It is largely covered by the Green Belt, but includes the excluded settlements of North Ascot, Ascot and South Ascot and the recognised settlements of Cheapside and Woodside. It is adjacent to Bracknell Forest and Surrey Heath.

Existing Public Open Space

District Open Space: none

Local Open Space: Victory Field Recreation Ground, Allens Field Recreation Ground, South Ascot Recreation Ground

Amenity Open Space: Cheapside Recreation Ground, Blythewood, Kinross Avenue Amenity Area, Nell Gwynne Memorial Garden

Natural Area: Tom Green's Field

Children's Play Areas: Victory Field Recreation Ground, Blythewood, South Ascot Recreation Ground & Cheapside Recreation Ground

Teenscene: Victory Field Recreation Ground, South Ascot Recreation Ground

Formal Sports Provision: Ascot Racecourse (public access to 2 adult football pitches & 1 junior football pitch), Royal Ascot Cricket Ground (public access to 1 cricket pitch), South Ascot Recreation Ground (1 adult football pitch) & Victory Field (1 adult football pitch & 1 softball/baseball pitch) and synthetic turf pitch on Charters School site.

Adequacy of Public Open Space (Hectares)

<table>
<thead>
<tr>
<th></th>
<th>Local Plan Requirement</th>
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<tr>
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Assessment of Existing Provision

This parish does not meet the Council’s standard for informal open space. Many of the residents in the excluded settlements are within 400 metres of public open space, but very few are within 400 metres of a children's play area or within 800 metres of a teenscene. Most facilities are in need of qualitative improvements. Access to South Ascot Recreation Ground is restricted due to the lack of a crossing at Brockenhurst Road.

The parish does not meet the Council’s standard for formal sports pitches. The Playing Pitch Strategy identified a small surplus of adult football pitches and a large deficit of junior football pitches in the Sunninghill/Sunningdale area.
Proposed Improvements

Category 1 - Formal Land Purchase
- Land purchase in Ascot area for new football pitches and pavilion.

Category 2 - Formal Development
- Conversion of adult football pitch to junior football pitch at Victory Field;
- Improvements to tennis courts at Victory Fields;
- Conversion of adult football pitch to junior football pitch at South Ascot Recreation Ground;
- Improvements to changing facilities at South Ascot Recreation Ground;
- Provision of new junior football pitches at Allens Field;
- New pavilion at Allens Field;
- Joint use of a junior football pitch at a school site in Ascot area; and
- Development of new football pitches and pavilion in Ascot area.

Category 3 - Informal Land Purchase
- None

Category 4 - Informal Development
- Improvements to children's play area at Victory Field Recreation Ground;
- Improvements to teenscene at Victory Field Recreation Ground;
- Hard and soft landscape improvements at Victory Field Recreation Ground;
- Improvements to children's play area at Blythewood;
- Hard and soft landscape improvements at Blythewood;
- Improvements to children's play area at South Ascot Recreation Ground;
- Hard and soft landscape improvements at South Ascot Recreation Ground;
- Improvements to teenscene at South Ascot Recreation Ground;
- Hard and soft landscape improvements at Allens Field;
- Provision of a children's play areas at Allens Field (subject to further consultation);
- Provision of teenscene at Allens' Field (subject to further consultation);
- Improvements to children's play area at Cheapside Recreation Ground;
- Hard and soft landscape improvements at Cheapside Recreation Ground;
- Full refurbishment of Nell Gwynne Memorial Garden; and
- Provision of a road crossing on Brockenhurst Road.
- Improvements to synthetic turf pitch at Charters School.
15. Waltham St Lawrence  

2001 Population: 1,268

**Description**

This is a rural parish, entirely covered by the Green Belt. It includes the recognised settlements of Waltham St Lawrence and Shurlock Row. The parish is adjacent to Bracknell Forest and Wokingham.

**Existing Recreational Areas**

- District Open Space: none
- Local Open Space: none
- Amenity Open Space: none
- Natural Area: none
- Children's Play Areas: none
- Teenscene: none

Formal Sports Provision: The private Watham St Lawrence Cricket Club allows public use of its cricket pitch.

**Adequacy of Public Open Space (Hectares)**

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<td>Formal Sports Provision</td>
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<td>-0.78</td>
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</table>

**Assessment of Existing Provision**

There are no public open space facilities in this parish. The parish does not meet the Council’s standard for informal open space. The purchase or lease of public open space is a high priority in this parish. The Parish Council is examining the shared use of village school sports and recreational facilities.

Overall the parish falls short of the Council’s formal pitch standard. The Playing Pitch Strategy identified a surplus of adult football pitches and a deficit of junior football pitches, cricket pitches and hockey pitches in the northern parishes, which include Waltham St Lawrence.
Proposed Improvements

Category 1 - Formal Land Purchase
• Land purchase for new playing pitches within the northern parishes/Maidenhead area.

Category 2 - Formal Development
• Improvement to cricket club to provide community access especially for young people & children;
• Development of new playing pitches within the northern parishes/Maidenhead area; and
• Other formal pitch improvements within the northern parishes/Maidenhead area.

Category 3 - Informal Land Purchase
• Purchase or lease of land for public open space (for a play area and/or a rural park).

Category 4 - Informal Development
• Provision of a children's play area.
16. White Waltham
Updated February 2005

2001 Population: 2,959

Description

This parish is generally rural and covered by the Green Belt. The northern portion of the parish is a part of the Maidenhead excluded settlement. The parish also includes the recognised settlement of White Waltham and part of the recognised settlement of Littlewick Green. The parish is adjacent to Bracknell Forest.

Existing Recreational Areas

District Open Space: none

Local Public Open Space: none

Amenity Open Space: Littlewick Green & Phipps Close Recreation Ground

Natural Areas: Waltham Grove Open Space (private with public access)

Children's Play Areas: Phipps Close Recreation Ground

Teenscene: Phipps Close Recreation Ground

Formal Sports Provision: Littlewick Green (1 cricket pitch)

Adequacy of Public Open Space (Hectares)

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<tbody>
<tr>
<td>Informal Open Space</td>
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<tr>
<td>Formal Sports Provision</td>
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</table>

Assessment of Existing Space

The parish does not meet the Council’s informal open space standard. The portion of the parish that is within the Maidenhead excluded settlement has some areas within 400 metres of public open space and some within 400 metres of a children's play area. The northern end of the excluded settlement does not meet this standard. Generally all of the excluded settlement area is within 800 metres of a teenscene. The Littlewick Green recognised settlement has public open space but no children's play area. The White Waltham recognised settlement similarly has public open space but no children's play area.

Overall the parish falls short of the Council’s formal pitch standard. The Playing Pitch Strategy identified a surplus of adult football pitches and a deficit of junior football pitches, cricket pitches and hockey pitches in the northern parishes, which include White Waltham.
Proposed Improvements

Category 1 - Formal Land Purchase
• Land purchase for new playing pitches within the northern parishes/Maidenhead area.

Category 2 - Formal Development
• Development of new playing pitches within the northern parishes/Maidenhead area; and
• Other formal pitch improvements within the northern parishes/Maidenhead area.

Category 3 - Informal Land Purchase
• Land purchase for informal use in Littlewick Green.

Category 4 - Informal Development
• Improvements to children's play area at Phipps Close;
• Improvements to teenscene at Phipps Close;
• Soft landscape improvements at Phipps Close; &
• Improvements to Waltham Grove (subject to continued public access).
• Improvements to open space in Littlewick Green (subject to purchase as public open space).
17. Wraysbury  
2001 Population: 4,023

**Description**

This is largely a rural parish. With the exception of the excluded settlement of Wraysbury, it is covered by the Green Belt. The parish also includes the recognised settlements of Hythe End. The parish is adjacent to Spelthorne and Runnymede.

**Existing Public Open Space**

District Open Space: none

Local Open Space: Recreation Ground

Amenity Open Space: The Green & Waylands (two areas) (RBWM)

Natural Area: None

Children's Play Areas: The Green & Waylands (RBWM)

Teenscene: Recreation Ground

Formal Sports Provision: Recreation Ground (1 adult football pitch) & The Green (1 cricket pitch)

**Adequacy of Public Open Space (Hectares)**

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<td>Formal Sports Provision</td>
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<td>2.40</td>
<td>-4.84</td>
</tr>
</tbody>
</table>

**Assessment of Existing Provision**

This parish does not meet the Council’s standard for informal open space. The northern and western portions of the excluded settlement are not within 400 metres of public open space or a children's play area and are not within 800 metres of a teenscene. The new public open space and play area at Old Mill Place are not yet adopted. The Hythe End recognised settlements have no public open space or play areas. The existing open spaces need qualitative improvements.

The parish does not meet the Council’s standard for formal sports pitches. The Playing Pitch Strategy noted a surplus of playing pitches in the southern parishes, which include Wraysbury, but noted many pitch deficiencies in the wider Windsor/southern parish area. Pitch improvements are needed at the Recreation Ground.
Proposed Improvements

Category 1 - Formal Land Purchase
• None

Category 2 - Formal Development
• Improvement to the football pitch at the Recreation Ground; &
• Other pitch improvements in Windsor/southern parish area.

Category 3 - Informal Land Purchase
• None

Category 4 - Informal Development
• Improvements to the children's play area at The Green;
• Improvements to teenscene at the Recreation Ground;
• Improvements to play area at Waylands Open Space; &
• Hard and soft landscape improvements at Waylands Open Space.