

SOUTH OXFORDSHIRE DISTRICT COUNCIL

**Sports Facilities, Local Leisure Facilities and
Playing Pitch Study**

Final report

Part 4: Local Leisure Facilities

December 2016



Nortoft Partnerships Limited
2 Green Lodge Barn, Nobottle, Northampton NN7 4HD
Tel: 01604 586526 Fax: 01604 587719
Email: info@nortoft.co.uk Web: www.nortoft.co.uk

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SECTION 1: INTRODUCTION

- 1.1 This report considers local leisure facilities in South Oxfordshire district for the period up to 2031. Specifically, village and community halls, outdoor bowls and outdoor tennis.
- 1.2 All other 'built facilities' are included within the built facilities section and pitch facilities are included within the playing pitch strategy.
- 1.3 The adopted Core Strategy of 2012 sets out the settlement hierarchy in the district. The classifications of settlements within this are: towns, larger villages, smaller villages and other villages. A list of which settlements fall into which category is provided as an appendix to the core strategy, but an extract is provided below in Figure 1.
- 1.4 As it is proposed to use the settlement hierarchy to guide future growth in the district and wider planning policy, it is appropriate to use the hierarchy to test the standards for the local leisure facilities. The terms 'towns', 'larger villages', 'smaller villages' and 'other villages' therefore appear throughout the text of this report.

Figure 1: Settlement hierarchy from Core Strategy 2012

Towns		
Didcot	Henley	Thame
Wallingford		
Larger Villages		
Benson	Cholsey	Sonning Common
Berinsfield	Crowmarsh Gifford	Watlington
Chalgrove	Goring	Wheatley
Chinnor	Nettlebed	Woodcote
Smaller Villages		
Aston Rowant	Gallowstree Common	Nuneham Courtenay
Aston Tirrold / Aston Upthorpe	Garsington	Peppard Common
Beckley	Great Haseley	Playhatch
Berrick Salome	Great Milton	Rotherfield Peppard
Binfield Heath	Harpsden	Sandford
Brightwell cum Sotwell	Highmoor Cross	Shiplake Cross
Britwell	Holton	South Moreton
Burcot	Horspath	South Stoke
Checkendon	Ipsden	Stadhampton
Chiselhampton	Kidmore End	Stanton St John
Clifton Hampden	Kingston Blount	Stoke Row
Cuddesdon	Kingwood Common	Sydenham
Culham	Lewknor	Tetsworth
Cuxham	Little Milton	Tiddington
Dorchester	Long Wittenham	Towersey
Drayton St Leonard	Lower Shiplake	Warborough & Shillingford NE of A4074
Dunsden Green	Marsh Baldon	Whitchurch Hill
East Hagbourne	Moulsford	Whitchurch on Thames
Ewelme	North Moreton	
Forest Hill	Nuffield	
Other Villages		
Bix	Hill Bottom	Rotherfield Greys
Brightwell Baldwin	Huntercombe	Russells Water
Cane End	Little Wittenham	Satwell
Chazey Heath	Maidensgrove	Shepherds Green
Christmas Common	Mapledurham	Shillingford South West of A4074
Cookley Green	Middle Assendon	Sonning Eye
Crays Pond	Milton Common	Stoke Talmage
Crocker End	Mongewell	Stonor
Crowell	Moreton	Tokers Green
Emmington	North Stoke	Toot Baldon
Exlade Street	North Weston	Waterperry
Greys Green	Postcombe	Waterstock
Hailey	Preston Crowmarsh	West Hagbourne
Henton	Pyrton	Witheridge Hill
Highmoor	Roke	

1.5 The South Oxfordshire Infrastructure Delivery Plan (February 2015) is a document that provides a list of costed, prioritised facilities and projects across the district in line with the local plan. It notes that the requirements for leisure facilities are to be identified in up to date strategies (this document, the sports facilities strategy, and the playing pitch strategy). The extract is below and this includes reference to both leisure and community facilities (see Figure 2).

Figure 2: Infrastructure Delivery Plan Feb 2015, extract

Ref	Project type	Project name	Project locality	Project description	Project location	Responsibility	Total cost
36	Leisure	Indoor & outdoor sports	n/a	Contribution towards the provision, maintenance and enhancement of local indoor and outdoor sports provision. Requirements to be identified in up to date leisure strategies and policies	n/a	SODC	£TBC
37	Community	Community halls	Didcot	Contribution towards 2 additional community halls at Didcot	n/a	SODC	£TBC
38	Community	Community facilities and open space	n/a	Contribution towards the provision, maintenance and enhancement of local community facilities, including community halls, allotments, parks, public art and public open space	n/a	SODC	£TBC

SECTION 2: VILLAGE AND COMMUNITY HALLS

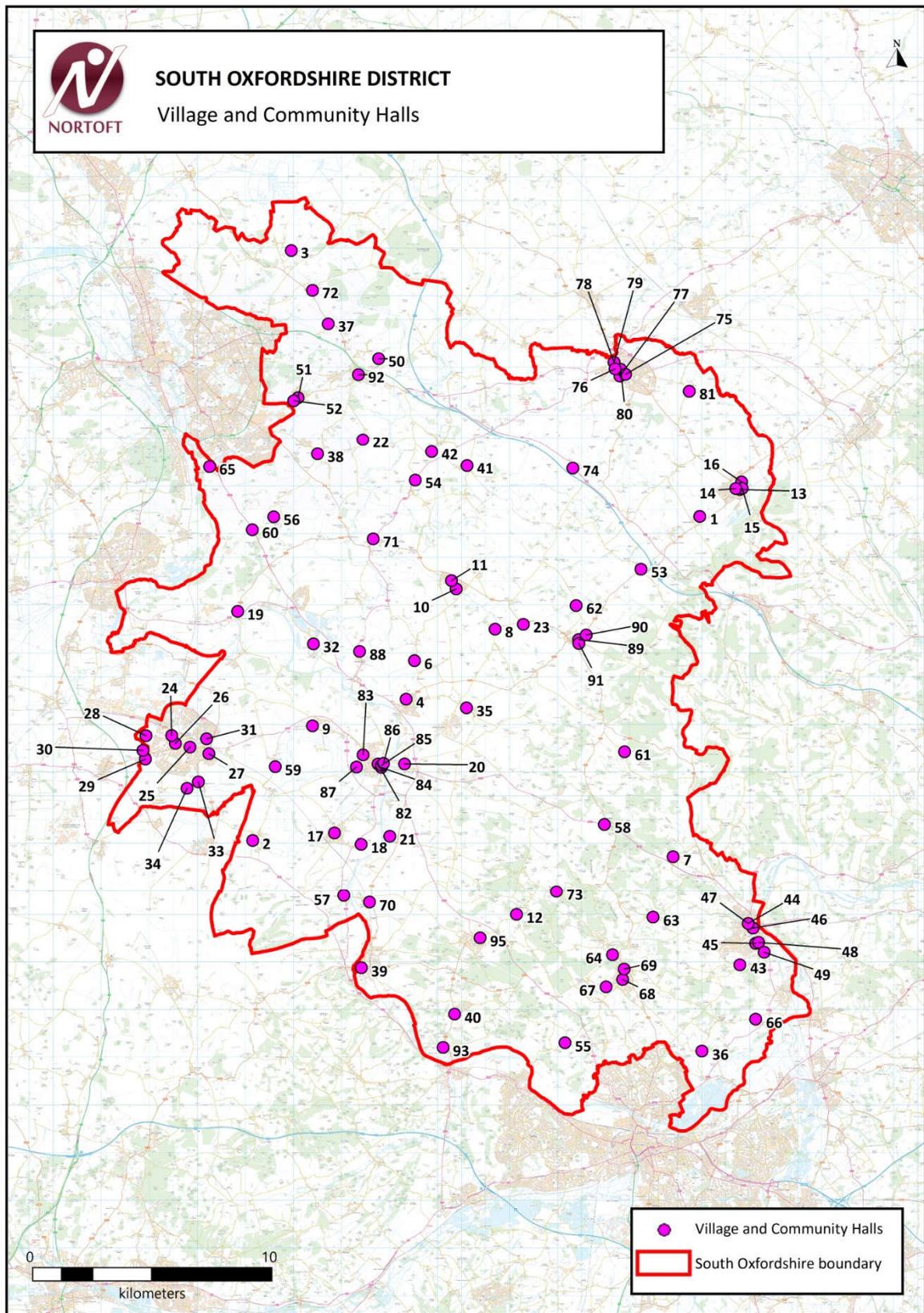
- 2.1 Village, church and community halls and similar venues provide essential space for many locally organised activities such as pilates, martial arts, short mat bowls and circuit training. This level of facility is particularly important for those people without a car or who do not wish to travel to a main sports centre to participate. They are also an important community resource for wider uses such as community celebrations, dance and drama, and consultation events.
- 2.2 The value of such facilities in their local communities cannot be underestimated as they create an important hub for local people to gather, make friendships and provide cohesion on estates and in villages where there may be limited other venues to meet. These facilities are particularly important where there is limited access to services generally, or where there are higher levels of multiple deprivation. There are no set minimum sizes for the halls included in the report.
- 2.3 In principle, existing village and community halls should therefore be protected and enhanced, or where they are not suitable for retention, replaced within the locality by improved facilities.
- 2.4 The geographical spread of village halls and community centres together with their quality, accessibility and attractiveness is more important than quantitative rates of provision in the more established areas of the district, both in the rural areas and the towns. South Oxfordshire District Council has required the development of new community centres as an integral part of the larger housing schemes, based on the adopted standards in the Open Space, Sport and Recreation Facilities (Planning Policy Guidance 17) Assessment of 2008. It is now appropriate to review these standards to ensure that the potential impact of new housing developments is mitigated either by the provision of new, appropriate local community facilities, or alternatively through the enhancement of existing facilities.
- 2.5 A small number of community centres in the district are also used as pre-schools. This is a useful anchor tenant for the facilities, bringing the advantage of regular income. However for the smaller (single hall) facilities, this means that they are unavailable for other community use during the hours of operation. This could become an increasingly significant issue as the population of the district ages and there is greater need for daytime accessible facilities.
- 2.6 In large housing developments the community provision needs to be in place prior to the residents moving in, but this is not always possible or practical, and in part depends on the housing delivery and funding available.
- 2.7 The primary purpose of the audit was to confirm the list of facilities and also to assess the quality of the village and community halls, with a view to identifying those which require future investment, and where possible the scale of this investment.

- 2.8 The need for large sports halls (3+ badminton courts in size) is addressed in the South Oxfordshire Sports Facilities Strategy, so this study looks at the smaller halls, of less than 3 badminton courts in size.
- 2.9 The Joint Didcot Infrastructure Delivery Plan (IDP) – Live Document update of March 2013 uses the South Oxfordshire standard of one community hall per 2500 people giving a requirement of 2.3 halls in this area of the district during the period 2016-2021. The IDP requires, as a “preferred” infrastructure, a neighbourhood centre containing a community centre within Didcot North East. The Orchard Centre is also expected to provide towards community facilities, and it is noted that 0.3 equivalent contribution of a hall will be required associated with the development. The Joint Didcot IDP also refers to the enhancement of existing civic buildings or contributions towards new civic buildings, including in relation to the Phase 2 housing development at the Orchard Centre. The halls are expected to have a minimum dimension of 18 m x 10m x 6.1 m and an ancillary hall with minimum dimensions of 10m x 10m x 3.5m based on the adopted 2008 standard.
- 2.10 The South Oxfordshire Infrastructure Delivery Plan of February 2015 also makes specific reference to the 2 halls to be provided in Didcot, and also to contributions towards other community facilities including community halls.

Current provision and assessment

- 2.11 There are currently 89 village, church or community halls in South Oxfordshire (see Figure 3) and these are mapped in Figure 4 with an 800m walking catchment and a 10 minute drive time catchment. The community facilities planned for Great Western Park are included in the map, though the details and exact location are still to be confirmed. The new provision at Didcot North East is not included on the map as the master planning is still at a relatively early stage. No other new community facilities are planned elsewhere in the district, with the exception of a small number of replacement facilities for existing halls.
- 2.12 It is clear from this map in Figure 4 that almost all residents have access to at least one village or community hall within 10 minutes’ drive time, and that many people have access within 10 minutes’ walking time (the 800m catchment).

Figure 3: Village/Community halls location



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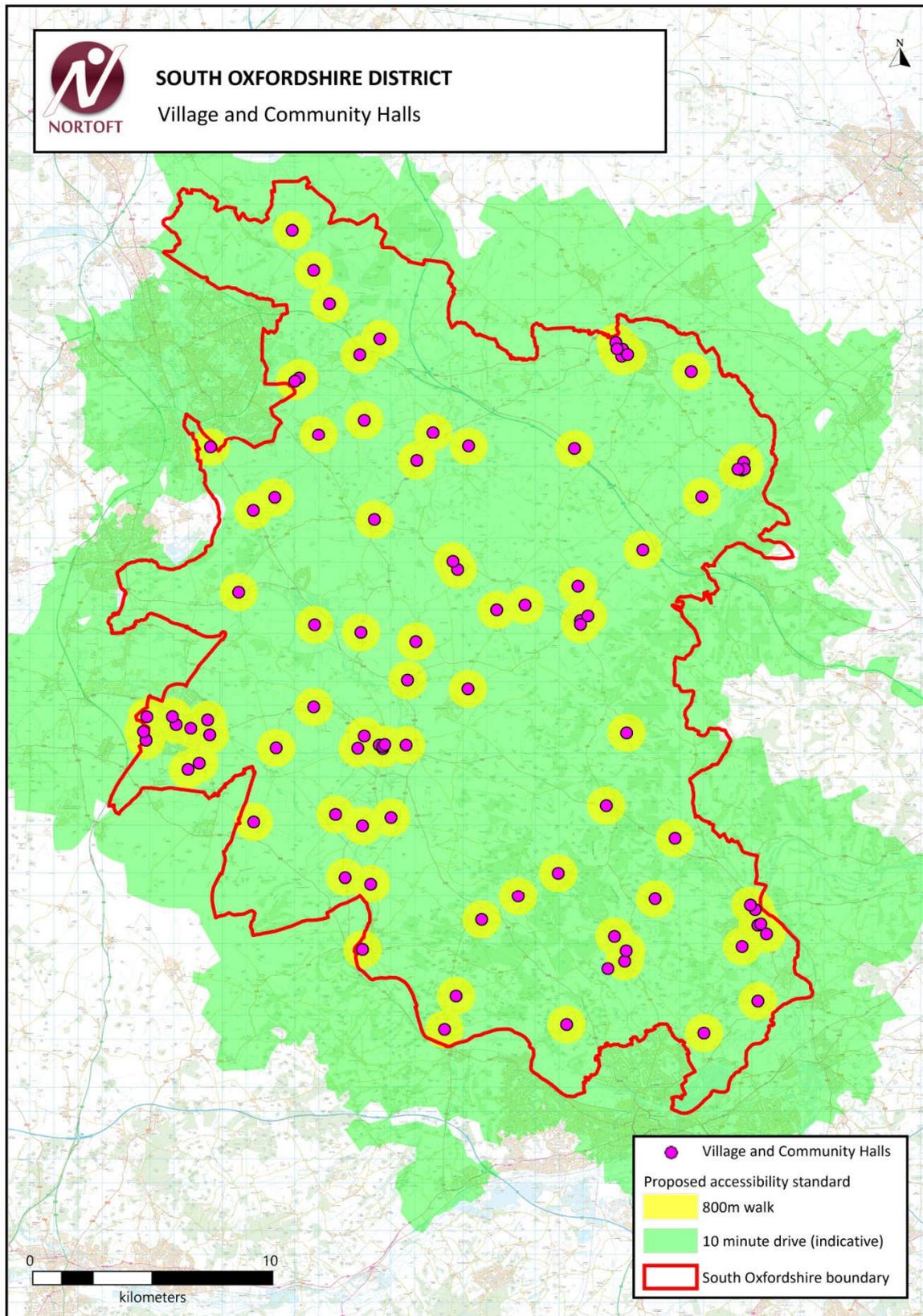
Map key

Map Ref. No.	Parish	Hall Name
1	Aston Rowant	Kingston Blount Village Hall
2	Aston Tirrold & Aston Upthorpe	Aston Tirrold and Aston Upthorpe Village Hall
3	Beckley and Stowood	Beckley Village Hall
4	Benson	Benson Parish Hall
5	Benson	Youth Hall
6	Berrick Salome	Berrick and Roke Village Hall
7	Bix and Assendon	Bix and Assendon Village Hall
8	Brightwell Baldwin	Brightwell Baldwin Village Hall
9	Brightwell-cum-Sotwell	Brightwell-cum-Sotwell Village Hall (Stewart Village Hall)
10	Chalgrove	Chalgrove Village Hall and Youth Centre
11	Chalgrove	Chalgrove, John Hampden Hall
12	Checkendon	Checkendon Village Hall
13	Chinnor	Chinnor Village Hall
14	Chinnor	Methodist Hall
15	Chinnor	St Andrews Church Hall
16	Chinnor	The Village Centre
17	Cholsey	Cholsey Pavilion
18	Cholsey	The Great Hall
19	Clifton Hampden	Clifton Hampden Village Hall
20	Crowmarsh	Crowmarsh Village Hall
21	Crowmarsh	North Stoke Village Hall
22	Cuddesdon and Denton	Cuddesdon Village Hall
23	Cuxham with Easington CP	Cuxham Village Hall
24	Didcot	All Saints Youth and Community Hall
25	Didcot	Cornerstone
26	Didcot	Didcot Civic Hall
27	Didcot	Fleet Meadow Community Hall
28	Didcot	Great Western Park Northern Community Centre
29	Didcot	Great Western Park Southern Community Centre
30	Didcot	Great Western Park, District Centre
31	Didcot	Ladygrove Community Centre
32	Dorchester	Dorchester on Thames Village Hall
33	East Hagbourne	East Hagbourne Pavilion
34	East Hagbourne	Hagbourne Village Hall
35	Ewelme	Ewelme Village Hall
36	Eye and Dunsden	Eye and Dunsden Village Hall
37	Forest Hill with Shotover	Forest Hill with Shotover Village Hall
38	Garsington	Garsington Village Hall
39	Goring	Goring Village Hall
40	Goring Heath	Goring Heath Village Hall
41	Great Haseley	Great Haseley Village Hall

42	Great Milton	Great Milton, The Neighbours' Hall
43	Harpsden	Harpsden Village Hall
44	Henley-on-Thames	Barn and Margaret Day Room
45	Henley-on-Thames	Parish of the Sacred Heart
46	Henley-on-Thames	The Christ Church Centre
47	Henley-on-Thames	Town Hall
48	Henley-on-Thames	Trinity Hall
49	Henley-on-Thames	YMCA
50	Holton	Holton Village Hall
51	Horspath	Horspath Hub
52	Horspath	Horspath Village Hall
53	Lewknor	Lewknor Village Hall (aka Jubilee Hall)
54	Little Milton	Little Milton Village Hall
55	Mapledurham	Mapledurham Parish Hall
56	Marsh Baldon	Baldons Village Hall
57	Moulsford	Moulsford Pavilion
58	Nettlebed	Nettlebed Village Club
59	North Moreton	North Moreton Village Hall
60	Nuneham Courtenay	Nuneham Courtenay Village Hall
61	Pishill with Stonor	Russells Water Village Hall
62	Pyrton	Pyrton Village Hall
63	Rotherfield Greys	Rotherfield Greys Village Hall
64	Rotherfield Peppard	Peppard War Memorial Hall
65	Sandford-on-Thames	Sandford on Thames Village Hall
66	Shiplake	Shiplake Memorial Hall
67	Sonning Common	Kidmore End War Memorial Hall
68	Sonning Common	Sonning Common Village Hall
69	Sonning Common	St Michael's Church Hall
70	South Stoke	South Stoke Village Hall
71	Stadhampton	Stadhampton Village Hall at St John's
72	Stanton St. John	Stanton St John Village Hall
73	Stoke Row	Stoke Row Village Hall
74	Tetsworth	Tetsworth Memorial Hall
75	Thame	Christchurch Methodist and URC church
76	Thame	District Girlguiding Headquarters
77	Thame	Scout HQ
78	Thame	St Mary's Church
79	Thame	Thame Barns Centre
80	Thame	Thame Town Hall
81	Towersey	Towersey Memorial Hall
82	Wallingford	Centre 70
83	Wallingford	Guide HQ
84	Wallingford	Methodist Church Centre
85	Wallingford	Regal Centre

86	Wallingford	Town Hall
87	Wallingford	Wallingford Sports Park
88	Warborough	Warborough Great Memorial Hall
89	Watlington	The Watlington Club
90	Watlington	Watlington Sports Pavilion
91	Watlington	Watlington Town Hall
92	Wheatley	The Merry Bells Village Hall
93	Whitchurch-on-Thames	Whitchurch-On-Thames Village Hall
94	Woodcote	Woodcote Community Centre
95	Woodcote	Woodcote Village Hall

Figure 4: Village/Community halls catchment



Assessment Criteria

- 2.13 The nature of the village halls and community centres varies significantly, from relatively large multi-room complexes such as the Sandford-on-Thames Village Hall, to the small and aging Nuneham Courtenay Village Hall. The size of a facility will usually reflect its location, with the smaller halls in the smaller villages, and the larger centres in the towns and larger villages. The towns also often have several facilities used by the community, including a number of parish and church halls.
- 2.14 Some facilities are recent, for example the new Northern Community Centre in Great Western Park (Didcot), but a significant number are converted Victorian buildings (often the original school) or were built in the period around 1920-30s. Some are reused buildings, for example the hall at North Moreton which started life as an army hospital. There are also some newer buildings which were designed specifically as a village or community facility.
- 2.15 The majority of the village halls and community centres are of at least a reasonable condition. However some require significant investment, and for some the costs of refurbishment may be less than the cost of a new build facility.
- 2.16 The ownership and management arrangements of the facilities are variable, with several being dedicated village hall charities, whilst others are church halls used by the community on a regular basis. However only those facilities which are used as a venue for active recreation have been included in this study i.e. the size of the rooms would allow activities such as yoga or pilates, and the nature of the site encourages such bookings. No minimum size was been set for the hall spaces included in the list. Community venues such as the Quaker Meeting House in Wallingford and the Watlington West room have not therefore been included although they are available to hire for meetings.
- 2.17 As the primary purpose of the audit was to assess the quality of the village and community halls for active recreation, with a view to identifying those which require future investment, the audit stages included:
- Identification of the facility list, based on:
 - Previous halls list contained in the PPG17 work (2011)
 - Web research
 - Oxford Rural Community Council list of halls for hire
 - Parish web sites, and hall web sites where available
 - Consultation with the town and parish councils to confirm halls lists in their town/parish
 - Phone consultation with individuals to confirm relevance of venue to the study.
 - Sites identified by South Oxfordshire District Council officers.
 - Survey to all parish council clerks and hall bookings officers or hall managers, initially sent out in August 2015, with follow-ups through November 2015 – January 2016.

- External assessment of the quality of the hall facility where other information was not available, or no return has been provided for the specific hall.
- 2.18 The detailed research findings have been provided to the South Oxfordshire District Council as an electronic database, and the summary of the findings inform the table in Figure 6. The identification of specific improvements in the table with costs where available, are based on the survey returns and other research with regard to the individual facility. Where no site specific survey has been returned which provides information about the interior of the facility, the assessment has necessarily been based on an external assessment.
- 2.19 Where costs for specific works have been provided by a respondent to the survey, these have been included in the table. Where costs have not been provided, it will be necessary to assess these at the site level, as they will vary significantly from one location to another, depending on the nature and age of the building, the issue to be addressed, and the realistic site options. For example, some of the facilities are Listed Buildings but have very poor disability access, so making improvements will necessarily be governed by what is possible within the conservation requirements.
- 2.20 The timescales for identified works have usually been provided by the hall managers, but where not, these have been estimated by Nortoft, based on the wider comments made in the survey return e.g. “the floor will need replacing in due course” has been given a longer time horizon than more immediate problems such as major roof repairs, to ensure that the facility is weatherproof. Unsurprisingly the majority of the investment requirements are for the next 5 year period, a time horizon that most hall managers work to in terms of planning their spend.
- 2.21 The priority level for work is based on the apparent need for the works to be completed to ensure the short-medium-long term future of the facility, or for the facility to meet the needs of the whole community. For example a facility may have no or very poor disabled access, which should therefore have a high priority. On the other hand, the facility may need to have its lighting made more energy efficient, which although important would not likely be critical to the facility’s future, so has been given a lower priority.

Comparators

- 2.22 South Oxfordshire has some existing standards in relation to halls available to the community. Figure 5 compares these to the adopted standards from the CIPFA (The Chartered Institute of Public Finance and Accountancy) benchmark comparator authorities. These comparators are also used in the South Oxfordshire built facilities strategy and playing pitch strategy.
- 2.23 The ‘Nearest Neighbour’ model was developed by CIPFA (the Chartered Institute of Public Finance and Accountancy) to aid local authorities in comparative and benchmarking exercises. It is widely used across both central and local government. The model uses a number of variables to calculate similarity between local

authorities. Examples of these variables include population, unemployment rates, tax base per head of population, council tax bands and mortality ratios. There is wide variation in the way in which the authorities have approached the issue of standards for these facilities, for instance the Vale of White Horse has no formal adopted standards.

2.24 The local authorities that are ‘similar’ to South Oxfordshire are:

- East Hampshire
- East Hertfordshire
- Test Valley
- Vale of White Horse

Figure 5: Comparators for village and community halls

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

Testing standards

- 2.25 A standards based approach needs to be applied to new developments so that the impact of new demand arising from the planned housing on the community and village hall network can be assessed and mitigated if required. The objective is to have a good quality local facility with appropriate car parking and within an acceptable walking time for the towns and larger villages. Everyone should be able to access to a hall within an acceptable driving time.

Quantity

Number of halls per 1000

- 2.26 The adopted standards for South Oxfordshire are one facility of minimum size (18 x 10 x 6.1 m plus ancillary hall of minimum size 10m x 10m x 3.5 m) per 2500 (0.4 halls per 1000, or 112 sq m per 1000) for the towns and larger settlements and one facility (minimum size 10m x 10m x 3.5m) per 1250 (0.8 halls per 1000, or 80 sq m per 1000) for the smaller settlements. It is assumed that the “larger settlements” in the 2008 standard equates to the “larger villages” in the Core Strategy.

Area of hall space per 1000

- 2.27 Although the existing standards for halls include a minimum amount of hall space for the different size of settlements, there is no robust dataset which provides the exact dimensions of the existing facilities. The survey of halls which underpins this research collected data on the number of halls and meeting rooms on each site, and the summary provides an overview of the size of each facility, and identifies both the larger sites and smallest.
- 2.28 The area of hall space is an approach which has also been adopted in several local authorities, including Milton Keynes and Test Valley. In Milton Keynes the adopted standard is 120 sq m per 1000 of community centre space in the urban area, and the Test Valley standard is 225 sq m per 1000 across the authority. Whilst the adopted standard for South Oxfordshire is based on the number of halls rather than the area, it is possible to calculate the space requirements. The South Oxfordshire standard is therefore 112 sq m of hall space per 1000 plus space for ancillary facilities (kitchen, toilets, entrance etc.) for the larger towns and settlements, and 80 sq m of per 1000 hall space plus ancillary facilities for the other settlements. Therefore the South Oxfordshire provision standards are lower than either those for Milton Keynes or Test Valley.
- 2.29 It is important that new community hall facilities should reflect the needs of the local community, for example the new multi-purpose community centres with hall space plus changing rooms in Milton Keynes have approximately 780 sq m of floor space. With this size of facility, the rate of provision per 1000 would be 1 centre per 6500, a not unreasonable approach towards the provision of some of the new community facilities in the towns and larger villages. A similar approach for South Oxfordshire

would also allow some scope for negotiation between the developers and the authority as to what is best to provide, and where.

- 2.30 It is therefore suggested that the quantitative standard of provision for village and community halls continues to be based on an area of sq m area per 1000, rather than simply the number of halls to be provided. It is recommended that the standard should be the following, which would also bring South Oxfordshire into line with the emerging standard for the Vale of White Horse:
- Facilities to be available day time, evenings and weekends
 - 120 sq m per 1000 for the towns and larger villages
 - 225 sq m per 1000 elsewhere

Accessibility

- 2.31 The overall objective is to have a good quality local village or community hall which is easily accessible both on foot and by car.
- 2.32 The current standard for accessibility is 600m. The 600m standard is the equivalent of a 7.5 minute walk. However there is currently no drive time catchment.
- 2.33 It is useful to draw on relevant research undertaken by Milton Keynes Council in 2013 which covered both the rural area and city area of the borough. It is likely that similar patterns of use will apply to South Oxfordshire as, whilst they are not a CIPFA comparator, they do both have an urban and rural mix. The Milton Keynes survey showed that most people walked to such a facility (43%) but that a similar percentage drove (40%). This compared to about 15% using a bicycle, and about 2% using either public transport or a taxi. The survey also showed that about 72% travelled up to 10 minutes by either car or on foot. The recently adopted standard for village and community halls in Milton Keynes is therefore 800m for the urban area, and one village hall/community centre per parish in the rural areas.
- 2.34 In the rural county of Rutland, with its two Market Towns and seven Local Service Centres, the research showed a similar pattern of use for this type of facility as in Milton Keynes. In Rutland, the policy objective was therefore to retain the existing network of local village halls, but also to ensure that there was a larger facility within 10 minutes' drive time of all residents, which was open during the weekday day times, as well as evenings and weekends.
- 2.35 As the research in Milton Keynes showed that most people travel up to 10 minutes to reach a village/community hall, i.e. 800m, this has been used as the walking catchment for village hall/community centres testing. The drive time catchment tested is 10 minutes, reflecting both the Milton Keynes and Rutland research.
- 2.36 Figure 4 shows the application of the walking and drive time catchments to the network of village and community halls across the district. From this map it is clear that almost all residents can reach a facility within 10 minutes' drive time.

- 2.37 It is therefore proposed that the accessibility standards for village and community halls should be:
- 800 m catchment in towns and larger villages
 - 10 minutes' drive time catchment elsewhere
- 2.38 These proposed standards would bring South Oxfordshire into line with the emerging standards proposed for the Vale of White Horse.
- 2.39 There are significant gaps in the walking catchment, which is not surprising for the rural areas, where it is also not realistic to address them. However in the towns and larger villages where access on foot will be more important, then addressing these gaps in provision should be priorities for the future.

Quality

- 2.40 The community centres, village halls and similar facilities should be able to offer a wide range of activities as well as meet modern standards for health and safety, the requirements of the Equalities Act 2010 , energy efficiency etc. It is important that the design of the facilities should be highly flexible, to enable the local management of the sites to both provide a community facility, and also generate income where possible to ensure the viability of their provision.
- 2.41 Where an existing community centre/village hall lacks storage space, parking or does not meet modern requirements including in relation to the kitchen and disability accessibility, these should be improved as a priority. New facilities and improvements should reflect the current best practice guidance from the relevant agencies.
- 2.42 If a new community centre is proposed as part of a major housing development area then this should be a stand-alone facility i.e. not part of a school. If possible new centres should also be located adjacent to the playing fields, and the changing facilities for the pitches be provided and managed as part of the community centre. This helps both in terms of the economy of scale and the long term efficient management of the building.
- 2.43 In the towns and larger villages new community facilities should enable at least two separate groups to independently use the centres at the same time, without contact between the groups, e.g. for pre-school and for an adult social or activity group. The centres should be fully accessible for those people using mobility scooters and with pushchairs.
- 2.44 The audit of the village and community hall facilities across South Oxfordshire has specifically focussed on the quality of the facilities. Where there are significant issues most village hall/community committees have already identified them, even if the work to improve the facilities has not yet been costed. The findings from the quality

audit and proposals for improvement at the individual halls are contained in Figure 6.

- 2.45 The timescales for the improvement works given in the survey returns on hall quality are almost all for a period of up to 5 years. This largely reflects the planning time horizons of the organisations responding, rather than any lack of investment need post 2021.

Recommendations

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

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

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

- 2.47 The existing planning standards are updated:

- Quantity
 - For towns and larger villages 120 sq m per 1000 space
 - Elsewhere 225 sq m per 1000 of space
- Accessibility
 - 800m walk in the towns and larger villages
 - 10 minute drive elsewhere
- The quality and design of facilities should reflect current best practice from relevant agencies. New community centres should:
 - enable at least two separate groups to independently use the centres at the same time, without contact between the groups, e.g. for pre-school and for an adult social or activity group.
 - be able to offer a wide range of activities as well as meet modern standards for health and safety, the requirements of the Equalities Act 2010, energy efficiency etc
 - should be a stand-alone facility i.e. not part of a school
 - be located adjacent to the playing fields, and the changing facilities for the pitches be provided and managed as part of the community centre
- Existing community centres and village halls should:

- be able to offer a wide range of activities as well as meet modern standards for health and safety, the requirements of the The Equalities Act 2010, energy efficiency etc
- have sufficient storage space, sufficient safe parking, modern kitchen and good disability access
- reflect current best practice guidance from relevant agencies

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

2.49 The proposed new community centre provision is delivered at Great Western Park and Didcot North East.

Figure 6: Community and village halls survey 2015 key findings

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Adwell	No village hall					
Aston Rowant	Kingston Blount Village Hall	Facility has hall and meeting room. Generally good condition but lacks sufficient storage. Aspiration for expanded play area as site used for nursery.	Increased storage	2018	tbc	M
			Expanded children's play area	2016/17	£11,800	L
Aston Tirrold	Aston Tirrold and Aston Upthorpe Village Hall	Facility has hall with stage and meeting room. Average quality. No specific major items for investment, but redecoration required.				
Aston Upthorpe						
Beckley and Stowood	Beckley Village Hall	Replacement village hall completed. No further investment needs identified.				
Benson	Benson Parish Hall	Large facility with hall and 3 meeting rooms. Average quality. Lacks storage space for activities. Disabled access due to be improved.	Lack of storage space	2020/21	tbc	M
Benson	Youth Hall	Small facility with one hall. Aging but well used, mainly for dance and youth activities. Mainly average quality but toilets and car parking identified as poor. No disability access.	Either requires major refurbishment and new disability access or replacement.	2021	tbc	H
Berinsfield	No village hall					
Berrick Salome		Facility with hall and 2 meeting rooms. Timber clad and although currently in good condition,	New Windows	2019/20	£10,000 - £15,000	H

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
	Berrick and Roke Village Hall	will require external renovation within 4 years. Windows require attention. Short of storage space.	Renew cedar cladding	2019/20	£10,000 - £15,000	H
			Additional storage space	2019/20	tbc	M
Binfield Heath	No village hall					
Bix and Assendon	Bix and Assendon Village Hall	Small facility with one hall mostly built 1912/13. Overall good condition and no significant identified investment requirements.				
Brightwell Baldwin	Brightwell Baldwin Village Hall	Small facility with hall and meeting room. Old primary school converted to village hall in 1950s. Building adjoins church. No separate toilet provision and no car parking but on quiet rural road. No disabled toilets. Generally average condition.	Improve disabled access and provide toilets.	2019/20	tbc	H
Brightwell-cum-Sotwell	Brightwell-cum-Sotwell Village Hall (Stewart Village Hall)	Small facility with hall but no meeting rooms available for hire. Ex Victorian school building in conservation area. Needs significant works including structural, new toilet provision, new storage etc. Aspiration to develop site into community hub.	Structural works and development of community hub, within conservation area constraints.	2020	tbc	H
Britwell Salome	No village hall					
Chalgrove	Chalgrove, John Hampden Hall	Small facility with hall and meeting room. Built 1904. No parking. Refurbished in 2000. Hall and meeting room good, but other aspects average quality. No significant identified investment needs.				
Chalgrove			New kitchen	2018/19	tbc	M

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
	Chalgrove Village Hall and Youth Centre	Facility with hall and meeting room. Average quality generally inside, but poor quality toilets and kitchen. Needs significant refurbishment and new roof.	New toilets	2018/19	tbc	L
			Roof replacement	2018/19	tbc	H
Checkendon	Checkendon Village Hall	Small facility with one hall. Brick and flint building. Recently refurbished and in good condition both internally and externally. No significant identified investment needs.				
Chinnor	Chinnor Village Hall	Facility with hall and 2 meeting rooms. Refurbished 2009 and main hall refurbished 2014. Generally good condition but car park needs attention. No significant investment needs identified.				
Chinnor	The Village Centre	Local community centre with 4 rooms for hire. All carpeted, and not significantly used for sport or active recreation. Good quality. No significant investment needs identified.				
Chinnor	St Andrews Church Hall	Church hall, no known investment priorities.				
Chinnor	Methodist Church Hall	Building improvement project to improve the appearance of the entrance hall and worship area. Fundraising events are planned to pay for this. No major investment required.				

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Cholsey	The Great Hall	Excellent condition. Grade 2 Listed Building that was fully refurbished in 2014. Fully accessible for disabled people. The main hall has a fully equipped stage, with lighting and curtains for performances. Holds 720 people.				
Cholsey	Cholsey Pavilion	Facility with main hall and 3 meeting rooms, incorporating library, youth room and informal meeting room, plus changing facilities. Built 2013. Good condition. No significant investment needs identified.				
Clifton Hampden	Clifton Hampden Village Hall	Facility with hall and small meeting room. Built late 1800s. Had some renovations in 1960s but nothing significant since. No disabled toilets. Mainly average condition but poor toilets. General refurbishment required.	Disabled toilets	2017/18	£20,000	H
Crowell	No village hall					
Crowmarsh	Crowmarsh Village Hall	Facility with one hall. Brick built building in good condition and with large car park. Wish to extend facility to provide scout hut.	Extension for scout hut	2021	tbc	M
Crowmarsh	North Stoke Village Hall	Small facility with hall only and no meeting rooms. Over 100 years old. Generally good condition but no disabled toilets, and poor kitchen and storage.	Kitchen improvements	2016	£10,000	M
			Disabled toilets	2016	tbc	H

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Cuddesdon and Denton	Cuddesdon Village Hall	Small facility with one hall and two small rooms used for storage. Originally a Victorian reading room. Hall and kitchen good. No parking. Insufficient storage which means that the two small rooms are used for storage rather than hire.	Improve storage	2020	tbc	L
Culham	No village hall					
Cuxham with Easington CP	Cuxham Village Hall	Small facility with hall only. Grade 2 listed former school house. Generally good condition. No disabled access or toilets, and toilets need improvement. Insufficient storage.	Improve disabled access and toilets	2018	tbc	H
			Provide additional storage	2018	tbc	M
Didcot	Cornerstone Arts Centre	Facility opened in 2008. Generally good or excellent quality. Primarily an arts venue but has 4 studios used for dance etc. There are no planned projects.				
Didcot	Didcot Civic Hall	Facility with main hall and 3 meeting rooms. Generally good condition though some updating required. No significant investment needs identified.				
Didcot	All Saints Youth and Community Hall	Large facility with hall and 2 meeting rooms available for hire. Built 2012. Good quality. No significant investment needs identified.				

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Didcot	Fleet Meadow Community Hall	Purpose built community centre (approx 1990?). Brick with tile roof. No indication of activities taking place and not engaged with Town Council. No web site or e mail contact and no response to phone messages. Investment needs therefore unknown.				
Didcot	Great Western Park Northern Community Centre	New facility opened 2015. No known significant investment needs.				
Didcot	Great Western Park District Centre	Planned. No address or details yet available but expected to have 2 halls plus meeting rooms.				
Didcot	Great Western Park Southern Community Centre	Planned. No address or details yet available.				
Didcot	Ladygrove Community Centre	Facility with hall and 3 meeting rooms. Building and parking shared with primary school, including hall so not fully available during the day. Generally average provision but insufficient storage space. Boiler replacement required (shared cost with school).	Boiler replacement (shared with school)	2016/17	tbc	L

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Dorchester	Dorchester on Thames Village Hall	Small facility with hall and meeting room. Built 1872 as school. No known significant investment needs.				
Drayton St. Leonard	No village hall					
East Hagbourne	Hagbourne Village Hall	Facility with main hall, small hall and meeting room. Original building 1950s, small hall added 1980s, meeting room and toilets built 2010. Generally good condition though some shortage of storage. No identified significant investment needs.				
East Hagbourne	East Hagbourne Pavilion	Facility with hall plus changing rooms. Built 2015. Good quality but car park is inadequate and requires surfacing.	Car park surfacing	2016/17	tbc	M
Elsfield	No village hall					
Ewelme	Ewelme Village Hall	Facility with main hall with stage and adjacent Reading Room. Main building in good condition. Reading Room needs rethatching. Boiler needs replacing.	New boiler	2017/18	£10,000	H
			Rethatch Reading Room	2017/18	£25,000	H
Eye and Dunsden	Eye and Dunsden Village Hall	Small facility with hall. Victorian building. Hall average condition but not fully compliant with the Equalities Act 2010. Kitchen, toilets, storage and heating and lighting poor. Timing of works dependant on funding being available. Sun room and patio area designed to increase hall capacity.	Toilets, under floor heating, new entrance, replacement kitchen, external store.	2017/18	£165,000	H
			New entrance and lobby	2017/18	£45,000	H
			Sun room and patio area	2017/18	£80,000	M

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Forest Hill with Shotover	Forest Hill with Shotover Village Hall	Small facility with one hall with small stage. Main hall, heating and lighting and car parking poor. Requires refurbishment.	Refurbishment of hall	2018	tbc	M
			New heating system	2018	£7-10,000	H
Garsington	Garsington Village Hall	Facility has hall and meeting room. Fully refurbished in 2012. Good quality throughout. No identified significant investment needs.				
Goring	Goring Village Hall	Facility has hall and 2 meeting rooms. Generally good condition throughout. Limited storage and car parking.	Clock Tower refurbishment	2016	£30-40,000	H
			Stage (production) lighting and power	2016/17	tbc	M
Goring Heath	Goring Heath Village Hall	Facility comprises 2 large rooms with sliding door partition. Condition and quality excellent. No identified significant investment needs.				
Great Haseley	Great Haseley Village Hall	Facility has main hall only. Converted barn. Good quality but problems with entrance door and windows. Limited storage.	Improve entrance door and windows	2016	tbc	M
Great Milton	Great Milton, The Neighbours' Hall	Facility with main hall and 2 meeting rooms. Built 1924. Has poor insulation and leaking roof. Quality is average-poor and full refurbishment or replacement is required.	Major refurbishment required or replacement facility	2020/21	tbc	H
Harpsden	Harpsden Village Hall	Facility with hall and one meeting room. Good quality throughout. Need to extend to meet demand.	Extension required for general community use.	2021	tbc	M
Henley-on-Thames	The Christ Church Centre	Large multi-roomed facility used for a variety of community uses. Good condition throughout. Requires improved heating.	Upgrade heating	2019/20	£40,000	M

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Henley-on-Thames	Barn and Margaret Day Room	Small facility with one hall. Listed building. No disabled access. Poor quality kitchen. Otherwise good quality.	Disabled access	2017	tbc	H
			Kitchen improvements	2017	tbc	L
Henley-on-Thames	Town Hall	Large facility with hall, meeting room and council chamber. Good quality. No significant identified facility investment needs.				
Henley-on-Thames	Trinity Hall	Facility with 2 halls. Well used by community and owned/managed by charitable trust. Front hall in average quality condition but rear hall is poor with structural problems. No disability access or disabled toilets. Car parking poor.	Major refurbishment required or replacement second hall. Address lack of disability accessibility and facilities.	2020	tbc	H
Henley-on-Thames	Parish of the Sacred Heart	Facility with one hall behind church. Basic kitchen. Good quality. No significant identified investment need.				
Henley-on-Thames	YMCA	The facility (also known as the 'Pavilion') has a single hall. Good quality. No identified specific investment needs.				
Highmoor	No village hall					
Holton	Holton Village Hall	Facility has hall and meeting room. Modern building. Good condition. No significant investment needs.				

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Horspath	Horspath Hub	Facility with hall and 2 meeting rooms. Old chapel, built 1909 with extension in 2003. One of meeting rooms used as storage area plus post office one morning a week and the other is also the entrance hall. Major refurbishment winter 2015/16. No further investment needs identified. However in the longer term new storage is required.	Additional storage space	2020/21	tbc	M
Horspath	Horspath Village Hall	Facility has hall plus meeting room, each with own kitchen. Built in 1965. The building also houses the changing rooms for the pitches. No known investment needs.				
Ipsden	No village hall					
Kidmore End	Kidmore End War Memorial Hall	Internally has been the subject of continuous redecoration and improvement. Externally there are potential construction issues (hall build immediately after the first world war). These are being addressed as part of a rolling maintenance programme. Overall the building is sound.				
Lewknor	Lewknor Village Hall (aka Jubilee Hall)	Facility with hall and meeting room. Large brick built building set out of village in recreation ground. Large car park. Generally good condition. No significant investment needs identified.				
Little Milton	Little Milton Village Hall	Small facility with one hall. Modern timber framed building built 2005. No significant investment needs identified.				

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Little Wittenham	No village hall					
Long Wittenham	No village hall					
Mapledurham	Mapledurham Parish Hall	Small facility with one hall with stage. Hall good quality but no disabled toilets. Poor disability access, and poor toilets.	2 disabled toilets	2017/18	tbc	H
			Improve disability access	2017/18	tbc	H
			Improve male and female toilets	2017/18	tbc	M
Marsh Baldon	Baldons Village Hall	Small facility with one hall. Built 1980s. Generally good-average condition but requires replacement doors and windows.	Replacement doors and windows	2016	£8,000	H
Moulsford	Moulsford Pavilion	Facility with one hall. Built 2011. Generally good condition. Access path to hall needs hard surface. No other significant investment needs.	Improve access path.	2017	tbc	L
Nettlebed	Nettlebed Village Club	Building more than 100 years old. Reasonable condition. Disabled toilets only for main hall.	Replace roof.	2020	£200,000	M
Newington	No village hall					
North Moreton	North Moreton Village Hall	Small facility with hall with small stage. Ex-Canadian army hospital hut donated to the church in 1931. Lack of parking and the location of the hall makes it difficult to let. Average quality facility.	Replacement facility required	2021	tbc	H
Nuffield	No village hall					

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Nuneham Courtenay	Nuneham Courtenay Village Hall	Small facility with hall. Wood "hut" on stilts. Poor quality in all respects and kitchen inadequate for needs.	Replacement facility required	2021	tbc	H
Pishill with Stonor	Russells Water Village Hall	Small facility with hall. Built 1999. Good quality generally, but car park needs lights.	Car park lights	2017/18	£10,000	L
Pyrton	Pyrton Village Hall	Small facility with one hall. Built 1895 as school house. Good quality. No significant investment needs identified.				
Rotherfield Greys	Rotherfield Greys Village Hall	Small facility with one hall. Built 1924. Recently refurbished. Good condition. No significant investment needs identified.				
Rotherfield Peppard	Peppard War Memorial Hall	Small facility with one hall with stage. Built 1921. Good quality internally. Roof repairs including insulation due summer 2016. No further significant investment needs identified.				
Sandford-on-Thames	Sandford on Thames Village Hall	Facility has hall and 3 meeting rooms. Recently undergone substantial refurbishment, and is now good quality throughout. No significant investment needs identified.				
Shiplake	Shiplake Memorial Hall	Large facility with hall and 2 meeting rooms, one of which has separate entrance and is used by nursery. Main building good quality but building used by the nursery is poor. insufficient storage.	Improved drainage	2016	£6,000	H
			Repairs to roof and windows	2016	£5,300	H
			Improve storage	2017	tbc	L

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Shirburn	No village hall					
Sonning Common	St Michaels Church Hall	1960's brick building capable of holding 60 seated at tables. Kitchen and toilets off the main hall with storage space as the opposite end. Access off public footpath through grassed area. Infra-red heating.				
Sonning Common	Sonning Common Village Hall	Facility with one large hall, with small stage. Generally in good-average condition. Flat roof. Kitchen improvements planned 2016. No further major investment needs identified.				
South Moreton	No village hall					
South Stoke	South Stoke Village Hall	Small facility with one hall. Built 1907. Wooden framed and metal roofed. No disabled toilets and facility generally in poor condition. Parish Plan proposes replacement facility but details and costs not yet available.	Replacement facility required	2021	tbc	H
Stadhampton	Stadhampton Village Hall at St John's	Hall created in 2013 by removing pews from church. Now joint use for church and community. No meeting rooms.	Repair windows	2017	£12,000	M
			Replace drainage system	2017	£14,387	M
			Repair/replace guttering	2017	£5,866	M
Stanton St. John	Stanton St John Village Hall	Small facility with hall. Hall in good condition but toilets are poor, including disabled toilets.	Improve toilets and provide disabled toilets	2017	tbc	H

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Stoke Row	Stoke Row Village Hall	Small facility of one hall with stage, and meeting room. Dates from approx 1915 and is corrugated clad building. Recently improved main hall with insulation and cladding, but hall extension housing the toilets and kitchen is very poor and requires complete replacement.	Replace hall extension to provide new kitchen, toilets and disabled toilets.	2017	£107,000	H
Stoke Talmage	No village hall					
Swyncombe	No village hall					
Sydenham	No village hall					
Tetsworth	Tetsworth Memorial Hall	Facility with main hall and meeting room. Main hall and meeting room rebuilt 2013 and in good condition. Kitchen, storage space, car parking and heating and lighting poor. Second floor intended to be developed into a flat.	Removal of partition wall to enlarge kitchen and fit out kitchen. Replacement heating and water heating throughout, 2 replacement windows and patio doors	2016	£35-45,000	H
			Completion of flat above hall	2021	£30-40,000	L
Thame	Christchurch Methodist and URC church	Facility has hall and 2 meeting rooms. Generally good condition throughout. Limited storage. Car parking relies on town centre parking. No significant investment needs identified.				
Thame	District Girlguiding Headquarters	Facility has hall and meeting room. Built 2009. Good quality. No significant investment needs identified.				

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Thame	Scout HQ	1980/90s brick building with tile roof. No significant facility investment needs identified.				
Thame	St Mary's Church	Joint use facility; church/community. Flexible seating in main hall. No meeting rooms. Average quality. No car parking. No significant investment needs identified.				
Thame	Thame Barns Centre	Facility with hall and 3 meeting rooms. Converted barns. Good condition. No significant investment needs identified.				
Thame	Thame Town Hall	Facility has hall and meeting room. Refurbished spring 2015. Good condition but disabled access poor.	Improve disability access	2017	tbc	H
Tiddington-with-Albury	No village hall					
Toot Baldon	No village hall					
Towersey	Towersey Memorial Hall	Small facility with one hall. Average condition. No parking on site. No significant investment needs identified.				
Wallingford	Centre 70	Converted Victorian school. No significant investment needs identified.				
Wallingford	Guide HQ	Facility with hall. In grounds of primary school. Aging wooden building requiring either replacement or significant refurbishment. Facility is on limited lease from Oxfordshire CC and is limited to "education use". No car parking during day time.	Significant refurbishment or replacement if long term security confirmed. Would also need to address access/car parking during day time.	2021	tbc	M

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Wallingford	Methodist Church Centre	Facility with hall and 2 meeting rooms. Two brick built buildings built approx 1851 and joined in 2006. Joint church/community facility. Good quality. No car parking. No significant investment needs identified.				
Wallingford	Regal Centre	Facility has hall. Previously a cinema and converted to community centre in 1983. Average-poor condition and future of site uncertain. General refurbishment required.	General refurbishment	2018	£19,000	H
Wallingford	Town Hall	Facility has hall and meeting room. Grade 1 listed building. Generally good condition. Poor disabled access and no disabled toilets.	Disabled access and toilets within constraints of listed building status	2018	tbc	H
Wallingford	Wallingford Sports Park	Facility with hall and 2 meeting/function rooms. Average quality. No specific identified need for major investment in building other than improved changing for the sports on site.				
Warborough	Warborough Great Memorial Hall	Facility has hall and meeting room. Converted barn. Good quality as recently refurbished. Poor car parking. No significant investment needs identified.				

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Waterperry with Thomley	No village hall					
Waterstock	No village hall					
Watlington	The Watlington Club	Facility has hall and meeting room. Old building which has been in community use since 1920s. Most of facility is in average-poor condition, and there is poor disabled access. Site also has tennis, bowls, racquetball and squash.	Improve car park	2016	£40,000	H
			Replace roof	2018	£30,000	H
			Refurbishment of Scout building to a community hall	2018	tbc	H
			Upgrade kitchen	2018	tbc	H
			Create storage facility	2018	tbc	H
Watlington	Watlington Sports Pavilion	Facility has sports hall with kitchen. Also 4 changing rooms. Good condition. No known significant investment needs.				
Watlington	Watlington Town Hall	Facility has hall on 1st floor. Undercroft available for hire. Good condition. No known significant investment needs.				
West Hagbourne	No village hall					
Wheatfield	No village hall					
Wheatley	The Merry Bells	Building constructed in 1888 as a temperance hotel. Has main hall plus coffee room. Building also has library, archives and parish council office. Work currently underway on external walls and roof.				
Whitchurch-on-Thames	Whitchurch-On-Thames Village Hall	Facility has hall and meeting room. Good-average condition. No significant investment needs identified.				

Parish	Name of Village Hall or Community Centre	Report overview	Known issues and priorities for investment	Timescale	Costs	Priority
Woodcote	Woodcote Community Centre	Facility with hall and two meeting rooms. Victorian school master's house. Owned and maintained by Oxfordshire County Council. Generally good-average condition. Poor toilet provision.	Improve toilets	2020	tbc	L
Woodcote	Woodcote Village Hall	Facility has two meeting rooms. Originally built 1922 but has had later extensions. Original building brick with tile roof. Extensions have flat roofs. On recreation ground. Needs major work to flat roofs. Disability access, storage space and heating/lighting all poor. Needs general refurbishment and expansion to meet needs of growing village.	2nd floor over the single story flat roof extension	2020	£400,000	H
			Replace main doors for fire specific and energy efficient	2017/2018	£21,000	M
			Refurbishment	2020	tbc	H
Woodeaton	No village hall					

SECTION 3: OUTDOOR BOWLS

- 3.1 Bowls primarily attracts the older age groups and those from the higher socio-economic groups. According to the Sport England Active People Survey, over 77% of players are aged 65 years and over, and 19% are aged 55-64 years. Only 4% of players are aged under 55 years. The Market Segmentation analysis from Sport England suggests that bowls is participated in by three of the larger market segments in the district, and they are of retirement age. This reflects the characteristics of the sport, which primarily attracts older people although the sport continually attempts to attract younger players. Sport England estimates that around 312,000 people take part in some form of bowling at least once a month.
- 3.2 In 2015, there are estimated to be 35,954 people aged 60 or over in the district. This number is expected to rise to around 51,177 by 2031 (based on the adopted Core Strategy housing forecasts). As much of the district has an aging population, it could therefore be expected that there will be an increase in the number of people bowling over the next few years.
- 3.3 The active (competitive) membership of the 8 affiliated bowls clubs in South Oxfordshire for the year 2016 totals 362 members, of which around 60% are men, and 40% are women. The total number of people playing affiliated bowls has seen a gradual decline since 2015, and two of the affiliated clubs have closed over the winter 2015/16, at Wallingford and Peppard. Of these clubs, Wallingford, which played at Bullcroft Park only had 18 members in 2015, but Peppard had over 50 members. The other clubs have been relatively stable in their number of affiliated players.
- 3.4 In addition to the affiliated clubs, there is some unaffiliated play at the Marlborough Club in Didcot (ex working men's club) where about 20 people play, and continuing at Wallingford Bullcroft Park (estimated at 10 players). The Nettlebed bowls site is now derelict as this site became unused at the end of 2014.
- 3.5 The current adopted standard for South Oxfordshire is 0.08 6-rink greens per 1000, with a catchment of 7.5 miles.
- 3.6 The South Oxfordshire Infrastructure Delivery Plan February 2015 does not refer to bowls and neither does the South Oxfordshire Infrastructure Delivery Plan Rest of the District dated 2012. Similarly the Joint Didcot Infrastructure Delivery Plan Live Document of March 2013 does not make any reference to bowls. No new provision is therefore proposed in the planning policy.

Current provision and assessment

3.7 There are now 8 bowling green sites with affiliated clubs plus two unaffiliated club sites, at the Marlborough Club Didcot and Bullcroft Park (Wallingford). Each site has one green but not all sites have 6 rinks. These sites are listed below in Figure 7 and mapped in Figure 8.

Figure 7: Bowling green sites

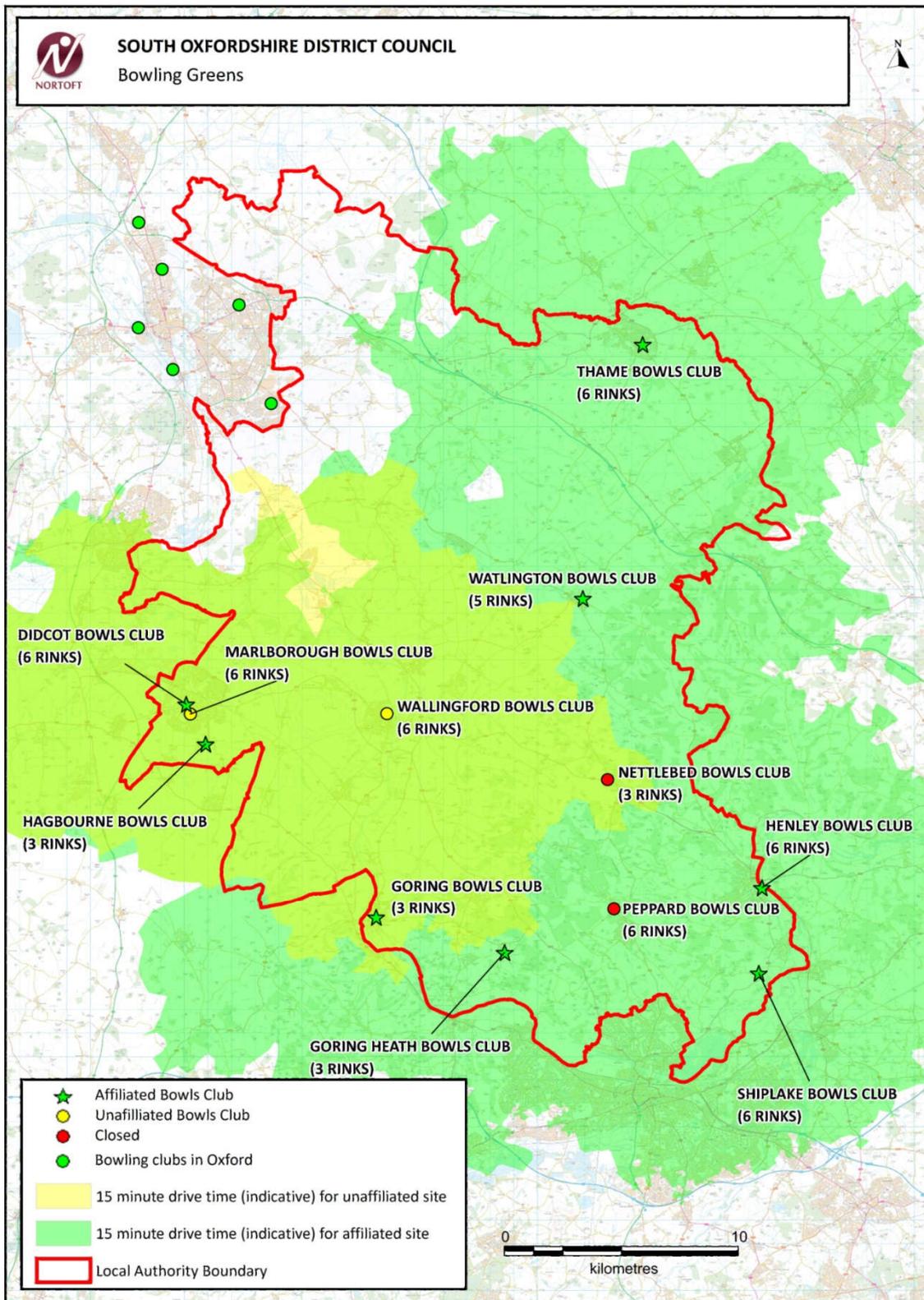
Club/site	Number of rinks	Comments
Didcot Bowls	6	
Goring Bowls	3	
Goring Heath Bowls (Almshouses)	3	
Hagbourne Bowls Club	3	
Henley Bowling Club	6	
Marlborough Bowls Club (Didcot)	6	Small unaffiliated club
Nettlebed Bowls	3	Closed, club ceased in 2014.
Peppard Bowling club	6	Closed end 2015. Club previously had over 50 members.
Shiplake Bowling Club	6	
Thame Bowling Club	6	
Wallingford Bowls Club (Bullcroft)	6	Club closed end 2015. Site maintained by Town Council but occasional unaffiliated use only, estimated at 10 players.
Watlington Bowls Club	5	

3.8 The greens and ancillary facilities at the affiliated club sites are generally good quality. The following issues were noted in the site audit:

- The club house at Thame requires refurbishment
- There is no clubhouse/pavilion at Goring Heath (Almshouses) and one of the rinks is uneven. The green has not been professionally laid
- The club house at Bullcroft Park (Wallingford) is moderate condition (but is due for refurbishment/replacement)
- The site at the Marlborough Club (Didcot) requires some improvements, both in terms of the green and ancillary facilities

3.9 The distribution of the bowling greens means that the majority of people with access to a car can reach a site within about 15 minutes' drive. Those living at the edge of the authority not within the 15 minute catchment of a bowling green site in South Oxfordshire are within a 15 minutes' drive time of a bowling green over the border of the authority, in the Vale of White Horse or Oxford.

Figure 8: Outdoor bowling greens



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National Governing Body comments and strategies

- 3.10 The main national governing body for flat green bowls is Bowls England, which was formed by the unification of the English Bowling Association and the English Women's Bowling Association. The Bowls England Strategic Plan 2014-17 sets out its structure and the organisational links with the Bowls Development Alliance (BDA), which is the body recognised by Sport England for the development of the sport, particularly at the grass roots level. The objectives of the strategic plan are the promotion of the sport, the recruitment of members, and their retention.
- 3.11 The BDA identifies hot spot areas for focussing their sports development work. For the period 2013-2017 the BDA has secured funding from Sport England to: grow participation across the adult population aged 55+ years; to provide excellent sporting experiences for existing participants in order to retain membership levels, and to grow participation of those who have disabilities. The funding is targeted each year at a specific area, but for the period 2013-2015 these did not include any of the authorities within Oxfordshire.
- 3.12 The two bowls counties to which the clubs affiliate are the Royal County of Berkshire Bowling Association (the Didcot area) and Bowls Oxfordshire, both of which bring together the men's and women's games. The team numbers for the clubs have been provided by the county associations. They advise that the maximum reasonable capacity of a 6 rink green for most clubs is around 100 members, i.e. around 17 members per rink. However the "capacity" of the most competitive clubs would be potentially lower than this figure, whilst the membership capacity of the most "social" clubs might be higher.
- 3.13 Most clubs now manage their own sites (with the notable exception of Bullcroft Park at Wallingford), and their viability appears to primarily depend on their ability to recruit and retain volunteers for the green and site management. Oxfordshire Bowls understands that the recent closure of the Peppard club is primarily due to a lack of this volunteer support. There is however no minimum size of club.
- 3.14 The two county bowls associations also confirm that a 15 minute drive time is realistic for outdoor bowls.

Modelling

Assessment of capacity

- 3.15 The extent to which the existing bowls sites are used is a key factor when determining the need for future provision. Based on the affiliated club membership information from Bowls Oxfordshire and the Royal County of Berkshire Bowling Association and their advice about the realistic capacity of the bowls sites (para 3.12), the assessment of the used capacity of each site based on the 2016 membership numbers is given in Figure 9.

Figure 9: Capacity of bowls sites

Club	Strategy sub area	Number of greens	Number of members in 2016	Max capacity @ 17 members per rink	Spare capacity (number of members)	Used capacity in 2016 %	Future number of members with same rate of participation (current sub area rate)			Future number of members at increased rate of participation @ 0.5% pa			Spare capacity of site no increase in participation			Spare capacity of site with increase in participation @ 0.5% pa		
							2021	2026	2031	2021	2026	2031	2021	2026	2031	2021	2026	2031
Goring Bowls	Central	1	27	51	24	53%	30	33	34	31	34	37	21	18	17	20	17	14
Goring Heath Bowls (Alms)	Central	1	23	51	28	45%	26	28	29	26	29	31	25	23	22	25	22	20
Wallingford Bullcroft (unaffiliated)	Central	1	10	102	92	10%	11	12	13	11	13	14	91	90	89	91	89	88
Watlington Bowls Club	Central	1	47	85	38	55%	53	57	59	54	60	64	32	28	26	31	25	21
Didcot Bowls	Didcot LSA (S Ox)	1	101	102	1	99%	138	184	197	142	194	213	-36	-82	-95	-40	-92	-111
Marlborough Bowls Club (unaffiliated)	Didcot LSA (S Ox)	1	20	102	82	20%	27	36	39	28	38	42	75	66	63	74	64	60
Hagbourne Bowls Club	Didcot LSA (S Ox)	1	50	51	1	98%	68	91	98	70	96	105	-17	-40	-47	-19	-45	-54
Thame Bowls Club	North East	1	97	102	5	95%	118	133	141	121	140	153	-16	-31	-39	-19	-38	-51
Henley Bowling Club	South East	1	60	102	42	59%	66	73	76	68	77	83	36	29	26	34	25	19
Shiplake Bowling Club	South East	1	64	102	38	63%	71	78	82	73	82	88	31	24	20	29	20	14
			392	561	169		609	723	768	624	763	830						

3.16 This capacity assessment suggests that three of the affiliated clubs are close to their maximum used capacity: Didcot, Hagbourne and Thame. There is however some spare capacity at all of the other affiliated bowls clubs, and high levels of spare capacity at the two unaffiliated sites in Wallingford and Didcot.

Comparators

3.17 The adopted standards across South Oxfordshire’s CIPFA (The Chartered Institute of Public Finance and Accountancy) benchmark comparator authorities are given in Figure 10. Of these authorities, only South Oxfordshire and the Vale of White Horse have adopted standards. The rate of provision in South Oxfordshire is slightly above that of the Vale of White Horse.

Figure 10: Comparators for outdoor bowls

	Date of adopted standard	Quantity (per 1000)	Access (m)
South Oxfordshire	2008	0.08 (6 rink site)	7.5 miles
CIPFA comparators			
Vale of White Horse	2008	0.05	Urban: 900m Rural: 5635m
East Hampshire		No standard	No standard
East Hertfordshire		No standard	No standard
Test Valley		No standard	No standard
West Oxfordshire		No standard	No standard

Assessment of Future Needs

Quantity

3.18 The current provision of bowling greens is 10 sites with active clubs on 8 of these sites. This gives a rate of provision in 2015 of 0.07 sites per 1000, but not all of these are 6-rink greens. This is different and lower than the adopted standard because of the closure of 2 sites and the fact that some sites are not 6-rink. If the current rate of provision is simply extrapolated up to 2031 for the forecast population of 152,498, this would give a requirement of 11 greens across the district.

3.19 However is it important to consider the capacity of the existing network of sites and the potential demand for the sport. The 2016 membership of the affiliated outdoor

bowls clubs is around 362, and it is assumed that there are about 20 players at Marlborough and 10 at Wallingford, giving a total player number of 392.

- 3.20 If the participation rate stays the same rather than increasing in line with South Oxfordshire's desire to achieve an increase in participation of 0.5% pa, then the number of people playing bowls by 2031 with the forecast population of 60+ years of 46,037, would be around 768 players. This would be an increase of 406 players over and above the number of players in 2016.
- 3.21 If the sports development target of a growth in participation of 0.5% pa is achieved, this would be a 108% increase in participation up to 2031. Should this be achieved, then the participation would rise up to 830 players, i.e. an increase of 438 players.
- 3.22 This increase in the number of players needs to be considered in relation to the potential impact on the individual bowling green sites and clubs. The right hand columns of Figure 9 considers this growth, taking into account the current rates of participation in the sport which varies between the sub-areas, and the sub-area forecast populations of those aged 60+ up to 2031 (based on the adopted Core Strategy).
- 3.23 This modelling suggests that Didcot, Hagbourne and Thame Bowls Clubs will experience increasing pressure, and that by 2031 the Didcot club could have, theoretically, increased its membership to over 200 players. This is clearly not sustainable on a single site. Hagbourne and Thame are currently close to being fully utilised, and by 2031 each could be theoretically operating at about 150% of their capacity.
- 3.24 All of the other sites have spare capacity, with particular potential at Wallingford and the Marlborough Club (Didcot), both of which are currently unaffiliated club sites but could meet the excess demand being experienced at Didcot Bowls and Hagbourne. It is therefore important that these sites are retained and improved, and affiliated clubs established which can support the growth in the game.
- 3.25 There is currently spare capacity at the Henley and Shiplake clubs and this is likely to continue into the future. This suggests that the re-establishment of the Peppard club and Nettlebed bowls green are not priorities.
- 3.26 At Thame, there are no obvious solutions to the site potentially becoming over capacity, and there is no space on the site for the development of either an additional green or indoor bowling. However the 15 minute catchment in part overlaps with that of Watlington, which is approximately 18 minutes away, and this club may be able to take some of the excess demand. There are also several bowls clubs across the border of the authority, including at Princes Risborough, which is around 12 minutes' drive time from the Thame club. Given these alternative sites, it is not proposed to develop further bowls greens in the Thame area.

- 3.27 The overall conclusion from the modelling is therefore that the priority should be to support the retention and improvement of the existing bowling green sites and clubs, so that they can meet the demand expected to arise in the future. This includes sports development as well as investment support to the two unaffiliated sites in Wallingford and Didcot, to support the development /reintroduction of clubs on these sites.
- 3.28 There are currently no new bowling green sites identified in any location across the authority, and this policy position does not require review. The standard of provision is therefore proposed to be 0.07 greens per 1000 for the period up to 2031.

Accessibility

- 3.29 A 15 minute drive time catchment is appropriate for outdoor bowling and this reflects the views of both the county bowls associations. A walking catchment is not appropriate for bowls as a high proportion of players travel by car.

Design and quality

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

Recommendations

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

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

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
 - *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
 - *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss*
- 3.32 The existing planning standards are updated:
- 0.07 outdoor bowling greens per 1000
 - Accessibility
 - 15 minute drive
 - Quality and design to reflect the current best practice, including design guidance from Sport England and the National Governing Body
- 3.33 The delivery priorities up to 2031 are:

- The improvement of the existing greens and ancillary facilities at the existing sites. Investment requirements need to be confirmed on an individual site basis
- Sports development support to (re)establish affiliated bowls clubs at Wallingford and the Marlborough Club (Didcot)

SECTION 4: OUTDOOR TENNIS

- 4.1 Outdoor tennis courts in South Oxfordshire are an important facility type as the sport is popular. There are currently 27 sites with dedicated tennis courts plus a large number of multi-sport/multi use games areas courts on education sites, for example at Great Milton, some of which are available for community use.
- 4.2 Sport England's Active People Survey suggests that nationally around 840,600 adults over 16 years play tennis at least once a month, but tennis participation has decreased slightly during the period 2007/08 to 2013/14. The sport attracts more men (60%) than women (40%), and the higher socio-economic groups. Of the 12 largest market segment groups across the district, 8 are attracted to tennis: the Comfortable Retired Couples; Fitness Class Friends; Stay at Home Mums; Empty Nest Career Ladies; Competitive Male Urbanites; Career Focussed Females; Retirement Home Singles and Middle England Mums. However only the Empty Nest Career Ladies actually play regularly at the present time.
- 4.3 The LTA's latest club membership information (February 2016) gives a total of 3,002 members of affiliated clubs across the district, the smallest of which have around 40 members and the largest, Shiplake has 368 members.
- 4.4 Six of the affiliated club sites are also available to the community on either an open access or hire basis. In addition, there are 9 open access sites or those available for hire. These include the 2 full size and 2 junior courts at Bullcroft Park in Wallingford, Edmonds Park in Didcot and courts at Stoke Row.
- 4.5 This section of the study primarily looks at dedicated tennis courts, following the approach taken by Sport England. This is because courts on school sites and elsewhere tend only to be available for community use during the summer months, with the courts being converted to netball and other sports for much of the rest of the year. Open access Multi Use Games Areas (MUGA) and facilities which are similar but do not necessarily meet the strict MUGA design guidelines of Sport England, are now incorporated into the standards for play and teenage provision.
- 4.6 The current adopted standard of provision for South Oxfordshire, set out in 2008, is 0.8 courts per 1000 with a 600m catchment for the larger towns and settlements, and elsewhere 800m.
- 4.7 The South Oxfordshire Infrastructure Delivery Plan February 2015 does not refer to tennis. However the South Oxfordshire Infrastructure Delivery Plan Rest of the District dated 2012 includes new/improved courts at Station Road, Chinnor; and 2 courts for Wallingford in association with existing courts, possibly at Wallingford Sports Park.
- 4.8 The Joint Didcot Infrastructure Delivery Plan Live Document of March 2013 includes the improvement of the existing courts and a requirement for 4 additional courts.

Current provision and assessment

- 4.9 There are currently 83 dedicated tennis courts with regular community use across the district, and of these, 54 courts (65%) are on club sites or sites which both have a club and some court hire arrangement. The sites are mapped in Figure 11 and listed in Figure 12.
- 4.10 The map in Figure 11 shows that the distribution of the affiliated tennis clubs means that most people with access to a car can reach a tennis club site within about 10 minutes' drive. There is however an area around Stadhampton which does not have access within 10 minutes to an affiliated club, although some of this area is within the catchment of the non-affiliated Shillingford and Warborough Tennis Association. There are also small areas of the authority on the northern and north east boundaries, and close to Reading which do not have access to a club within South Oxfordshire within 10 minutes' drive time. However they are covered by the catchment of clubs outside of the boundary, for example the North Oxford Lawn Tennis Club and clubs in Reading.
- 4.11 Club sites are considered separately from open access sites as the number of courts, the quality of the courts and the ancillary facilities needs to be much higher than a facility aimed at casual play. Most clubs also need at least some flood-lit court space to enable the sport to be played year round.
- 4.12 Generally the club sites are reasonable or good quality, and all of the tennis clubs were given the opportunity to comment on their facilities and their needs in summer/early autumn 2015. The quality comments in the table in Figure 12 summarises the findings from both the audit and club feedback. Most sites have standard quality changing facilities but Ladygrove Park in Didcot has none, and there is poor quality changing on the Dorchester on Thames site. The Henley Tennis Club site has no disabled access to the pavilion.
- 4.13 The sites with open access or available for hire but with no affiliated club on site are generally of poorer quality, are often not well signed, and 4 of the 10 sites have no changing provision.

Figure 11: Outdoor tennis courts with community use

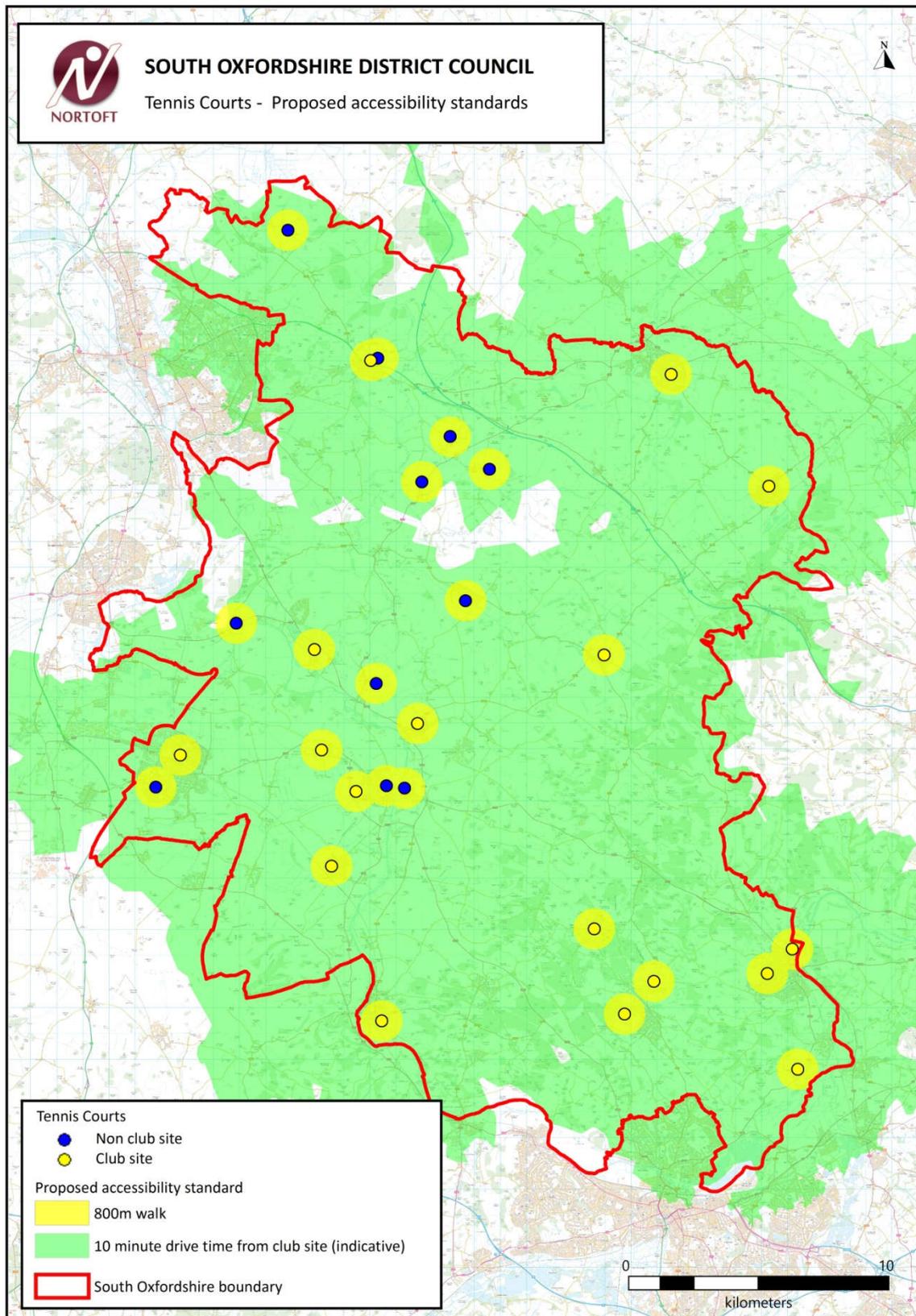


Figure 12: Dedicated tennis courts and quality

Sub area of authority	Settlement	Site name	Access				Court type and quality					Comments
			Open access, informal use	Publicly accessible, available for hire	Affiliated club site	Dual use school site	Porous macadam (tarmac)	Number of Floodlit	Quality score	Signage summary score	Changing provision quality score	
Central	Benson	Benson Tennis Club		Y	Y		4	4	1.00	0.67	0.63	
Central	Chalgrove	Chalgrove Recreation Ground	Y				1	1	0.80	0.00	1.00	Covered with leaves form trees. Also 2 basketball hoops at either end.
Central	Cholsey	Cholsey Tennis Club		Y	Y		4	4	0.88	1.00	0.75	
Central	Crowmarsh Gifford	Crowmarsh Gifford Community Tennis Club		Y	Y		2	2	0.75	1.00	0.81	
Central	Dorchester on Thames	Dorchester Tennis Club	Y		Y		2	0	0.90	0.00	0.44	Poor quality changing
Central	Goring	Goring Tennis Club, Shepcote Recreation Ground			Y		5	2	0.96	1.00	0.81	
Central	Wallingford	Bullcroft Park	Y				2 + 2Jr	0	0.94	0.75	x	2 adult and 2 junior tennis courts. No changing
Central	Wallingford	Portcullis Tennis Club, Wallingford Sports Park			Y		5	4	1.00	1.00	1.00	
Central	Warborough	Warborough and Shillingford Tennis Courts			unaffiliated		2	0	0.95	0.67	0.40	
Central	Watlington	Watlington Tennis Club			Y		3	2	0.90	0.67	0.75	
Didcot LSA (S Ox)	Brightwell-cum-Sotwell	Brightwell-cum-Sotwell Kings Meadow Tennis Club			Y		2	0	0.75	0.58	0.75	
Didcot LSA (S Ox)	Didcot	Edmonds Park Tennis	Y				3	0	0.90	1.00	x	No changing
Didcot LSA (S Ox)	Didcot	Didcot Community Tennis Club, Ladygrove Park	Y		Y		3	0	0.75	1.00	x	No changing
North East	Chinnor	Chinnor Tennis Club			Y		3	3	0.96	0.67	1.00	
North East	Great Haseley	Great Haseley Sports Club		Y			2	0	0.75	0.00	0.94	Access poor, a 5-10 minute walk out the village
North East	Great Milton	Great Milton Tennis				Y	1	0	0.71	0.00	1.00	Shared with school, limited or no access during school time
North East	Little Milton	Little Milton Recreation Ground		Y			1	1	0.58	0.50	0.94	
North East	Thame	Thame Sports Club			Y		6	6	1.00	0.88	0.80	Club shares pavilion with bowls club. Also has small hut close to top courts.
North West	Beckley	Beckley Recreation Ground	Y				1	0	0.60	0.50	x	No changing
North West	Clifton Hampton	Clifton Hampton Recreation Ground		Y			1	0	0.83	1.00	1.00	
North West	Wheatley	Oxford Brookes 1 adjacent to AGPs	Y				2	2	0.50	0.00	0.75	
North West	Wheatley	Oxford Brookes 2	Y		Y		6	0	0.69	0.00	0.75	
South East	Henley	Phyllis Court			Y		4	2	1.00	0.00	1.00	
South East	Henley	Henley Tennis Club			Y		5 + 1jnr	0	0.85	0.00	0.69	5 good courts, 1 poor mini tennis. Car parking shared with College. No disabled access. Fencing moderate/poor for 4 courts next to wood. Leaf fall on 4 top courts
South East	Peppard Common	Peppard Lawn Tennis Club			Y		6	4	1.00	1.00	1.00	
South East	Shiplake	Shiplake Tennis and Social Club			Y		3	3	1.00	0.92	1.00	
South East	Sonning Common	Sonning Common & District Tennis Club			Y		2	0	0.63	0.75	0.75	
South East	Stoke Row	Stoke Row Courts		Y			2	0	0.83	1.00	x	No changing
Total number of full size courts							83					
Total number of junior courts							3					
Total number of courts on sites with affiliated clubs							54					

National Governing Body comments and strategies

- 4.14 The LTA is committed to growing their sport to ensure that more people are playing tennis more often at first class tennis facilities, with high quality coaching programmes and well organised competition. Their overall aim for the current 5-year plan (2011-2016) is to ensure that, as far as practicably possible, the British population has access to and are aware of the places and high quality tennis opportunities in their local area.
- 4.15 In summary the LTA objectives are:
- Access for everyone to well maintained, high quality tennis facilities which are either free or pay as you play
 - A Clubmark accredited place to play within a 10 minute drive of their home
- 4.16 The LTA strategy confirms that only projects that will increase the number of adults and juniors participating and competing on a regular basis will be supported in terms of LTA funding.
- 4.17 Since the publication of the LTA strategy the national governing body has changed the system for club accreditation (Clubmark), and only a small number of clubs have yet achieved reaccreditation. It has therefore been agreed with the LTA that the 10 minute catchment should apply to all affiliated club sites for the purposes of modelling.
- 4.18 The emphasis on the availability of sites being free or pay as you play has led to some LTA projects in parks, but there are no such projects currently in South Oxfordshire.
- 4.19 The LTA assesses the capacity of affiliated club sites using the following formula:
- Maximum capacity of a non-floodlit court: 40 members
 - Maximum capacity of a floodlit court: 60 members
 - Minimum size of club to justify indoor court: 200 members
- 4.20 The LTA does not assess the open access / community hire courts in terms of capacity, but has agreed that:
- The peak period is May-August
 - Weekdays 16.00-21.00
 - Saturdays 10.00-17.00
 - Sundays 10.00-14.00
- 4.21 It is estimated from discussions with Wallingford Town Council, parks bookings elsewhere, and consultation with site managers, that open access courts/courts available for hire are used at an average of around 20% of the time in the peak period where there is no club on site. Where there is a club on site, the pay and play use is

around 10% of the time in the peak period. These estimates have been confirmed with the LTA as a suitable basis for modelling.

- 4.22 The LTA modelling for the club sites and the agreed approach for the open access / for hire sites, has been used in the assessment of capacity modelling in this study.

Comparators

- 4.23 The adopted standards across South Oxfordshire’s CIPFA benchmark comparator authorities are given in Figure 13. It is clear that only South Oxfordshire has a detailed adopted standard. The proposed standard for East Hampshire has yet to be confirmed.

Figure 13: Comparators for outdoor tennis courts

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

Modelling

Assessment of capacity

- 4.24 The assessment of the used capacity of the existing tennis court sites is a key factor in determining the future investment requirements for the sport. The modelling in Figure 14 is based on the LTA’s advice and agreed approach towards the assessment of both the club sites and the open access sites/those available for hire (see para 4.18 - 4.21).
- 4.25 The Warborough and Shillingford Tennis Association is not affiliated to the LTA so the membership has been estimated at a total of 50.

- 4.26 In relation to the club sites, the columns shaded green, pink and orange show the current level of used capacity of each site based on the LTA criteria. The left hand shaded column is the current situation with the current number of floodlit courts. The right hand shaded column assesses what the impact would be if all of the courts on each of the club sites were floodlit. Comparison between the shaded columns show that, in only 2 clubs out of the 8 sites which are already over capacity, even if all of the courts were to be floodlit, this would not increase the site capacity sufficiently to meet all of the current demand.

Assessment of Future Needs

Quantity

- 4.27 Figure 14 also shows what is expected to happen to the club sites as the population grows in South Oxfordshire up to 2031 based on the adopted Core Strategy housing sites. It uses the forecast future population for each sub-area to determine the extra demand in the sub-area. The allocation of the increased number of members to the individual clubs is based on the percentage of their current membership compared to the other clubs in the sub-area. Therefore the most successful clubs currently are expected to attract more members than the smaller clubs.
- 4.28 It is clear that where sites are already “full” according to the LTA criteria, the situation will worsen up to 2031. Although there may be some spare capacity remaining at some other club sites, these are mostly too far away to absorb much of the potential demand.

Figure 14: Outdoor tennis assessment of capacity

Sub area of authority	Settlement	Site name	Clubs - number of members 2015	LTA estimate of current capacity of courts	LTA estimate of used capacity by club %	Non-club use	Total estimated used capacity	Used capacity based on provision of floodlit/not floodlit courts			Modelling - if all courts floodlit with current demand			Future number of members with same rate of participation			Future number of members at increased rate of participation @ 0.5% pa			Spare capacity of site no increase in participation			Spare capacity of site with increase in participation @ 0.5% pa		
								Used capacity by club %	Non-club use	Total estimated used capacity	2021	2026	2031	2021	2026	2031	2021	2026	2031	2021	2026	2031	2021	2026	2031
Central	Benson	Benson Tennis Club	217	240	90%	10%	100%	90%	10%	100%	224	224	220	231	237	237	16	16	20	9	3	3			
Central	Chalgrove	Chalgrove Recreation Ground				20%	20%	0%	20%	20%															
Central	Cholsey	Cholsey Tennis Club	103	240	43%		43%	43%	10%	53%	106	107	104	110	112	113	134	133	136	130	128	127			
Central	Crowmarsh Gifford	Crowmarsh Gifford Community Tennis Club	45	120	38%		38%	38%	10%	48%	46	47	46	48	49	49	74	73	74	72	71	71			
Central	Dorchester on Thames	Dorchester Tennis Club	48	80	60%	10%	70%	40%	10%	50%	53	50	49	55	52	52	27	30	31	25	28	28			
Central	Goring	Goring Tennis Club, Shepcote Recreation	275	240	115%		115%	92%		92%	284	284	278	292	300	301	-44	-44	-38	-52	-60	-61			
Central	Wallingford	Bullcroft Park				20%	20%	0%	20%	20%															
Central	Wallingford	Portcullis Tennis Club, Wallingford Sports Park	228	280	81%		81%	76%		76%	235	236	231	242	249	249	45	44	49	38	31	31			
Central	Warborough	Warborough and Shillingford Tennis Courts	50		63%		63%	42%		42%	52	51		55	55										
Central	Watlington	Watlington Tennis Club	216	160	135%		135%	120%		120%	223	223	219	230	236	236	-63	-63	-59	-70	-76	-76			
Didcot LSA (S Ox)	Brightwell-cum-Sotwell	Brightwell-cum-Sotwell Kings Meadow Tennis Club	138	80	173%		173%	115%		115%	166	191	189	171	202	205	-86	-111	-109	-91	-122	-125			
Didcot LSA (S Ox)	Didcot	Edmonds Park Tennis				20%	20%	0%	20%	20%															
Didcot LSA (S Ox)	Didcot	Didcot Community Tennis Club, Ladygrove Park	160	80	200%	10%	210%	89%	10%	99%	192	222	220	198	234	237	-112	-142	-140	-118	-154	-157			
North East	Chinnor	Chinnor Tennis Club	77	120	64%		64%	43%		43%	80	79	77	83	84	83	40	41	43	37	36	37			
North East	Great Haseley	Great Haseley Sports Club				20%	20%	0%	20%	20%															
North East	Great Milton	Great Milton Tennis				20%	20%	0%	20%	20%															
North East	Little Milton	Little Milton Recreation Ground				20%	20%	0%	20%	20%															
North East	Thame	Thame Sports Club	267	360	74%		74%	74%		74%	278	275	268	287	291	290	82	85	92	73	69	70			
North West	Beckley	Beckley Recreation Ground				20%	20%	0%	20%	20%															
North West	Clifton Hampton	Clifton Hampton Recreation Ground				20%	20%	0%	20%	20%															
North West	Wheatley	Oxford Brookes 1 adjacent to AGPs				20%	20%	0%	20%	20%															
North West	Wheatley	Oxford Brookes 2	39	80	49%	10%	59%	11%	10%	21%	40	41	41	41	43	44	40	39	39	39	37	36			
South East	Henley	Phyllis Court	93	200	47%		47%	39%		39%	95	96	94	98	101	102	105	104	106	102	99	98			
South East	Henley	Henley Tennis Club	300	240	125%		125%	100%		100%	307	310	303	316	327	328	-67	-70	-63	-76	-87	-88			
South East	Peppard Common	Peppard Lawn Tennis Club	258	280	92%		92%	72%		72%	264	267	261	272	282	282	16	13	19	8	-2	-2			
South East	Shiplake	Shiplake Tennis and Social Club	368	180	204%		204%	204%		204%	376	381	372	388	402	402	-196	-201	-192	-208	-222	-222			
South East	Sonning Common	Sonning Common & District Tennis Club	170	80	213%		213%	142%		142%	174	176	172	179	186	186	-94	-96	-92	-99	-106	-106			
South East	Stoke Row	Stoke Row Courts				20%	20%	0%	20%	20%															

4.29 There is therefore a need to increase the number of club sites for tennis in some places in the district in the period up to 2031. Figure 15 summarises this need, the current proposed new tennis provision, and it also provides commentary as to whether the proposals are sufficient and appropriate.

Figure 15: Future proposals for club tennis sites

Club tennis court requirement up to 2031	Proposed tennis sites and planning policy	Comment
<p><u>Central</u> Increased capacity required at Goring and Watlington tennis club sites</p>	<p>None</p>	<p>Additional 1 court provision required at Watlington.</p> <p>Floodlight all courts at:</p> <ul style="list-style-type: none"> • Goring Tennis Club, Sheepcot • Watlington Tennis Club
<p><u>Didcot Leisure Sub Area (South Ox part)</u> Additional 5 floodlit club tennis courts required</p>	<p>Didcot Joint IDP has 4 courts but not clear whether this is in Vale or South Ox.</p> <p>Vale of White Horse Didcot Leisure Sub Area joint report proposes 11 additional courts across both parts of the Didcot LSA (evidence base VoWH, November 2014).</p> <p>6 courts proposed to be provided at Valley Park and potentially 3 at East of Harwell Campus.</p>	<p>Total tennis requirement for the Didcot LSA needs updating from November 2014. Requirement confirmed, based on adopted Core Strategy population as:</p> <ul style="list-style-type: none"> • 5 courts in S Ox part of DLSA • 14-16 courts in Vale part of DLSA <p>Therefore develop one 5-floodlit club court site with ancillary facilities, at a site to be confirmed in South Oxfordshire.</p> <p>Floodlight all courts at:</p> <ul style="list-style-type: none"> • Kings Meadow, Brightwell-cum-Sotwell • Ladygrove Park, Didcot
<p><u>North East</u> Retain existing club sites and increase capacity at Chinnor</p>	<p>None</p>	<p>Sufficient capacity at existing sites to cater for growth planned in adopted Core Strategy. However capacity needs increasing at Chinnor, by floodlighting.</p> <p>Floodlight courts at:</p> <ul style="list-style-type: none"> • Chinnor Tennis Club
<p><u>North West</u> Sites have sufficient capacity. Retain existing club at Wheatley.</p>	<p>None</p>	<p>Floodlighting at Wheatley would enhance the club but is not a priority for investment as the club has sufficient capacity, now and in the future.</p>

<p><u>South East</u> Additional provision of 6 courts required plus floodlighting at existing club sites</p>	<p>None</p>	<p>The community club sites of Henley Tennis Club, Peppard, Shiplake and Sonning Common are all close to or beyond capacity.</p> <p>The Phyllis Court club is a commercial club with relatively high membership fees. Therefore although this site has spare capacity, in practice it is not fully accessible to all members of the community and should be discounted.</p> <p>Develop 6-court club site with ancillary facilities, at a site to be confirmed close to Henley-on-Thames.</p> <p>Henley Tennis Club site has issues associated with location and disability access.</p> <p>Floodlight courts at:</p> <ul style="list-style-type: none"> • Henley Tennis Club • Peppard • Sonning Common
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- 4.30 In relation to open access courts or those available for hire, there are no issues in relation to capacity. This is because the courts are not currently used more than for about 20% of the available time at peak period during the summer months.
- 4.31 An emerging model on 6 of the sites is the provision of either free tennis opportunities or courts for hire which are also used by clubs. In most cases the clubs manage this use as well as the site, and this appears to be sound model for future provision, particularly in the villages.
- 4.32 Where the community courts (without a club on site) are not regularly used, there may be justification for reviewing the recreational use of the site, for example converting the court(s) to venues for teenagers, such as a skatepark. This however needs to be a local decision by the local community, and could be addressed as part of the neighbourhood planning process.
- 4.33 There are currently 54 full size dedicated outdoor tennis courts on affiliated club sites in the district, giving an overall rate of provision of 0.39 affiliated club courts per 1000. By 2031 a total of 65 affiliated club courts will be needed if the sport grows at 0.5% per annum, so the rate of provision would be 0.43 courts per 1000 for the period up to 2031 as the population rises to 152,498.

- 4.34 Given the spare capacity on the community open access/hire sites, it is not appropriate to seek to develop more of these courts.

Accessibility

- 4.35 A 10 minute drive time catchment is appropriate for outdoor tennis club sites, as advised by the LTA. This is tested on the map in Figure 11, which shows that almost all areas of the district can reach a club site within this drive time.

Design and quality

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

Recommendations

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

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

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

- 4.38 The existing planning standards are updated:

- 0.43 affiliated club courts per 1000
- Accessibility
 - 10 minute drive from an affiliated club site
- Quality and design to reflect the current best practice, including design guidance from Sport England and the National Governing Body

- 4.39 The proposed new club tennis court sites are delivered, and they are provided with appropriate ancillary facilities including clubhouse, at:

- 5 courts in the Didcot Leisure Sub Area (South Oxfordshire part)
- 6 courts in the South East sub area

- 4.40 This new sites provision will require the sites to be identified through the Local Plan, most likely within one of the larger housing developments with land allocated and provided for free as part of the master plan. The club sites require both floodlit courts and appropriate ancillary facilities, including clubhouse and car parking.
- 4.41 The following sites should be fully floodlit in order to increase their capacity:
- Chinnor Tennis Club
 - Goring Tennis Club, Sheepcot
 - Henley Tennis Club
 - Kings Meadow, Brightwell-cum-Sotwell
 - Ladygrove Park, Didcot
 - Peppard
 - Sonning Common
 - Watlington Tennis Club
- 4.42 Community open access courts where there is no club on site should be retained where there is local need and support. The long term usage of these courts should be addressed in the neighbourhood planning process.

SECTION 4: LOCAL LEISURE FACILITIES FOR NEW HOUSING

- 4.43 The Local Leisure Facilities assessment above is based on the need of the existing communities in South Oxfordshire and the planned growth to date as set down in the adopted Core Strategy.
- 4.44 The existing standards for village and community halls, outdoor bowling greens and outdoor tennis are now proposed to be updated, and the investment priorities for each have been identified in this study.
- 4.45 It is now necessary to review what should be expected to be provided, both on and off site in the new developments against the proposed standards in relation to land area.
- 4.46 For all new housing schemes, whether or not these are included within the strategic housing sites list, it will be necessary to assess whether there is both existing capacity and existing provision for the leisure facilities. If there is neither capacity at the existing sites (particularly for village halls) or the housing is located outside of the relevant catchment, then new provision will be needed, either on or off site.

Planning standards summary

- 4.47 A key output from the study is the development of proposed standards, particularly for new developments. The justification and details behind each of these planning standards are contained within the relevant assessment sections of the report.
- 4.48 These standards will be used to:
- justify both the new provision and developers' contributions under the existing S106 planning arrangements as individual planning applications come forward
 - justify new provision as set out in the Infrastructure Development Plan
 - Identify future projects to be funded under the Community Infrastructure Levy arrangements
- 4.49 For new housing developments, sites accommodating 10 dwellings or more will be required to contribute to local leisure facility provision as per the proposed standards set out in Figure 16 below.

Figure 16: Proposed planning standards for local leisure facilities

Local leisure facility	Proposed planning standards for new developments		
	Quantity	Accessibility	Quality
Village Halls	120 sqm per 1000 of space in the towns and larger villages	800m in towns and larger villages	Cater for a wide range of activities, and meet standards for H&S, DDA, energy efficiency etc.
	225 sqm per 1000 elsewhere	10 minute drive elsewhere	Where possible should be 'stand alone' buildings located close to playing fields.
Bowling Greens	0.07 per 1000 population	15 minute drive time	Reflect best practice including design guidance from Sport England and the National Governing Body.
Tennis Courts	0.43 affiliated club courts per 1000 population	10 minute drive time from affiliated club site	Reflect best practice including design guidance from Sport England and the National Governing Body.



Nortoft Partnerships Limited
2 Green Lodge Barn, Nobottle, Northampton NN7 4HD
Tel: 01604 586526 Fax: 01604 587719
Email: info@nortoft.co.uk Web: www.nortoft.co.uk