



OPEN SPACE ASSESSMENT 2013

WINCHESTER

(including Barton Farm, Oliver's Battery and Harestock)

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 2012-2013 figures from Hampshire County Council give a Winchester Town population of 37,537. For the purposes of this assessment, the population totals of Oliver's Battery, Badger Farm and Harestock are added to this to give a figure for the built-up area of Winchester of 44,184. 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 requires a minimum quantity for allotment space of 8.84 ha. Measurement of existing areas (rounded) using the Council's GIS system (below) reveals a **surplus** of 2.86 ha.

Location		Site area
1	Greenhill Road	0.1264 ha
2	Princes Place	0.1701 ha
3	Trussell Close	0.1371 ha
4	Firmstone Road	0.0527 ha
5	St Cross	0.8128 ha
6	Park Road	3.8128 ha
7	Edington Road	1.7262 ha
8	Cromwell Road*	0.2624 ha
9	Paulet Place (E)	0.2196 ha
10	Paulet Place (W)	0.2082 ha
11	Kingsley Place	0.3027 ha
12	Lisle Court	0.1402 ha
13	The Valley	0.5248 ha
14	Highcliffe	2.8165 ha
15	Compton Way, Oliver's Battery	0.356 ha
Total		11.698 ha

* Site with planning permission

However, despite this notional surplus, there are large waiting lists and a growing demand for allotment spaces within the town.

Access & Distribution

Despite the surplus in terms of quantity, several areas within the settlement boundary are poorly served. The 480m catchment area shows an imbalance in provision, with very good provision in areas such as Stanmore and Highcliffe, but lacking, or non-existent, in the following areas –

- Harestock
- Badger Farm
- City Centre
- Andover Road / Bereweeke Road / Bereweeke Avenue
- Chilbolton Avenue
- Teg Down / Dean Lane
- Kilham Lane / Woodfield Drive

Overall, distribution of allotments is poor and access is limited.

Quality

Generally good.

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

Quantity

The standard requires a minimum of 22.09 ha within a 480m walk for toddlers and juniors, and a 650m walk for youth.

Children will play in almost all publicly accessible spaces, ranging from the street, town centres and squares, parks, playing fields and amenity grassed areas as well as the more recognisable play and youth facility areas. Play should not however be restricted to rectangles of wet-pour safety surfacing, surrounded by bow-top railings and planning and urban design principles should reflect these considerations.

Measurements from the City Council's GIS maps (below) reveal a **shortfall** of 17.09 ha when assessed against the standard.

Location		Site area
1	Abbey Gardens	0.2876 ha
2	Arlington Place	0.0218 ha
3	Chaundler Road	0.0825 ha
4	Dean Park	0.1485 ha
5	Fairdown Close	0.0353 ha
6	Culver Road	0.0265 ha
7	Gordon Avenue	0.2501 ha
8	Leisure Centre	0.2182 ha
9	Imber Road	0.4226 ha
10	King George V Playing Fields	0.5051 ha
11	Marnhull Rise	0.0677 ha
12	St Martin's Close	0.0956 ha
13	Monarch Way	0.1554 ha
14	Nursery Gardens	0.1802 ha
15	Oram's Arbour	0.1665 ha
16	Somers Close	0.2218 ha
17	Stuart Crescent	0.3249 ha
18	Taplings Road	0.2381 ha
19	Teg Down Meads	0.1047 ha
20	Thurmond Crescent	0.1571 ha
21	Walpole Road	0.1407 ha
22	Westman Road*	0.0471 ha
23	Winnal Manor Road	0.4068 ha
24	Broad Chalke Down, Badger Farm	0.049 ha
25	Lowden Close, Badger Farm	0.1963 ha
26	Compton Way, Oliver's Battery	0.2169 ha
27	Bradley Road, Harestock	0.2355 ha
Total		5.0025 ha

* The children's kickabout area is currently being considered for council housing. The deficit in play space may therefore get worse.

Access & Distribution

The areas of shortfall within the town are:

South-east Weeke:

- Bereweeke
- Wessex Drive
- Stoney Lane (E)

St Cross:

- St Faith's Road
- Clausentum Road
- Cripstead Lane
- Mead Road
- Grange Road

Fullood:

- West Hill Park / Greenhill Close
- Byron Avenue
- Poets Way
- Fordington Road
- Milverton Road

Despite the shortfall in space, distribution, using the recommended access standard of 480m, is, with some exceptions, fairly good.

Quality

The quality of City Council play areas is good with a rolling programme of refurbishment taking place each year guided by the periodically updated *Play Area Refurbishment Five Year Plan*.

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, a park, a recreation or sports ground, a nature area or allotment.

These areas of open space are of various sizes and are likely to share the following characteristics:

- Unlikely to be physically demarcated by walls or fences
- Predominantly laid down to mown grass
- Unlikely to have identifiable entrance points (unlike parks)
- Unlikely to have planted flower beds or other formal planted layouts, although they may have tree and shrub planting
- Unlikely to have recreational facilities and fixtures (such as play equipment or ball courts) although there may be items such as litter bins and benches.

Where green spaces have been laid out with formal features like paths, lights, tree avenues, bins, seats and ornamental planting and, if they support more than one function, they have been classified as 'parks'.

Quantity

The standard requires there to be a minimum of 35.34 ha informal green, and a site within 400m of every household. Measurement of sites (below), including areas just outside the settlement boundary in Abbots Barton, show a **shortfall** of 11.63 ha.

Location		Site area
1	Abbots Barton	3.7428 ha
2	Greatfield Road	0.1054 ha
3	The Valley	3.7646 ha
4	Romsey Road	1.2795 ha
5	Wrack Hill	0.4066 ha
6	The Wiers	0.673 ha
7	Wentworth Grange	0.4801 ha
8	Erskine Road	1.1309 ha
9	Badger Farm Greenways	3.0755 ha
10	Oliver's Battery	0.6354 ha
11	Castle Green	0.3704 ha
12	Peninsula Barracks	0.8237 ha
13	West Hill Cemetery	2.2618 ha
14	Palmer Field	3.559 ha
15	St Matthew's Field	1.4085 ha
Total		23.71 ha

Access & Distribution

Distribution is patchy with some significant gaps. The areas of shortfall are -

- Harestock
- Teg Down
- NE Fulflood
- SE Weeke
- NE Winnall
- East St Cross*
- Oliver's Battery

*Has good access to the Water Meadows and St Catherine's Hill (Natural Green Space).

Quality

Most areas of publicly accessible Informal Green Space in Winchester are maintained by the City Council and are of a high quality.

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.

Winchester is fortunate to have significant areas of natural green space adjacent to its built up area. Although the water meadows of the River Itchen, north and south of the town, are not wholly physically accessible, they are available to the population to enjoy through either perimeter walks or controlled access via waymarked routes. These 'Moors' and Meadows are also valuable in terms of visual amenity and form part of the South Downs National Park.

The other main area of accessible natural green space is St Catherine's Hill, over half of which is within the recommended access of 700m. This area of publicly accessible grassland and woodland lies within the National Park. It is owned by Winchester College and managed by the Hampshire and Isle of Wight Wildlife Trust.

Quantity

The standard requires at least 44.18 ha and a site within 700m of every household to serve the town.

There are no areas of natural green space wholly within the settlement boundary. However, measuring areas adjacent to the town, but no further than 700m from the settlement boundary, results in a total available area significantly in excess of this standard, i.e. a **surplus** of 41.92 ha.

Location		Site area
1	St Catherine's Hill	41.9421 ha
2	Magdalen Hill Down	13.83 ha
3	Whiteshute Ridge	9.6308 ha?
4	Yew Hill Butterfly Reserve	1.5774 ha
5	Winnall Moors Nature Reserve SDNP*	8.397 ha
6	St Faith's Meadow*	2.1313 ha
7	St Cross Meadow*	8.5969 ha
Total		86.1 ha

* check definition of accessibility? Spatial / linear

Access & Distribution

This wealth of natural green space is, however, only really accessible to the population of the south, east and centre of the town. There are significant areas (mainly to the west and north-west) which are over 700m away from natural green space and which have poor access to these facilities, namely,

- Romsey Road
- West Hill
- Sleepers Hill
- St Paul's / Fulflood
- Weeke
- Teg Down
- Harestock
- Bereweke / Andover road
- Abbotts Barton (West of Worthy Road)
- Highcliffe

Quality

The quality of Winchester's Natural Green Space is high. Many of these areas are managed by the conservation organisations (e.g. Wildlife Trust / Butterfly Conservation).

5. Parks, Sports & Recreation Grounds

Sports grounds

Quantity

According to the standard, there should be 66.28 ha of parks, sports and recreation grounds, of which half (33.14 ha) should be sports pitches (2006 Local Plan standard requires 60 ha). According to measurement as set out below, there is a **surplus** of 9.64 ha.

Location	Site area
Henry Beaufort School	2 ha
Harestock Road Football Field	1.2 ha
North Walls Playing Fields	15.278 ha
King George V Playing Fields	6.756 ha
Bar End Playing Fields	5.239 ha
University Athletics Ground	4.191 ha
Cromwell Road Recreation Ground	0.795 ha
King's School Playing Fields	4.356 ha
Westgate School Playing Fields	1.86 ha
Compton Way Recreation Ground	1.1 ha
Total	42.775 ha

Access & Distribution

Distribution is incomplete with the following areas further than 650m from any outdoor sports facilities -

- SW – Oliver's Battery and Badger Farm
- NW – Teg Down / Weeke
- Centre – Fulflood

Quality

Quality of sports pitches is good.

Parks and recreation grounds

Quantity

The remainder of standard requires 33.14 ha of parks and recreation grounds. This category includes parks such as Oram's Arbour and gardens such as Abbey Gardens, as well as local recreation grounds such as Taplings Road. The total area within the town reveals a **shortfall** of 12.82 ha against the standard.

Location		Site area
1	Winnall Manor Road Recreation Ground	0.4274 ha
2	Imber Road Recreation Ground	0.302 ha
3	Joyce Gardens	0.2395 ha
4	St Giles Hill	3.5 ha
5	Abbey Gardens	0.9199 ha
6	Cathedral Close*	0.8592 ha
7	Cromwell Road Recreation Ground	2.3365 ha
8	Somers Close Recreation Ground	2.4869 ha
9	Oliver's Battery Recreation Ground	1.3632 ha
10	Oram's Arbour	2.0628 ha
11	Dean Park	0.9872 ha
12	Taplings Road Recreation Ground	0.2365 ha
13	North Walls Recreation Ground	4.6 ha
Total		20.32 ha

* Not a City Council owned open space, but does function as a city centre park.

Access & Distribution

Despite the shortfall in quantity, distribution is good with good coverage of parks and recreation grounds across the town. However, there are gaps -

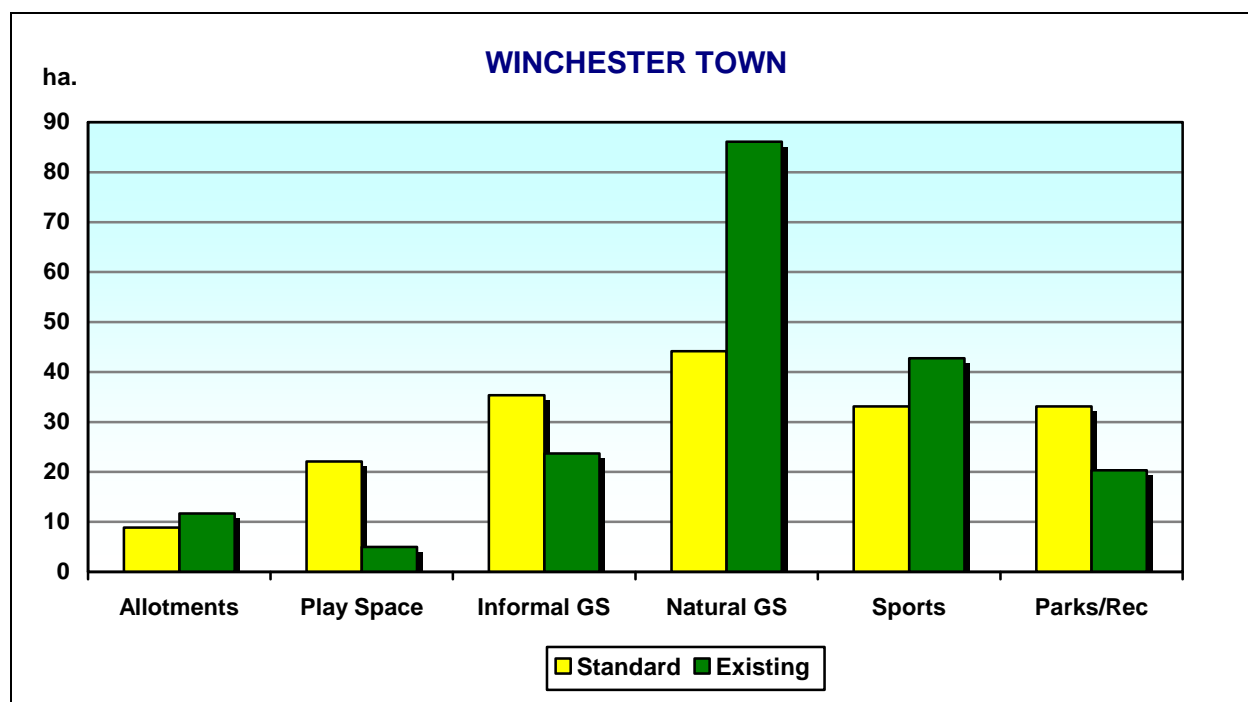
- SW Weeke
- Andover Road
- Park Road
- Lynford Ave / Lynford Way
- Berewecke Way
- Winton Close
- North Hill Close
- NW Abbots Barton – Stoke Road/ Courtney Road/Colley Close
- St Cross – Grange Road

Quality

The quality of most of the City Council owned parks and recreation grounds is good: they are regularly maintained, well used and make a significant contribution to the appearance of the surrounding areas.

WINCHESTER TOWN: SUMMARY

Type of open space	Standard (2011 pop.)	Existing provision	Surplus / shortfall
1. Allotments	8.84 ha	11.7 ha	+ 2.86 ha
2. Equipped Children's & Young People's Play Space	22.09 ha	5 ha	- 17.09 ha
3. Informal Green Space	35.35 ha	23.71 ha	- 11.64 ha
4. Natural Green Space	44.18 ha	86.1 ha	+ 41.92 ha
5. Parks, Sports & Recreation Grounds	33.14 ha (sports) 33.14 ha (parks) [Total: 66.28 ha]	42.77 ha (sports) 20.32 ha (parks) [Total: 63.09 ha]	+ 9.63 ha (sports) - 12.82 ha (parks) [Total: - 3.19 ha]
Total	176.74 ha	189.6 ha	+ 12.86 ha



Type of open space	Quantity	Quality	Accessibility
Allotments	Sufficient	Good	Poor
Equipped Children's and Young People's Play Space	Insufficient	Good	Fair
Informal Green Space	Insufficient	Good	Fair
Natural Green Space	Sufficient	Good	Poor
Sports Grounds	Sufficient	Good	Poor
Parks and Recreation Grounds	Insufficient	Good	Good