

OPEN SPACE ASSESSMENT 2013

COLDEN COMMON

The open space standard for Winchester District, set out in Policy CP7 of Local Plan Part 1: Joint Core Strategy, derives from the City Council's 2008 *Open Space, Sports and Recreation Study*. It stands at **4 ha per thousand people**, compared with the 2006 Local Plan standard of 2.8 ha. The revised standard is broken down into 5 categories -

Type of open space	Quantity per 1000 population	Access
1. Allotments	0.2 ha	480m
2. Equipped Children's & Young People's Play Space ¹	0.5 ha	480m / 650m
3. Informal Green Space	0.8 ha	400m
4. Natural Green Space	1.0 ha	700m
5. Parks, Sports & Recreation Grounds	1.5 ha (0.75 ha for outdoor sport)	650m
Total	4 ha	

The latest population statistics for the market towns are set out in a 2011 background paper to the LDF, *Market Towns and Rural Area Development Strategy*. For the purposes of this assessment, the population of Colden Common is 3,548. Applying the new standards to this figure, and comparing them with measured existing provision, indicates whether there is a notional surplus or shortfall in the quantity of open space for each category. Map-based and on-site surveys were used to determine the accessibility, distribution and quality of open spaces in the settlement.

¹ This definition differs from the 2006 Local Plan standard which required '*equipped playgrounds, other opportunities for outdoor play and casual play space*'. Accordingly, this assessment has measured only equipped playgrounds, BMX and skatepark parks and Multi Use Games Areas, but not '*other opportunities for outdoor play and casual play space*' as this land is now included under category 3 (Informal Green Space) or category 5 (Parks, Sports & Recreation Grounds). The lower total area figure reflects this change.

1. Allotments

Quantity

The standard would require 0.71 ha of allotment space for the village. The Hill Lane site, owned by Colden Common *Allotments for the Labouring Poor* charity, and of which the Parish Council is the sole trustee, is a large site (see below) and results in a small **surplus** of 0.13 ha.

Location	Site area
Hill Lane	0.84 ha
Total	0.84 ha

Access & Distribution

The site at Hill Close is in the centre of the village. The recommended access standard shows that that coverage is almost complete with only peripheral areas of the village outside of the range.

Quality

Quality is satisfactory.

2. Equipped Children's & Young People's Play Space

Quantity

The standard would require 1.77 ha of equipped children's play space. There are four equipped play spaces (below) - a small **deficit** of 0.98 ha.

Location	Site area
1 The Triangle	0.35 ha
2 The Green – skatepark, centre park and toddlers play area	0.29 ha
3 The Recreation Ground	0.08 ha
4 Colden Common Park	0.07 ha
Total	0.79 ha

Access & Distribution

Distribution is good. There are very few dwellings which are not within 480 m of an equipped children's or young people's play facility. Areas which are poorly served are Wessex Way, Elder Green, and Church Lane (east).

(N.B. In planning terms, both The Triangle play facility and the Recreation Ground are in the countryside, outside of the settlement boundary.)

Quality

The quality of the play areas is good having benefitted for several years from input from the parish council's grounds staff and the City Council's Open Space Funding System.

3. Informal Green Space

Informal Green Space is defined in the 2008 Open Space Study as publicly accessible and useable open space which is not allocated for any other use, and is neither laid out nor managed for a specific function such as a play area, park, recreation or sports ground, nature area or allotment.

Quantity

The standard requires 2.84 ha of informal green space. Colden Common has no single significant tract of informal green space, but lots of small areas of open space below 0.4 ha within the more recent housing areas, and which are of important recreational and amenity value (see below). However, there remains a **shortfall** of 1.8 ha.

Location		Site area
1	Church Lane / Brambridge	0.21 ha
2	Valley Close	0.19 ha
3	Lime Close	0.03 ha
4	St Vigor Way / Hazel Close	0.05 ha
5	Hazel Close	0.05 ha
6	Birch Close	0.17 ha
7	St. Vigor Way 2	0.13 ha
8	Lower Moors Road / Highbridge Road	0.16 ha
9	St. Vigor Way / Ash Close	0.05 ha
Total		1.04 ha

Access & Distribution

The number of small areas of informal open space gives a good coverage across the town so that there is no part of Colden Common which is more than 400m from an area of informal open space.

Quality

Quality is satisfactory.

4. Natural Green Space

Natural Green Space is defined in the 2008 Open Space Study as publicly accessible woodland, wetland, grassland / heathland or meadow, i.e. spaces which have natural characteristics and wildlife value, but which are also available for public use and enjoyment.

Quantity

The standard requires at least 3.55 ha serving Colden Common. Measurements (below) show a **shortfall** of 0.71 ha.

Location		Site area
1	Bluebell Wood	0.11 ha
2	North Pond, Vears Lane	0.79 ha
3	Church Pond	0.56 ha
4	Colden Common Park	1.38 ha
Total		2.84 ha

Access & Distribution

Very few dwellings in Colden Common are more than 700m from an area of natural green space. However, these green spaces are very small compared with Natural England's 'Accessible Natural Green Space Standard' which requires a site of at least 2 ha within 300 m (5 minutes' walk) of every home.

Quality

Largely satisfactory although the tree stock has been neglected for many years. The parish council is undertaking a risk assessment and is arranging for work to be done to make the trees safe and healthy.

5. Parks, Sports & Recreation Grounds

Sports grounds

Quantity

There should be 2.66 ha of sports grounds serving Colden Common. The Recreation Ground provides an area for both tennis and football and Colden Common Park provides football pitches, a cricket pitch, a bowls green, a fitness trail and a pavilion. The overall total shows **no shortfall**.

Location		Site area
1	The Recreation Ground	1.05 ha
2	Colden Common Park	2.50 ha
Total		3.55 ha

Access & Distribution

Distribution is poor with all the sports provision at the northern end of the village, leaving a substantial area beyond the 650m access standard.

Quality

Quality of sports pitches is very good.

Parks and Recreation Grounds

Quantity

The remainder of the standard requires 2.66 ha of parks / recreation grounds. Whilst Colden Common Park and the Recreation Ground (see above) provide a degree of recreational space, they are almost entirely occupied by sports pitches so are not included in this section of the assessment.

This leaves the area known as The Green on St Vigor Way as the village's main recreation ground beside the Community Centre. There is thus a **shortfall** in this category, as well as when added to the sports grounds assessment.

Location	Site area
The Green, St Vigor Way	1.10 ha
Total	1.10 ha

Access & Distribution

The Green is located in the middle of the village providing good access to most dwellings. There are very few homes that are outside the recommended 650m catchment zone, mainly around Elder Green.

Quality

The Green is maintained by the parish council and is of a good quality.

COLDEN COMMON: SUMMARY

Shortfalls in all categories, except allotments and sports grounds.

Type of open space	Standard (2011 pop.)	Existing provision	Surplus / shortfall
1. Allotments	0.71 ha	0.84 ha	+ 0.13 ha
2. Equipped Children's & Young People's Play Space	1.77 ha	0.79 ha	- 0.98 ha
3. Informal Green Space	2.84 ha	1.04 ha	- 1.8 ha
4. Natural Green Space	3.55 ha	2.84 ha	- 0.71 ha
5. Parks, Sports & Recreation Grounds	2.66 ha (sports) 2.66 ha (parks) [Total: 5.32 ha]	3.55 ha (sports) 1.10 ha (parks) [Total: 4.65 ha]	+ 0.89 ha (sports) - 1.56ha (parks) [Total: - 0.67 ha]

GOLDEN COMMON

