

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

Issue 9.1 RT.1 – General

Representation:

Bewley Homes plc & R Morgan-Giles (227/11)

The Council's strategy regarding residential development will result in the loss of important amenity areas and 'town cramming'. An open space audit has not been undertaken to supplement the Urban Capacity Study.

***Change sought** – re-evaluate several open space areas now re-designated for housing purposes, which were afforded policy protection in the adopted Local Plan.*

City Council's Response to Representation

The City Council considers that the Urban Capacity Study provides a reasonable analysis of the sustainability of sites for housing development and the value of open space areas was considered as part of this analysis. The method used in the Urban Capacity Study reflects the Government's Good Practice Guide of December 2000. Proposal RT.1 protects important amenity areas.

The Council has re-evaluated the open space areas that have been the subject of representations. These are considered under Issues 9.4 – 9.8. As a result a number of changes are proposed to ensure that important amenity areas are retained. The effect on urban capacity is minimal.

The Winchester District Open Space Strategy includes an audit of all recreational areas existing in the District at the present time, and this is updated annually. The Council is intending to undertake a more comprehensive audit, of all open space areas and recreational facilities in accordance with the requirements of PPG17, to supplement existing information. This will be prepared as soon as possible, but, in the interim, the Council will continue to use the recreational space standards set out in the Plan, which are based on National Playing Fields Association standards.

***Change Proposed** – none.*

Issue 9.2 RT.1 & RT.2 General

Representation:

Littleton & Harestock Parish Council (879/5)

Support proposals, particularly in Harestock, where there is low availability of open space and any erosion would be detrimental to its residents.

***Change sought** – none.*

Culver & St Michael's Roads Residents Association (1377/4)

Strongly support the wording of Proposals RT.1 & RT.2, together with the designations in Culver Road and St Michael's Road, Winchester. These are areas of amenity and recreational value.

***Change sought** – none.*

**Chief Executive's Department,
Hampshire County Council (1432/6,
1432/7), Estates Department, Hampshire
County Council (1434/37)**
Proposal RT.2 is not appropriately worded

City Council's Response to Representation

The support is welcomed.

Development of additional buildings for education purposes within school sites may lead to the loss of recreational facilities. All school playing fields and other recreational facilities have potential for shared community use, and their recreational value therefore needs to be recognised and protected. There is a shortage of recreational land in Winchester, when measured against the Local Plan standard, so there should not be any additional loss of facilities.

The recently revised PPG17 specifically includes school playing fields within the definition of open space of public value, and supports local authorities seeking opportunities to procure public use of privately owned land or facilities. This advice is reflected in Proposal RT.6, which allows the development of facilities for the public use of educational and private facilities.

Proposals RT.1 & RT.2 already allow for the provision of additional educational buildings, but it is appropriate that any development should be required to be ancillary to the main educational establishment on the site. Any applications for facilities would be treated on their individual merits, and recreational facilities affected by the development of an additional facility should therefore be replaced.

The City Council is aware of the Local Education Authority's

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

in relation to school sites. Open land within school sites may have amenity value (RT.1), but is not recreational land (RT.2) as it is not open to the public. Development for educational purposes within a school site should require the replacement of recreational facilities. The Proposal fails to acknowledge the role of the Local Education Authority. The County Council should be able to provide additional educational buildings, which should not necessarily have to be ancillary to the existing use.

Change sought – delete RT.1/RT.2 designations from school sites, or allow explicit exception to RT.1/RT.2 and other policies within the plan for LEAs.

Cala Homes (South) (468/47, 468/48), Bewley Homes plc & R Morgan-Giles (227/12)

These proposals are not positive enough in relation to the benefits of the relocation of existing recreation facilities. This could release new sites for development and provide enhanced recreational facilities. This is particularly true in the case of New Alresford.

Change sought – re-word the Proposal.

GOSE (261/60, 261/61, 261/62)

Criterion (ii) refers to other areas of significant value which are not shown on the plan. It is not clear how this accords with the advice in PPG 12 Annex A (paragraph 26), which states that the Proposals Map should illustrate each of the policies and proposals in the written statement. Draft PPG17 (paragraph 28) advises that sites to be protected because of their particular value to the community should be identified on the Proposals Map/schedule. Reference to “may be permitted”, in Proposals RT.1 and RT.2, does not provide certainty. PPG12 (paragraph 3.14) states that policies in development plans should provide the basis for considering planning applications.

Change sought – not specified.

primary role, but also of the potential value of the facilities on school sites to the local community. The appropriate protection for the facilities on school sites was extensively examined by the previous Local Plan Inquiry Inspector. In his Report (January 1997), he considered that it was reasonable to include areas of “playing fields, all-weather pitches and hard surfaced open games courts” within the designated areas of educational sites, and all the areas subject to Proposals RT.1 and RT.2 accord with his conclusions. Within the adopted Plan, all the designated areas on school sites have taken account of his recommendations.

The Proposals have been carried forward into the Review Plan with only very minor changes to the designated areas within educational establishments. The revised PPG 17 retains the same guidance on the need to retain playing fields and therefore they should remain subject to Proposals RT.1 and RT.2.

The main aim of Proposal RT.2 is to retain existing recreation provision. PPG 17 clarifies that land accommodating recreation facilities should only be developed where land or buildings are surplus to requirements. This is clearly not the case in New Alresford or in any other part of the District. The emphasis in PPG 17 is on the retention of recreational land, and the provision of better quality facilities. Recreational facilities should therefore only be relocated in exceptional circumstances, and the Proposal outlines the circumstances where this may apply.

PPG17 states that areas that are of particular value to a local community “should be recognised and given protection...through appropriate policies in plans”. The Plan contains appropriate policies for the protection of areas of important amenity value (RT.1), areas of significant local recreational value (RT.2) and areas of local ecological and wildlife value (C.9 and C.10). The Inset Maps for the settlements subject to Proposal H.2 show all the areas within the defined policy boundaries that are subject to Proposal RT.2. It would not be practical to identify all such areas within the rest of the District, as many are small-scale and/or located in the countryside. It is, however, accepted that the Proposal should clarify that these areas are identified and listed in the District Open Space Strategy, and a change to the wording is therefore proposed.

It is accepted that Proposals RT.1 and RT.2 should provide more certainty for the consideration of planning applications. A proposed change to the wording is therefore proposed.

Change Proposed – Proposal RT.1:

....Where there are substantial existing buildings or hard surfaced areas adjoining and within the same curtilage as an important open area, additional buildings or extensions to the main building ~~may~~ will only be permitted where:...

Change Proposed – Proposal RT.2:

....(ii) other recreational land or facilities of significant recreational value located outside the areas subject to

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

Proposal H.27, ~~which are~~ These areas are not identified on the Proposals and Inset Maps, but are shown in the Winchester District Open Space Strategy. ~~but which are nevertheless of significant recreational value.....~~

Issue 9.3 **MDA Issues**

Representation:

Save Barton Farm Group (175/5)

Barton Farm is open farmland and is a valuable informal recreation area for residents of north Winchester. This would be lost if it were turned into a built up area merely permeable by cyclists or pedestrians. Provision of a recreation ground or 'amenity area' on a new housing estate would in no way compensate the community for the loss of freedom to walk on Barton Farm.

Change sought – *abandon any plans to build on Barton Farm, and retain its current recreational value. Delete MDA area of search from the Plan.*

City Council's Response to Representation

The Local Plan has to meet the development requirements set out in the County Structure Plan, and this has to be achieved over and above other proposals to encourage informal recreation in the countryside. The City Council has a strategic requirement to identify a site for a reserve MDA at Winchester City (North), and must therefore undertake this process through its Local Plan. The identification of an Area of Search in the Deposit Plan formed the first part of this process. The background to this is covered in more detail in the response to Issue 12, which relates to New Communities.

The value of the area for informal recreation is recognised, and this will be taken account of, wherever possible, if an MDA has to be accommodated here. As Winchester City (North) is a reserve MDA, the Plan's countryside proposals will continue to apply in the area, unless the City Council is satisfied that a compelling justification for the release of additional housing land has been identified by the strategic housing authorities. This is already set out in paragraph 12.86 of the Plan.

Change Proposed – none.

Issue 9.4 **RT.1 Sites**

Representation:

Mr & Mrs Fraser (836/1)

Land adjacent to St. John's Croft, St. John's Street, Winchester, is not of sufficient amenity value to have an RT.1 designation. The roadside trees provide the only amenity value to the site. There are no views into the site and no public access. The Conservation Area designation is sufficient to protect the character and setting of the site. The site would be suitable for housing in accordance with PPG 3 criteria.

Change sought – *delete RT.1 designation from land at St Johns Croft, Winchester and allocate for residential development.*

City Council's Response to Representation

St John's Croft, Winchester

This site is one of a number of open areas that are important for the visual amenity they provide within the developed area of Winchester. Open spaces may perform this function whether they are in public or private ownership, and this is supported by PPG 17 on Open Space, Sport and Recreation. This defines open space as all open areas of public value, including important amenity greenspace, some of which may comprise land in private curtilages.

The St. John's Croft site is of considerable amenity importance, providing an important visual link with the adjoining green spaces to the north and south.

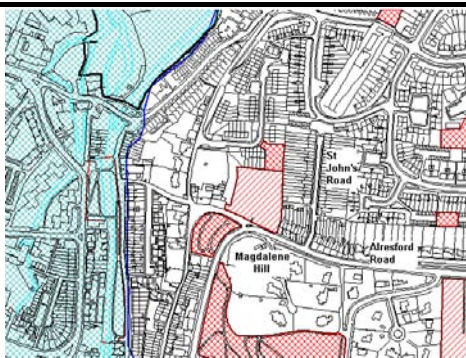
The site is a field with a rural character, which is unique in the Conservation Area, and is located on its north-eastern edge. The field has an important tree belt along the southern boundary, but its open and elevated nature is important to the Conservation Area's character and its immediate and wider setting. In relation to the immediate setting, the open site provides a setting for the adjacent buildings, some of which still remain rural in character. The retention of this undeveloped area also allows significant views into the central part of the City from the adjoining development. Proposal HE.4, supplemented by the Winchester Conservation Area Appraisal and Strategy, seek the protection of the setting of the

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

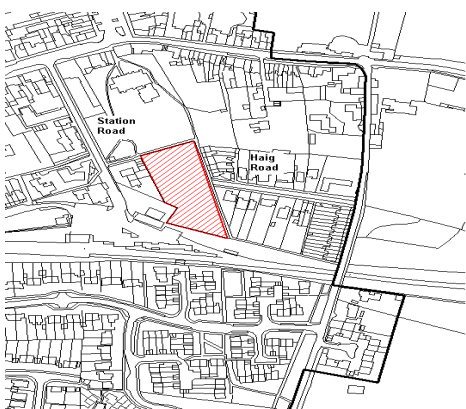


New Alresford Town Council (1386/2)

It may not be appropriate to designate the southern part of the church graveyard as amenity land.

If this designation is appropriate, then the northern part of the churchyard should also be so designated.

Change sought – amend Inset Map in relation to RT.1 & RT.2 designations in the church graveyard, New Alresford.



B K Purkiss (949/1)

The old railway cutting behind DeLucy Avenue, New Alresford, should be designated as subject to Proposal RT.1 and Proposal C.10. This land has a blanket tree preservation order and has been subject to several planning applications and appeals, which have been dismissed on the basis of harm to the environment.

Change sought – designate land behind De-Lucy Avenue, New Alresford, between Bridge Road and New Farm Road as RT.1 and C.10 land.

Conservation Area, and any built development on this site would be harmful to this aim. The open nature of the site should therefore continue to be protected. Whilst the Historic Environment proposals provide some protection to the site's value as an open, undeveloped site, they may not be sufficient on their own to resist development completely. It is therefore concluded that Proposal RT.1 provides the necessary additional protection, and should be retained.

The Churchyard, New Alresford

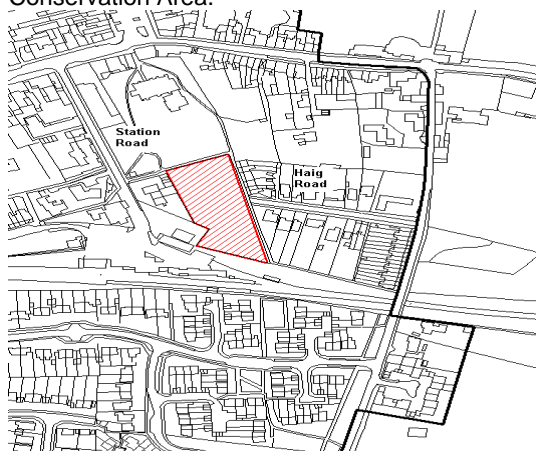
The Inquiry Inspector for the adopted Local Plan also concluded that the Proposal designed to protect important amenity space (Proposal EN.2 in that Plan) should not apply to churchyards in Conservation Areas. He considered that Conservation Area and/or Listed Building controls were adequate to control their appearance and character. This approach has also been applied in the Local Plan Review and the land referred to by Respondent 1386 is in the Conservation Area and clearly forms part of the churchyard. It should not therefore be subject also to Proposal RT.1 and a change is therefore proposed to delete the designation.

Former Railway Cutting, New Alresford

The area of the former railway cutting has been re-assessed. It is concluded that it is of value as an open amenity area and therefore should be subject to Proposal RT.1, in the section from Bridge Road eastwards to the policy boundary. A change is therefore put forward to reflect this. Proposal C.10 is designed to protect features of wildlife interest that are not the subject of specific designations. Local nature conservation designations cannot be made through the Local Plan process, as they are the responsibility of the County Council, using a different set of procedures. Any wildlife interest would, however, be protected by the operation of Proposal C.10 and the changes put forward to that Proposal and the related text under Issue 4.26.

Change Proposed – Inset Map 20:

- (i) delete RT.1 designation from part of churchyard in Conservation Area.

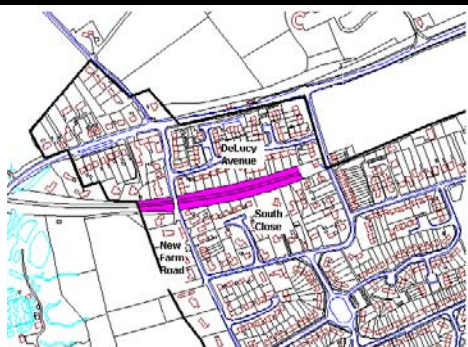


Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

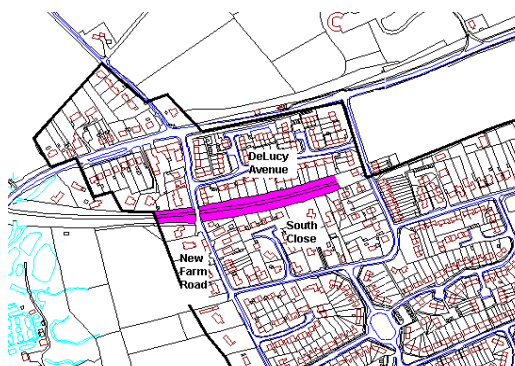
CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed



(ii) add RT.1 designation to former railway cutting to the rear of De Lucy Avenue (between rear boundaries of properties fronting Bridge Road and boundary with New Farm Road, and between New Farm Road westwards to the policy boundary).



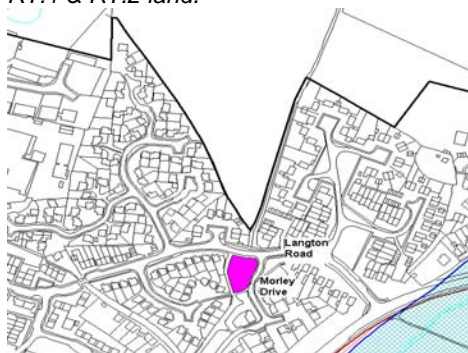
Issue 9.5 RT.1 & RT.2 Sites - Bishop's Waltham

Representation:

Bishops Waltham Parish Council (211/11), Bishops Waltham Society (212/20)

Open space at Langton Road/Morley Drive, Penfords Paddock and part of Green's Close, Bishops Waltham, were provided as part of developments consistent with Proposal RT.3. They should be accorded RT.1 & RT.2 protection. These spaces have both amenity and recreational value. The Open Space Strategy 2000/01 shows a shortfall of play space in Bishops Waltham that would be exacerbated by the expected additional dwellings.

Change sought – amend Bishops Waltham Inset Map to designate areas as RT.1 & RT.2 land.



City Council's Response to Representation

The Local Plan Review aims to maximise the use of urban capacity sites in making provision for additional housing, but it also aims to retain open areas of public value. PPG 17 includes smaller areas of amenity greenspace, provided within housing and other areas, within the definition of open space. They therefore should be protected from development where they have been laid out as public open space as an integral part of a development, are particularly important to the surrounding occupiers, and have been well-used for recreation over a period of time.

The Langton Road/Morley Drive and Penfords Paddock open areas are small open spaces provided within the surrounding housing developments, prior to the Open Space Funding System coming into operation. They therefore were not subject to the requirements of Proposal RT.3. They were, however, provided to meet the requirements of earlier Local Plan proposals, which required the provision of amenity space in all developments, and recreational space where appropriate.

The Green's Close area was, however, never intended or laid out as open space and was retained for the provision of future affordable housing.

It is accepted that the Langton Road/ Morley Drive and Penfords Paddock areas provide open areas of amenity and informal recreational value to the surrounding housing. They are, however, not large enough to be identified in the District Open Space Strategy. The City Council aims to secure the use of the larger Pondsides open space to meet the shortfall in children's play space in the town. This area is identified in the Open Space Strategy, and it is also subject to Proposal RT.4 in the Local Plan Review.

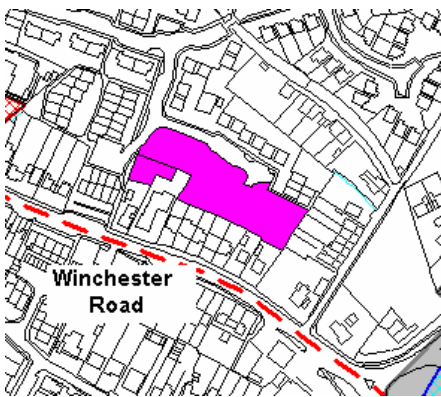
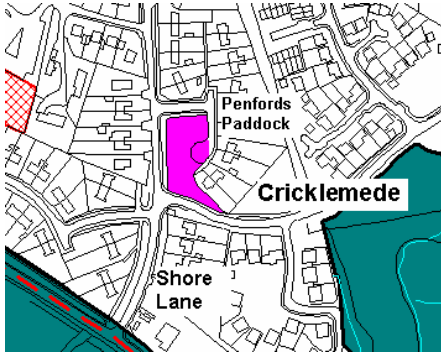
It has already been concluded, under Issue 6.9, that the Langton Road/Morley Drive and Penfords Paddock areas should not be included in the Urban Capacity Study, as, although small-scale, they are important open areas for the surrounding housing. They should

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed



therefore be retained as open areas. Green's Close, however, does not have significant recreation/amenity value, and it has therefore been concluded that the principle of housing development would be acceptable on this site. The proposed new housing is, however, likely to include a small area of amenity space which, if provided, should be protected in the same way as other open areas provided as an integral part of housing developments.

It has therefore been concluded that a new Proposal should be included to protect smaller open spaces from development, where they are an intrinsic part of the surrounding housing, contribute to its appearance, and have been well used for recreation over a period of time. The current adopted Local Plan includes a Proposal (EN.3), which is designed to protect all amenity space provided within developments. A similar Proposal and explanatory text are put forward as a change to the Deposit Review Plan, although it aims to protect only the most important small spaces. This should complement the urban capacity approach, as other small open areas may be suitable for the provision of housing.

There will also therefore be a need to clarify the wording of paragraph 6.17 in the Housing Chapter, to indicate that spaces suitable for development would exclude those with an important amenity or recreational value to individual developments.

Change Proposed – new sub-heading, paragraph and Proposal:

Add new new sub-heading, paragraph and Proposal after existing paragraph 9.11.

Smaller Important Open Spaces”

In addition to identified open areas, there are often other smaller areas of open space which are an intrinsic part of the surrounding housing. They are too small to be separately identified, but they have generally been provided in conjunction with the surrounding development, contributing to its appearance, and providing opportunities for informal recreation. Where they have been well-used for this purpose over a long period of time, they should be retained. They should only be developed if the buildings to which they relate are redeveloped. Where this takes place, new open areas should be created in accordance with other Proposals (particularly DP.3, DP.5, DP.6 and RT.3).

Proposal RT.xx

Built development will not be permitted on important small areas of open space provided within housing developments, where they:

- (i) contribute substantially to the appearance of the surrounding area; and***
- (ii) have been well used as informal recreational space over a period of time.***

Proposals to redevelop the housing and open spaces comprehensively will only be permitted where they meet the requirements of Proposal DP.3, DP.5, DP.6, RT.3 and other relevant proposals of this Plan.

Change Proposed – paragraph 6.17(Housing Chapter):

Amend first bullet point.

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

-
- *minor open spaces, often provided in association with former development, but which may no longer fulfil their original purpose which are not of significant local amenity or recreational importance;*
-

Issue 9.6 **RT.1 & RT.2 Sites – Denmead**

Representation:

**Chief Executive's Department,
Hampshire County Council (1432/5)**
Land at the southern end of Denmead Junior School should not be subject to Proposal RT.1 as it is not visible from the surrounding housing.
Change sought – not specified.

City Council's Response to Representation

All school playing fields have an amenity value as they provide a setting for the school buildings. PPG 17 recognises their importance as open space of public value, and advises that local authorities should take account of the multiple functions open spaces perform, including visual functions. Although school playing fields may not always be visible from the surrounding housing areas, they may provide green lungs within developed areas, and therefore have an amenity value. They should therefore always be subject to Proposal RT.1 in addition to RT.2.

Change Proposed – none.

Issue 9.7 **RT.1 & RT.2 Sites – New Alresford**

Representation:

Sun Hill Infant School (316/1)
The recreation area in the north-eastern part of the Sun Hill Infant School site should be included in the RT.1/RT.2 designation.
Change sought – amend Inset Map 20 to include additional RT.1/RT.2 designation.

City Council's Response to Representation

The areas within school sites that are subject to Proposals RT.1 and RT.2 are all playing fields or hard surfaced open games courts. The defined area at Sun Hill Infant School is consistent with previous Local Plan Inquiry Inspector's recommendations on the areas that should be included within the designations within school sites. It therefore includes playing fields, all weather pitches and hard surfaced open games courts. The open area in the north-eastern part of the School is not pitched out or suitable for playing field use, and therefore is not appropriate for inclusion in an RT.1/RT.2 designation. Although school sites may have open areas of amenity value outside areas used for sports provision, such areas have not been separately identified.

Change Proposed – none.

Issue 9.8 **RT.1 & RT.2 Sites – Winchester**

Representation:

Mr & Mrs Whitear (1170/1), T Saville (1171/1), Mr & Mrs Kirby (1172/1), A Lee (1173/1), Mr & Mrs Blaxland (1378/2)
The open space at Dyson Drive/Francis Gardens, Abbots Barton, is important as a visual amenity and as an informal local kickabout area and play space. The land should therefore not be developed. The

City Council's Response to Representation

Land at Dyson Drive, Abbots Barton

This site has already been considered under Issue 6.9 (Housing: Urban Capacity Study), which recognises the value of the area as a local amenity, and concludes that the site should not be included in the Housing Monitoring Report. It suggests that the area should be designated as an important amenity area, subject to Proposal RT.1. The Open Space Project Officer has also assessed the recreational value of the site, and concluded that it does function as a casual playspace, and should therefore be subject to Proposal RT.2 in addition. A change is therefore put forward to reflect these additional designations.

Any application for TPOs on the trees should be referred to the

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

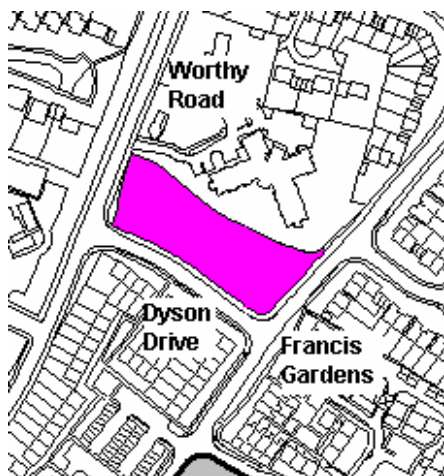
CHAPTER 9: RECREATION & TOURISM

Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

trees on the site should be subject to TPOs. Any development in the Abbots Barton area should be restricted to the blocks of garages that overlook the greenway on Chaundler Road.

Change sought - re-instate the Important Open Amenity Area designation on land at Dyson Drive/Francis Gardens, Abbots Barton, Winchester. Confine future development in Abbots Barton to the two blocks of garages adjacent to Chaundler Road. Preserve the mature trees on the site.



V Smith (1182/1)

Support Proposal RT.2, which should apply to land at Nursery Gardens, Winchester. This undesignated open space is threatened by the wording of paragraph 6.17. The area is used for recreation by many local residents and is a safe place for children to play. The trees and vegetation are a rich habitat for wildlife. An open area so close to the city centre should be retained.

Change sought – designate land at Nursery Gardens, Winchester, as RT.2 land.

Council's Arboriculturalist for consideration, but this would be carried out outside the Local Plan process.

The Government and the Council are promoting development on brownfield sites and the re-development of garage blocks could make a useful contribution to housing requirements, provided that they could be secured for a satisfactory development scheme. No change to the Plan is necessary to achieve this.

Land at Nursery Gardens

The support for Proposal RT.2 is welcomed. This area is a small area of open space laid out as an integral part of the surrounding housing development.

The site was originally shown as a good opportunity site for development in the 2001 Urban Capacity Study, but it has now been re-assessed in relation to its value as open space. It is concluded that the site does provide an important area of open space for the surrounding housing, and therefore should not be developed. It will therefore be deleted from the revised Urban Capacity maps included in the Housing Monitoring Report.

The site would be protected by the new Proposal put forward as a Proposed Change in response to Issue 9.5, which seeks to retain small important open spaces provided within housing developments.

It is also accepted that the wording of the first bullet point in paragraph 6.17 should be modified to clarify the circumstances where minor open spaces might be considered suitable for development. A complementary change to this paragraph is therefore also proposed under Issue 9.5.

Land at Erskine Road

The land at Erskine Road provides informal open space for the surrounding housing area, and it is important to retain such areas within the developed area wherever possible. It is considered that the loss of the northern part of this open space would be harmful to the character of the surrounding area as the whole open area provides an attractive and accessible amenity for the adjacent housing. No change to the designations is therefore proposed.

Land at Peter Symonds College

There is a current land shortfall of 26.3 hectares for sports provision in the Winchester area, when measured against the Local Plan standard, and playing fields form a major part of that provision. This shortfall is expected to increase by an additional 12.1 hectares with the additional housing development expected in the area in the period up to 2011. It is therefore vital that any existing facilities, including those in educational and private establishments, are retained.

The playing fields lying between Andover Road, Berewecke Road and Berewecke Way have an amenity and recreational value that should be retained. In PPG 17, playing fields of educational establishments are included within the definition of open space of

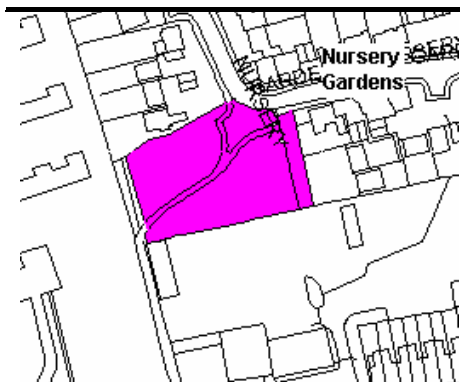
Winchester District Local Plan Review

Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation. *Change sought.*

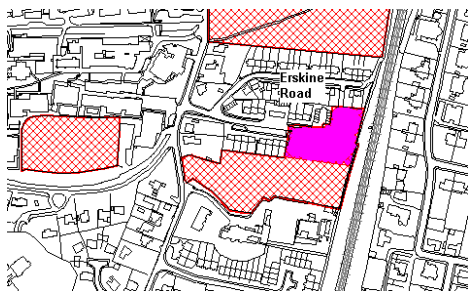
City Council's Response to Representation *Change Proposed*



Defence Estates (306/8, 306/9)

Land at Erskine Road is not considered to have important amenity or recreational value in view of its close relationship with existing housing and other parks in the vicinity. The deletion of this part of the open space would not have a harmful impact on the character and appearance of this area, or the amenities of local residents.

Change sought – delete RT.1 & RT.2 designations from land at Erskine Road, Winchester.



Peter Symonds' College (1169/1)

The RT.1 & RT.2 designations effectively prevent any development on the Berewecke Road playing fields. The limited undeveloped area of the main campus, and the RT.1/RT.2 designations on the playing fields north of Hatherley Road, means that the college would need to look at the Berewecke Road land for any Government-driven expansion. Sympathetic development on part of these fields could be unobtrusive and retain visual and recreational amenity.

Change sought – delete RT.1 and RT.2 designations from land at Berewecke Way, Winchester.

public value. It is also Government policy that playing fields should normally be protected from development, and Proposals RT.1 and RT.2 reflect this guidance.

It is recognised that educational establishments will from time to time have operational needs for additional built development. Proposals RT.1 and RT.2 would allow for built development ancillary to the main college, subject to the retention of the playing fields. The Proposals also allow, in exceptional circumstances, for a playing field to be lost, provided that the facilities are replaced with some of equal community benefit in a nearby location. The Proposals are consistent with Government guidance in this respect, and therefore there is no justification for deleting the RT.1 and RT.2 designations from this site.

Land at Berewecke Way

It is not appropriate to consider the future use of land at Berewecke Way on the basis of the current temporary use of the site, which is accommodating the buildings of St Bede's School. This was allowed as a temporary exception to policy while the school resolved the effects of serious flooding.

The land is defined by a thick hedge along Berewecke Way, forming a clear boundary to the edge of the field. Although this part of the field is currently not in use by the temporary users of the site, it is not accepted that this part of the site is of a markedly different character to the rest of the RT.1/RT.2 designation but, when the whole area reverts to an open use, it clearly forms part of the site as a whole, and therefore the RT.1/RT.2 designation should be retained.

Kingsgate Park

The land at Kingsgate Park is an attractive open space adjacent to Winchester College. The area is subject to designations as important amenity and recreational space in the adopted Plan. Similar representations to those submitted on the Deposit Review Plan were considered by the Local Plan Inquiry Inspector, who concluded that the joint designation should be retained. He considered development on this part of the park would seriously affect the area's visual amenity and the setting of the College. This would continue to be the case if development were permitted on the St Cross Road frontage. No change to the designations is therefore proposed.

Winton House, Andover Road

The open land around Winton Lodge and Ashbourne Lodge, Andover Road, is subject to RT.1 and RT.2 designations, in recognition of the amenity and recreational value of the site. The County Council intends to relocate the Social Services uses on the site, and would like to develop a major part of the site for housing.

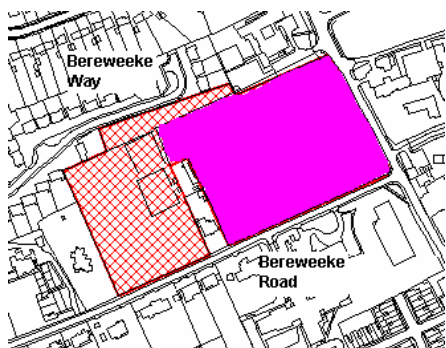
The previous Local Plan Inspector noted the history of the site, and was aware of a proposed new vehicular access which was to cross the playing field area to serve Winton House. The access is now in place, and, in view of his knowledge of the County Council's

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

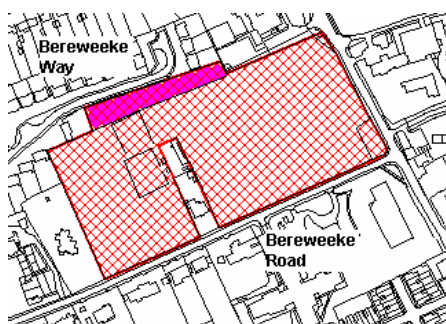
City Council's Response to Representation
Change Proposed



Christes Hospital School Foundation (833/1)

Land at Berewecke Way is of markedly different character and appearance to the adjacent playing fields. It is not of significant amenity or recreational value. This site would be suitable for housing in accordance with PPG3 criteria.

Change sought – delete RT.1 & RT.2 designations from land at Berewecke Way, Winchester and allocate for residential development.



Winchester College (884/2)

The College has limited opportunities for development, and the street frontage to St Cross Road, between Chernocke House and Antrim House, is suitable for development.

Change sought – delete RT.1 & RT.2 designations from land at St Cross Road.

County Estates Practice, Hampshire County Council (1434/48 & 1434/49)

The RT.1 and RT.2 designations currently apply to car parks and circulation areas on the Winton House site, which should be excluded. Much of the land within the site is incidental 'minor open space', which

intentions, the Inspector concluded that the (then) EN.2 (now RT.1) and RT.2 designations should remain. Any proposed development of the site should therefore compensate for the loss of the former playing field and the recreational value of the remainder of the site.

The access road and additional car parking at Winton House were implemented to serve the training centre use, after the Local Plan Inquiry Inspector prepared his report. It is now proposed that the training centre use should be relocated.

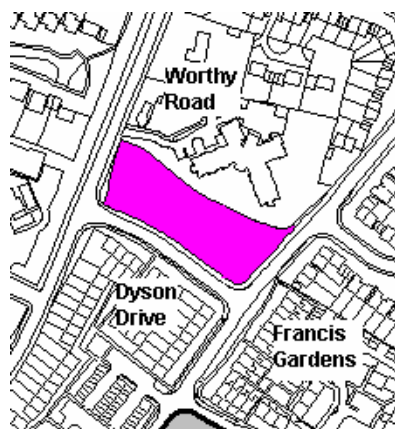
The RT.1 and RT.2 designations on the site have been re-assessed, and it has been concluded that they should be retained, with the exception of the car parking area to the east of Winton House. A change is therefore put forward to reflect this.

Land at Winchester Prison

An area of land within Winchester Prison is subject to an RT.2 designation in the Deposit Local Plan. This land is not the subject of a representation, but, although the designation was carried through from the adopted Local Plan, the land is clearly not of potential public benefit. In addition, planning permission exists for an additional accommodation block on the land. It is therefore proposed that the RT.2 designation should be deleted.

Change Proposed – Inset Map 45 Winchester North:

- (i) Add RT.1/RT.2 notation to the open area at Dyson Drive, Abbots Barton.



- (ii) Delete RT.1/RT.2 notation from the car parking area to the east of Winton House, Andover Road.

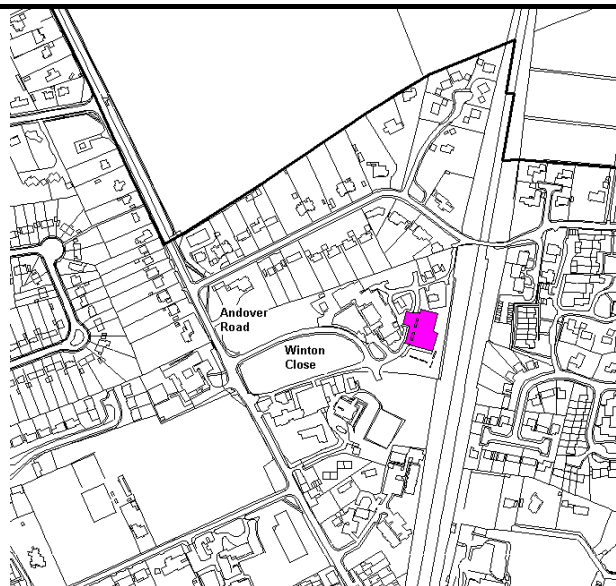
Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

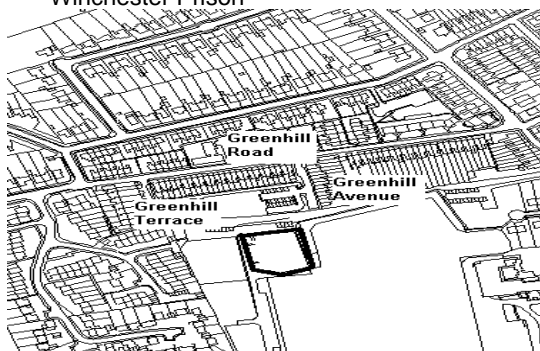
Summary of Representation. *Change sought.*

City Council's Response to Representation *Change Proposed*

paragraph 6.17 of the Plan recognises may be an additional source of urban capacity.
Change sought – delete RT.1 & RT.2 designations from land at Winton House, Winchester. Consider this land as minor open space under paragraph 6.17.



(iii) Delete RT.2 designation from the area of land within Winchester Prison



Issue 9.9 **RT.3**

Representation:

GOSE (261/63, 261/58, 261/59)

Proposal DP.3 (viii) is cross referenced with this policy although both policies do not appear wholly consistent. The policy appears to conflict with Circular 1/97 Planning Obligations (paragraph B12), which makes it clear that developers should not be expected to pay for existing deficiencies. It is not clear how the Plan reflects the advice in draft revised PPG17

City Council's Response to Representation

Consistency with Circular 1/97 and Proposal DP.3

Proposal RT.3 is carried forward from the adopted Local Plan without any changes, except for some simplification of the wording.

Circular 1/97 was published after the Inquiry Inspector prepared his report for the Plan that is now the adopted Plan. At the subsequent Modifications stage, the Government Office was concerned that the Proposal and text was not fully consistent with Circular 1/97, and therefore detailed discussions were held with them in order to overcome their objection. As a result of these discussions, a number of changes were made to the Proposal and text, to achieve full consistency with Circular 1/97. Changes were also made to the way that open space contributions are assessed to reflect these changes.

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

(para. 16) for planning authorities to adopt policies based on an assessment of qualitative and quantitative needs and for planning policies and proposals to reflect the existing provision.

Change sought – not specified.

Westbury Homes (Holdings) Ltd (469/8)

The policy or supporting text should clarify where there are areas of deficiency in public open space or where this information can be obtained. The payment of open space contributions should not be required where it cannot be demonstrated there is local deficiency.

Change sought – clarify when contributions should be provided.

Bishops Waltham Parish Council (211/12), Bishops Waltham Society (212/21)

Land that has been provided by this proposal, or its predecessors, should be protected from development. For Bishop's Waltham this would remove from the Urban Capacity Study Table 1 ID numbers 37 (Morley Drive), 54 (Penford's Paddock) and part of 36 (Green's Close). There is already a shortfall of children's equipped and casual play space in Bishop's Waltham that would be worsened without this provision.

Change sought – add text to indicate that these areas will be listed in the Open Space Strategy and given the protection equal to Proposals RT.1 and RT.2.

Cala Homes (468/49 – 468/60)

Structure Plan Policy MDA1 states that provision should be made at MDAs for the integration of formal and informal recreation and leisure facilities. Neither this policy, nor the Open Space Strategy address the means by which recreation demands arising from existing and new development can be met through the provision of such facilities at Winchester City (North) MDA. Neither the Open Space Assessment, nor the Open Space Strategy justify the requirement for 2.8 ha of open space per 1,000 population, which is in excess of the NPFA standards.

Change sought – not specified.

R Backhouse (1174/1)

In the Government Office's view, the Proposal should be amended to clarify that contributions would only be sought for improvements in recreational space, where new development would exacerbate existing deficiencies (to achieve consistency in particular with Circular 1/97 paragraph B17(v)). It was accepted by the Government Office that most new housing, however small the development, would exacerbate an existing deficiency in the facilities expected to serve that development. In locations where qualitative or quantitative deficiencies could be identified in the children's play or sports facilities, it would therefore be appropriate to seek contributions in proportion to the needs of each housing development.

Since any contribution sought would be related to the needs of each development, in scale and kind, it also accords with paragraph B12 of the Circular. The Proposal refers to the principles of the Open Space Strategy, which sets out local deficiencies. The Strategy is revised annually to ensure that the nature of these deficiencies is kept up-to-date.

Following these discussions, the phrase "where a deficiency exists" was added to the Proposal at the request of the Government Office. Further amendments were proposed to the Proposal and text, and the Government Office subsequently confirmed that the changes would meet their objections.

The recently revised PPG 17 also supports the City Council's approach. It states, in paragraph 33: "Planning obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreational provision. Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs".

The Proposal in the Deposit Local Plan Review is based on the same approach as the adopted Plan, and is consistent with the advice in PPG 17. The Council therefore fails to understand why the Government Office has objected to the Proposal on this basis. The Council went to considerable lengths to agree with the Government Office revised wording that would meet the requirements of Circular 1/97. No further amendment to Proposal RT.3 and the related text is therefore considered necessary.

Proposal DP.3 (viii), which cross-refers to Proposal RT.3, allows development to be permitted where it provides adequate recreational space. This would need to be in accordance with its detailed provisions and the way Proposal RT.3 is applied to each individual development. This is fully explained in the text relating to Proposal RT.3. It is therefore concluded that there is no inconsistency between the two Proposals.

Information on Open Space Deficiencies

The Plan sets out, in paragraph 9.18, that open space facilities are assessed in terms of the land available, their accessibility from

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

Change of use from commercial to residential in the centre of Winchester should not require an open space contribution when it is the policy to encourage residential development in the city centre.

Change sought – *apply discretion in seeking contributions, where they appear to conflict with other policies, especially where there is not much evidence of need.*

housing areas, and their quality and standard. Deficiencies may exist in any of these aspects, and these are set out by parish and for Winchester in the Open Space Strategy. It is more appropriate to identify deficiencies in the Strategy, as it allows the inclusion of more detail than the Plan and can be updated annually.

It is accepted that paragraph 9.20 could refer specifically to the inclusion of information on deficiencies in the Strategy and an amendment is therefore put forward.

No contributions are sought where no local deficiencies are identified, but the information would be too detailed for inclusion in the Local Plan. The Strategy is the relevant background document and this clarifies where and for which facilities a contribution would or would not be sought, updated on an annual basis.

Provision of New Open Space Facilities

All land identified as a recreational facility in the Open Space Strategy is subject to Proposal RT.2. These sites are either identified on the Proposals and Inset Maps, where they lie within settlement boundaries, or they can be unidentified, where they are located in areas subject to countryside policies.

Where new areas are provided through Proposal RT.3, and they are large enough to serve a locality rather than an individual development, they are included in the Open Space Strategy, when they have been brought into recreational use. It would be appropriate to refer to this in paragraph 9.20 and a change is therefore put forward.

Other important smaller areas of open space, provided within housing, are often too small to be separately identified in the Open Space Strategy, or to be subject to Proposals RT.1 or RT.2. Their importance to the areas where they exist has already been recognised in the response to Issue 9.5. The inclusion of a new Proposal is proposed to protect these smaller open spaces where they have a recognisable amenity or recreational value. It is therefore also proposed that the Langton Road/ Morley Drive and Penfolds Paddock areas should be deleted from the Housing Monitoring Report. It is not, however, accepted that Green's Close is an important open area, as it has always been reserved for additional affordable housing and is the subject of a recent planning permission.

The Local Plan Recreational Space Standard

PPG 17 recognises the importance of both formal and informal open space facilities. The Local Plan's standard is equivalent to the NPFA's standard in the children's play and outdoor sports categories, but it exceeds the NPFA total, because it also includes a standard for general informal use. It is entirely appropriate that both informal and formal facilities should be addressed in the Local Plan standard.

The final version of PPG17 (July 2002) states that planning authorities should adopt policies based on an assessment of needs.

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

Proposal RT.3 outlines how the Council will seek recreation provision in association with new developments where there are existing deficiencies. Proposal RT.4 allocates land specifically for recreation in and around various settlements where deficiencies in provision have been identified. RT.3 and RT.4 refer to the Winchester District Open Space Strategy, which identifies the existing provision and recreational deficiencies in quantitative and qualitative terms. The Strategy is updated annually. It is therefore considered that the Plan policies are based on a very thorough assessment of need, and do take account of existing provision.

Despite this, the Council recognises the new obligation placed on local authorities by PPG17 to undertake thorough audits and needs assessments of open space, sports and recreational facilities provision and to develop locally based standards based on these assessments. These standards are to be reflected in the Local Plan. Accordingly, an amendment is proposed to the text related to RT.3, which refers to standards, to reflect the Council's commitment to undertaking such assessments. It is considered reasonable to follow the existing standards in the meantime, particularly bearing in mind that they represent a qualitative and quantitative assessment of need and provision on a settlement-by-settlement basis and are updated annually.

Provision at Winchester City (North)

Development at Winchester City (North) MDA would be expected to provide recreation and leisure facilities in accordance with Proposal RT.3. The area is currently only a reserve MDA and therefore it would not be appropriate to consider the details of how open space might be provided at this stage. Should the area be confirmed as an MDA, further details of any specific requirements, including any potential for integration with facilities in the adjoining developed area, will be identified through the preparation of a Masterplan.

Open Space Contributions for Town Centre Sites

New housing developments on city centre sites generate a need for improvements to recreational space in the same way as developments elsewhere. There is therefore no conflict between the Proposals, and it is entirely appropriate that that a town centre development should provide for improvements where the need for them is generated by such developments.

The Open Space Strategy clearly shows that there is a need for additional land and improved facilities in both children's play and sports provision in the built-up area of Winchester. The Local Plan encourages new residential uses in town centre locations, but Government advice in PPG 3, at the same time as encouraging more efficient use of land for housing, also stresses the need to ensure that adequate open space is provided in association with new housing developments. It is not therefore appropriate that the policy should be relaxed as requested by Respondent 1174.

Change Proposed – new paragraph:

Add new paragraph after existing paragraph 9.14:

The Winchester District Open Space Strategy identifies the existing

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

provision and recreational deficiencies in quantitative and qualitative terms on a settlement-by-settlement basis and is updated annually. This reflects local requirements, although the quantitative assessment of deficiencies is based on the NPFA standard as described in 9.13 and 9.14. The Council is currently undertaking a District-wide audit of open space and a needs assessment of the recreation requirements of residents and visitors. This may result in the creation of revised standards which would supersede those currently referred to at 9.13 above.

Change Proposed – paragraph 9.20:

The City Council's Open Space Strategy identifies deficiencies in the area, standard, quality or accessibility of children's play and sports facilities. It also suggests how additional recreational demands created by new housing development could be met within each Parish and within Winchester City. These suggestions take account of the anticipated scale and location of new development over the period of this Local Plan. The Strategy is revised annually and supplements this Local Plan. New areas of open space provided as a result of Proposal RT.3, or through alternative means, will be included when they are in recreational use. The Strategy # will be used to assess the additional need for open space generated by each housing development.

Issue 9.10
RT.4 – Principle

Representation:

GOSE (261/64)

Criterion (i) is contrary to paragraph 3.14 of PPG12 as it appears to delegate the criteria for decisions on planning applications to SPG (ie the Open Space Strategy)

Change sought – not specified.

Winchester Landscape Conservation Alliance (333/11)

The reference to working with Parish Councils should also include the un-Parished Wards of Winchester, so that their representatives will be included over the uses of any site for recreation that may impact on them. The use of sites that may be outside Winchester, by residents of the City, may have an effect on areas beyond the confines of the sites themselves.

Change sought – after “relevant Parish Councils” add “and the representatives of un-Parished wards and their community groups”.

English Nature (251/13)

City Council's Response to Representation

Proposal RT.4 promotes improvements in recreational provision generally in the settlements, but it also applies to particular areas of land adjacent to the larger settlements with the most serious shortfalls, taking account of additional development likely to take place during the Plan period. The areas identified are sufficient to meet current and anticipated shortfalls, based on the application of the Deposit Local Plan's Recreational Space Standard.

It is intended that an updated local assessment of recreation facilities will be undertaken, in accordance with the requirements of PPG 17. It is, however, unlikely to be complete before the publication of the revised Deposit Plan. Should the assessment result in the need for revisions to the Local Plan Recreational Space Standard, and consequently the areas required to meet shortfalls, Pre Inquiry Changes will be put forward.

The Government Office's objection appears to refer to paragraph 3.17 of PPG12. Proposal RT.4 generally allows for all types of improvements in recreational land and facilities. These may include the provision of additional land areas, or improvements in the standard, quality or accessibility of existing facilities. The larger scale shortfalls in the larger more sustainable settlements are identified in the Local Plan, and are the subject of specific land allocations. The nature of the specific shortfalls that these areas are designed to meet is publicly available in a report to Winchester City Council's Local Plan Committee, but it is too detailed for inclusion in the Local Plan. The Strategy includes more details of the type of facilities that should be included within these areas eg whether each area should accommodate equipped children's play or

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

The nature conservation value – including any designations – should be considered before land is allocated to meet any shortfalls. The recreational use of these areas should not result in a reduction in the conservation value.

Change sought – not specified.

sports facilities, having regard to specific local deficiencies. It also includes details of the smaller scale improvements needed to recreational space throughout the settlements of the District, which would also be permitted through Proposal RT.4.

It is not therefore considered that Proposal RT.4 (i) delegates the criteria for decisions to SPG, as the Strategy merely amplifies the type of provision needed to meet shortfalls in the defined areas and details other smaller scale improvements relating to identified local shortfalls. Paragraph 9.25 amplifies this further by describing the contents and purpose of the Open Space Strategy. As such, it is considered that the Proposal RT.4, and criterion (i) in particular, are in accordance with the advice contained within paragraph 3.14 of PPG12, which refers to the need to avoid excessive detail in plans. It also refers to the use of supplementary planning guidance “as a means of setting out more detailed guidance on the way in which the policies... will be applied in particular circumstances or areas”.

The Winchester built-up area is un-parished, and therefore does not have the benefit of a parish council for consultation purposes. It is accepted the use of land for recreation purposes would be of interest to the wider community of Winchester and that it would be of benefit to consult appropriate community representatives. A change similar to the wording suggested by Respondent 333 is therefore put forward.

Proposal RT.4 states that any proposal for improvements in recreational land should accord with all other relevant proposals of the Plan. This would include consideration of nature conservation issues under Proposals C.8 – C.10, where appropriate, and the proposed changes to them under Issues 4.24 – 4.26 of this document.

Change Proposed – paragraph 9.24:

The City Council will work with the relevant Parish Councils and appropriate community representatives within the Winchester town area to secure the appropriate recreational use of these sites.

Issue 9.11 **RT.4 – Bushfield Camp**

Representation

Church Commissioners (224/9)

Bushfield Camp would be suitable for a mixed use development, achieved through a masterplan that reflects the capacity of the site for far more than just recreational and park-and-ride uses.

Change sought – amend Proposal to reflect the suitability of the Bushfield Camp area for recreational provision as part of a comprehensive mixed use proposal to include uses such as housing, commercial

City Council's Response to Representation

There is a clear and established need for additional playing fields for the Winchester area, and they need to be provided in locations which are as accessible as possible to their potential users. In view of the relatively extensive areas of land required, the only possible locations are on the edge of the City. Recreational uses are acceptable within areas subject to countryside proposals, subject to environmental considerations, and are particularly encouraged in locations adjacent to settlements and within Gaps.

Three additional areas have been reserved, primarily for additional sports grounds, to serve the needs of the Winchester area to 2011. As set out in paragraph 11.22 of the Winchester Chapter, it has been concluded that the Bushfield Camp area is the most appropriate location and should be the first priority for development. It is also currently allocated for recreational use in the adopted Local

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

uses, park-and-ride and open space.

Plan.

M Charrett (1370/3)

Support the proposal for additional and improved recreational facilities, but not if the provision would urbanise sites such as Bushfield Camp. Provision of recreational facilities or park and ride schemes on the site, should not destroy the countryside setting, by urbanisation in the form of sodium lighting on columns and the erection of buildings.

Change sought – not specified

To provide a background to the Local Plan Proposal for Bushfield Camp, the City Council prepared the Bushfield Camp Study. This Study concluded that the area is ideally suitable for a recreational use, with the possible addition of a Park and Ride facility. It also stated that "there is no place for significant built development" within the area. There is an identified shortfall of recreation provision for Winchester City, particularly for playing fields, and this site, together with others around the edge of the urban area, represent the only real opportunities for any substantial new open sports provision.

This site would provide more accessible facilities for the southern part of the City. Such a use could be compatible with the countryside and Local Gap designations that also apply to the site. It is therefore considered important that the RT.4 designation remains on this area of land. Proposals W.2 and W.3 contain more details on the Council's intentions for the site and the objectors comments in relation to the mix of uses and possible Park and Ride are dealt with more fully under the responses to Issue 11.4 and 11.5 (in relation to Proposals W.2 and W.3).

Any development for recreational purposes on the site would have to respect the setting of the site within the countryside and the Local Gap. Although it is likely that there would need to be development of certain infrastructure in relation to any open recreational use, proposals would need to comply with the Plan's Countryside Proposals (C.1-C.27) and, in particular, with Proposal C.4, which restricts built development within Local Gaps. It is therefore not considered necessary to amend Proposal RT.4, in order to protect the character and appearance of the area.

Change Proposed – none.

Issue 9.12

RT.4 – Courtenay Road

Representation:

Save Barton Farm Group (176/7), Heron Land Developments (204/4), C Sealey (348/3)

The wider Winchester City (North) area is valued for informal recreation and its wildlife value. More intensive forms of recreation and associated development in the allocated area could diminish the physical and visual qualities of the Strategic Gap. The shortfall of playing fields in Winchester should be met within the Winchester City North (MDA). Existing playing fields nearby are under-used and there would be problems with additional traffic in nearby roads.

City Council's Response to Representation

The general shortage of land for formal recreation and play space within the Winchester urban area is likely to be exacerbated with the anticipated additional housing expected in the Winchester area up to 2011. The land north and west of Courtenay Road is required to meet these needs, irrespective of any possible MDA development at Winchester City (North).

Areas on the edge of the existing urban area offer the only realistic opportunities for providing substantial areas for formal recreation. Any recreational use of the site would have to respect its character, wildlife value, setting within the countryside and a Local Gap, and comply with the Countryside Proposals of the Plan (C.1-C.27). Proposals would need to take particular account of Proposal C.4, which would restrict built development within the Local Gap. They would also be subject to evaluation of the traffic effects and would need to comply with the transport policies of the Plan.

Any future MDA would have to meet its own requirement for recreational space, arising from the MDA development itself, which

Winchester District Local Plan Review
Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

Change sought - retain local gap between Winchester and Headbourne Worthy. Delete formal recreation/playing fields designation. Include Proposal to meet shortfall of playing fields in Winchester area in the Winchester City (North) MDA. Require further study of appropriateness of area to serve local communities.

Cala Homes (468/64)

This area should only be used for recreation as part of the Winchester City (North) MDA development.

Change sought – include land within a wider MDA site. Include proposals for recreation within a Development Brief for the area.

L Clarke (923/3)

This land should only be developed for recreation if the MDA at Winchester City (North) is triggered.

Change sought – add “subject to the completion of the MDA” to the RT.4 site at Courtenay Road, Winchester.

Heron Land Developments Ltd (204/4)

Structure Plan Policy MDA1 states that MDAs provide opportunities to provide for the recreation needs of the wider community. Land should be allocated for formal recreation within the MDA area.

Change sought – delete the RT.4 allocation from land at Courtenay Road, Winchester. Allocate land for this purpose within the Winchester City (North MDA).

would be required in addition to this RT.4 allocation. It would not be appropriate to require the MDA to provide recreational facilities to meet an existing shortfall in the Winchester area. Should the MDA be confirmed, the requirement for recreational space would be considered in more detail as part of the preparation of a Masterplan. The RT.4 allocation north and west of Courtenay Road would, however, be well-placed to provide an opportunity to link the recreational provision with that of any future MDA. The technical work leading to the definition of a study area for the reserve Winchester City (North) MDA site has already examined a wider study area, and concluded that the Courtenay Road area should not be included in the Area of Search that was shown in the Deposit Local Plan.

Change Proposed – none.

Issue 9.13
RT.4 – Stockbridge Road /
Harestock Road

Representation:

B Rice (1032/1), C Rice (1152/1)

Support proposals for the strategic gap between Littleton and Harestock, provided the recreation development proposed does not include any significant buildings. Oppose the proposals for an MDA at North Winchester.

Change sought – not specified.

D Briggs (967/6)

City Council's Response to Representation

The support is welcomed.

A number of respondents have commented on the defined boundaries of the RT.4 designation north of Winchester at Stockbridge Road / Harestock Road. The appropriateness of the boundary has therefore been re-examined. It is not the intention to displace existing businesses, and therefore the Harestock Stud site should be excluded from the RT.4 designation. The site at the corner of Harestock Road and Kennels Lane is an existing smallholding, and therefore should remain excluded from the designation. The land north of Harestock Road referred to by Respondent 355 is undeveloped land, and, although adjacent to existing housing and screened by trees, it could readily form part of a wider recreational area.

This area is one of three areas identified to meet the wider

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

Support the allocation of land north of Stockbridge Road/west of Harestock Road, Winchester for recreation. The use of this land will underpin the context of the local gap, maintain and improve the character of this land and provide space for necessary recreational facilities.

Change sought – none.

D Briggs (967/5)

The stables and adjoining land half way along Kennel Lane are marked as RT.4 land. The land at the corner of Harestock Lane and Kennel Lane should be similarly included.

Change sought – include land to the south west of the junction of Harestock Road and Kennel Lane within the RT.4 designation on the adjoining area north of Stockbridge Road/West of Harestock Road.



A Sutton (1388/1)

The RT.4 designation covers Harestock Stud and would affect three businesses and associated accommodation.

Change sought – not specified.

Messrs Welch (355/3)

Land north of Harestock Road should not form part of the RT.4 designation, as it is well screened and substantially surrounded by housing. There is adequate land to the north west and west of the land to serve any recreational purpose.

Change sought – delete the area from the RT.4 designation.

recreation needs of the Winchester urban area, although it is expected to serve primarily the northern and western part of the urban area. It is therefore required in addition to the facilities that already serve Harestock and the village of Littleton. It would be needed mainly to supplement sports provision, and therefore would expect to draw users from a wider catchment than the immediate locality.

Although within a Strategic Gap in the adopted Local Plan, the County Structure Plan Review has not maintained this area as a Strategic Gap. The site is therefore now within a defined Local Gap between Winchester and Littleton. This status will satisfactorily protect the open nature of the area. In accordance with Proposal RT.7, formal recreational uses, such as sports grounds, are considered to be acceptable open uses in the countryside, and indeed are positively encouraged within Local Gaps. There appears to be some confusion among the respondents as to whether this area is or is not a Gap, and it is accepted that the notation on the Plan is not altogether clear. This occurs because more than one notation applies to the area (RT.4 and C.3), and this should therefore be clarified in the key for the Revised Deposit Plan.

Any development for recreational purposes on the site would have to respect the character of the countryside and meet the requirements of the Countryside Proposals of the Plan (C.1-C.27). Satisfactory access would also need to be secured, but this is not considered sufficient reason to delete the RT.4 designation from the area. Open recreation uses are generally acceptable in areas that are liable to flood, although the type of use in such areas may be limited.

The topography of the site offers opportunities to provide for a variety of different outdoor recreation needs, not just playing fields. The entire site area would be required to meet identified recreation needs in the Winchester area.

Change Proposed – Inset Map 45 Winchester North:

Delete RT.4 notation from the Harestock Stud site, west of Kennels Lane.

Change Proposed – Key to Inset Maps:

Clarify notations where more than one designation applies.

Winchester District Local Plan Review
Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed



E Boothby (1180/1), G Fothergill (1001/2)(Councillor), D Poupart (1181/1), H Berry (1179/1), L Brunt (1178/1), P Hay (1177/1), R Smith (1175/1), C Herridge (922/2), N Goulding (970/2), G Walsh (1176/1)

This site is unsuitable for recreation for one or more of the following reasons:

- (i) It is too far from Harestock to serve that area and Littleton already has sufficient recreational provision.
- (ii) This area should/ should not be a Strategic/Local Gap but should be protected from development, including that for recreation, to maintain the character of the area and preserve the village setting of Littleton.
- (iii) The area has poor access, particularly for pedestrians, cyclists and children.
- (iv) The site is sloping, liable to flooding and is therefore unsuitable for recreational use.

If development is required, the south-eastern triangle only should be used.

Change sought – *delete the RT.4 designation from all or part of the area. Designate the area as a Strategic/Local Gap.*

Issue 9.14
RT.4 Sites – Other Settlements

Representation:

R Shepherd (11/3)

Land at Pondsides Lane, Bishop's Waltham should be allocated for residential or mixed residential/open space development. There is no justification for the proposed

City Council's Response to Representation

The support is welcomed.

Pondsides, Bishops Waltham

The issue of whether the site is suitable for residential use or mixed residential/open space development has already been considered under Issue 6.12 in the Housing Chapter. It is concluded that the site should not be allocated for housing, or the settlement boundary extended, as there are substantial development opportunities within the main developed area of Bishops Waltham. This was also the

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

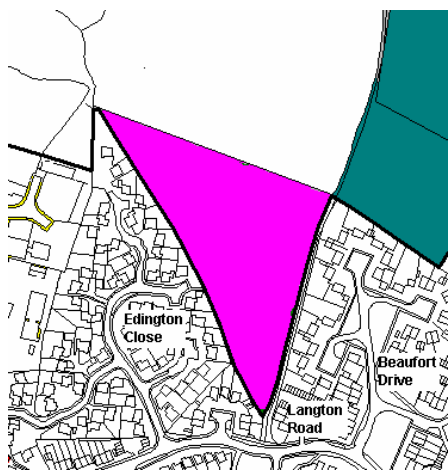
CHAPTER 9: RECREATION & TOURISM

Summary of Representation. *Change sought.*

City Council's Response to Representation *Change Proposed*

level of recreational provision.

Change sought – delete proposed public open space allocation from land at Ponside Lane, Bishop's Waltham.



view of the Inspector at the most recent Local Plan Inquiry, who concluded that the site was properly designated as countryside, and supported its allocation for recreation purposes.

There is currently a shortfall of 1.1 hectares of children's play space in Bishops Waltham. The WDLPR allows for additional housing development within the defined policy boundary of Bishops Waltham. If this capacity is realised, it is anticipated that the existing shortfall of land for children's play would increase to 1.7 hectares. The allocation of land at Ponside is therefore needed to meet this shortfall. The site is also well-located in terms of accessibility to the north-western part of the town, which currently has poor access to children's equipped and casual playspace.

The site has been allocated for recreational use in the two previous Local Plans, with the principles of recreational use for the site also being supported in appeal decisions. The City Council is therefore working with the Parish Council to enable the land to be brought into recreational use. Discussions were opened with the landowners, but following the breakdown of negotiations, the City Council has submitted a Compulsory Purchase Order to the Secretary of State for confirmation.

Kings Worthy Parish Council (288/4)

Support the RT.4 designation.

Change sought – none.

It is therefore concluded that the RT.4 allocation should be retained on this land.

Gleeson Homes (234/3)

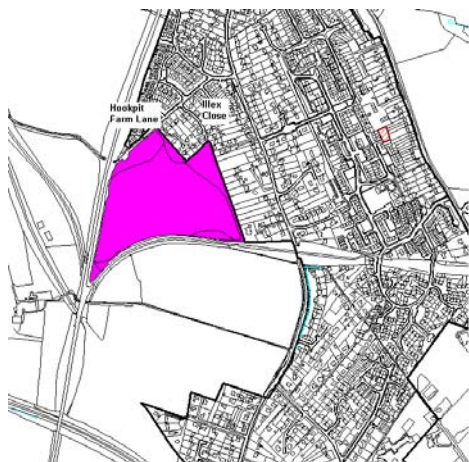
Land to the south of Hookpit Farm Lane, Kings Worthy, is considered suitable for mixed use housing and recreational development. Provisions of the Local Plan are insufficient to meet Structure Plan building requirements over the Plan period.

Change sought – allocate the whole site for mixed use housing and open space.

South East of Hookpit Farm Lane, Kings Worthy

The housing provisions of the Local Plan and their adequacy in meeting Structure Plan housing requirements are considered in more detail under Issue 6: Housing. It has been concluded that the policies of the Local Plan will bring forward adequate land to meet the requirements.

The suitability of this site for residential or residential/open space development has been discussed under Housing Issue 6.24. This included consideration of the comments of the Inspector at the last Local Plan Inquiry, who concluded that the site should not be allocated for such uses. It has therefore been concluded that no change should be made to the Deposit Plan in this respect.



There is currently a shortfall of 2.1 hectares of children's play facilities and 0.1 hectares of sports grounds within Kings Worthy. It is anticipated that there will be additional housing development within the settlement during this Plan period. The shortfall is likely to increase to 2.4 hectares and 0.7 hectares respectively, with the capacity for additional development. There are no suitable sites to meet this shortfall within the settlement, and this site is considered to be the most appropriate location to meet this shortfall. Currently most recreation facilities in Kings Worthy lie in the southern part of the settlement, and additional provision in this location, particularly for children, would provide the northern part of the settlement with better access to facilities.

New Alresford Town Council (1386/1)

The Parish Council has opened discussions with the landowners, with a view to the acquisition of land for recreation purposes. This

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

Support the allocation of land west of Arlebury Park, New Alresford for recreation, but a more northerly boundary along the hedge line may be more appropriate in terms of the landscape.
Change sought – relocate northern boundary.

Bewley Homes plc & R Morgan-Giles (227/13)

The Local Plan fails to indicate how the District Council will secure the proposed improvements in recreational provision.
Change sought – explore potential options for improvements to recreational facilities in New Alresford with the landowner.

D Morgan (1448/2)

The land next to St John's School, Solomon's Lane, Waltham Chase, which has an RT.4 designation, should be used for car parking for the school.
Change sought – not specified.

Rookesbury Estate Ltd (235/3)

The shortfall of recreational space at Knowle should be met adjacent to Knowle. The division of recreation provision between the RT.4 area and the existing Wickham recreation ground will generate unnecessary costs in terms of facilities, equipment and maintenance. This could be avoided by enlarging the proposed allocation to include a larger part of the field east of Mill Lane to provide replacement space equivalent to the existing recreation ground and allowing for the release of that land.

Change sought – delete the reference in paragraph 9.24 to land east of Mill Lane, Wickham and the related notation on the Inset Map. Alternatively, amend the Inset Map to allocate an element of OS parcel 4500 equivalent in area to the present RT.4 allocation, together with the area of the existing recreation ground. Expand text to clarify that this would be sufficient to meet all the recreational needs of Wickham, and that the current recreation ground would therefore not be required.

led to discussion of the possibility of providing recreational space with an exception scheme for affordable housing, but no conclusion has yet been reached. This could well be an option, but it could be pursued without further changes to the Plan. The RT.4 designation should therefore be retained to establish the recreational space requirement for Kings Worthy.

West of Arlebury Park, New Alresford

The land area subject to the RT.4 designation indicates the minimum area required to meet the needs of development in the period of the Local Plan Review. Whilst it would seem logical to draw the boundary along the hedge line to the north west, it is a substantially larger area and may be difficult to justify.

The implementation of new recreational land is not a matter for the Local Plan. It would initially be the subject of discussion between the Parish Council and the landowner, although the City Council will provide whatever assistance is necessary to ensure that the relevant area is brought into recreational use.

Land to east of St John's School, Waltham Chase

Any parking requirements for the school need to be pursued independently of the Local Plan, although there may well be an option for limited parking to be shared with any recreational facility.

There is currently a shortfall of 0.5 hectares of children's play facilities and 2.3 hectares of sports grounds within the Waltham Chase/Shirrell Heath/Shedfield area. It is anticipated that there will be additional housing development within the area during this Plan period. The shortfall is likely to increase to 0.7 hectares and 2.7 hectares respectively, with the capacity for additional development, giving an overall deficit of 3.4 hectares. Schemes currently being implemented would reduce the deficit to about 2.5 hectares.

An additional area of land would therefore be required, and this should be adjacent to the largest settlement of Waltham Chase. The site adjacent to the school is considered to be the most suitable area of land for this purpose.

Land east of Mill Lane, Wickham

There is currently a shortfall of 1.3 hectares of children's play facilities and 0.5 hectares of sports grounds in Wickham, with an additional 0.5 hectares sports grounds required to serve Knowle. The shortfall is likely to increase to 1.4 hectares and 2.3 hectares respectively, with the additional development expected in the area.

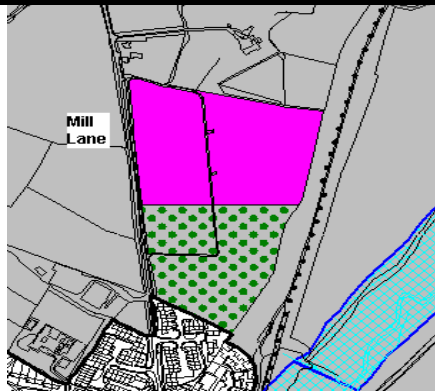
Wickham Parish includes the new village of Knowle, which is currently under construction approximately 1.5 miles to the south of the main part of Wickham Village. The development at Knowle Village (which is the subject of Proposal NC.1 in the New Communities Chapter of the Plan) provides for as large an area of the sports grounds needed as possible, without compromising the quality of the development. The new village is the result of the re-use and redevelopment of the former Knowle Hospital, and in view of its prominent location in the countryside, the development is

Winchester District Local Plan Review
Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed



contained within the former Hospital wall. It was therefore agreed that the small amount of sports grounds that remained to be provided would be most appropriately located in the main settlement of Wickham. Knowle will rely on Wickham for other facilities eg the primary school and local shopping. It is therefore entirely appropriate that a small amount of its sports ground needs should also be met there.

The Parish Council has already been involved in discussions with the landowner about the possibility of additional land being made available to meet the shortfall of recreational land. Although there may well be some benefits in concentrating all the main recreation facilities in one location, east of Mill Lane, there would also be disadvantages, because Wickham is a large village with the existing main recreation ground located on the south eastern edge of the village. There would be obvious benefits in the provision of a second significant recreation ground on the northern side of the village, which would be more accessible to that part of the village.

The option of a new recreation ground, large enough to meet the identified shortfall and replace the existing recreation ground, has been discussed by local residents and the Parish Council. Their preference, however, is for the provision of a smaller recreation ground large enough to meet the shortfall, on the northern side of the village, in addition to the existing recreation ground. The existing recreation ground is protected by the application of Proposal RT.2, and therefore should be retained. Replacement would only be considered elsewhere where alternative provision is already secured, and the facility is able to provide at least the equivalent community benefit to the area lost. It cannot be established at this stage that a replacement facility would offer this community benefit.

It has therefore been concluded that the RT.4 designation relating to the land east of Mill Lane should not be amended to include sufficient land to meet all of Wickham's recreation needs. Furthermore it has therefore been concluded that the text should not be amended to indicate that the current recreation ground would no longer be required.

Change Proposed – none.

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

Issue 9.15 Proposal RT.5

Representation:

Cala Homes Ltd (468/62)

The Proposal fails to consider the need for children's play facilities associated with new housing development within the Winchester City (north) MDA

Change sought – not specified.

City Council's Response to Representation

The need for play facilities arising from any MDA would be identified as part of the masterplan for the area, which would be prepared should the requirement for the MDA be triggered. It is expected that any such needs would be met within the MDA itself. There is therefore no need for Proposal RT.5 to refer specifically to the Winchester City (North) reserve MDA.

Change Proposed – none.

Issue 9.16 Proposal RT.6

Representation:

GOSE (261/65)

RT.6 uses the term "encourage" and is therefore a statement of intent rather than a land use policy. This is contrary to PPG12, which states that policies should concentrate on those matters which are likely to provide the basis for considering planning applications.

Change sought – not specified.

City Council's Response to Representation

It is accepted that the Proposal should be clarified and it is proposed that 'encourage' be changed to 'widen'.

Change Proposed – Proposal RT.6:

The development of recreational facilities that encourage widen the public use of playing fields....

Issue 9.17 Proposal RT.7

Representation:

D Briggs (967/7)

Support Proposal RT.7

Change sought – none.

Winchester Landscape Conservation Alliance (333/6)

There should always be consultation with local residents in order to determine local need.

Change sought – add to Proposal RT.7, "(iii) satisfy a local need agreed by residents and their representatives".

Save Barton Farm Group (176/8)

The landscape character (of the Barton Farm area) would be blighted by the buildings, equipment, hard surfacing and the levelling of the landscape, that would

City Council's Response to Representation

The support is welcomed.

Small-scale facilities will normally be considered acceptable, subject to the criteria outlined in RT.7, and do not require a particular need to be demonstrated. It is normally the responsibility of developers to demonstrate local need, where required, for larger scale proposals. All planning applications are publicised, allowing members of the local community and interested parties to express their opinions.

If the need for the MDA at Winchester City (North) is not triggered, then any development in the area, would have to comply with the countryside policies of the Plan. If the MDA is required, then the character of the area will clearly change. However the principle of development of this area in general for a reserve MDA has already been agreed through the Structure Plan process. Should the MDA be needed, it would not be possible to retain the countryside designation on all of the Area of Search indicated on the Proposals Map. In the light of these considerations, it is not considered necessary or appropriate to make any changes to RT.7 as a result of this representation.

Change Proposed – none.

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

occur with recreation development. This local gap should be retained as countryside between settlements.

Change sought – *not specified in relation to RT.7 (already covered under RT.4 & NC.3).*

Issue 9.18 **Proposal RT.8**

Representation:

Winchester Landscape Conservation Alliance (333/7, 333/8)

The Plan should clarify what is meant by the "provision of opportunities for environmental appreciation and education". We are concerned as to the extent of development this could allow. The expression "small-scale facilities for overnight accommodation" needs to be further defined, regarding size and type of accommodation. There is a great difference between land used for rough camping and the facilities of a permanent campsite. New buildings should not be established without full public consultation.

Change sought – *add to RT.8 "provided that any such permission has been the result of close examination in the light of countryside policies".*

East Hampshire AONB Joint Advisory Committee (1248/7), Corhampton and Meonstoke Parish Council (1426/2)

Protection should extend to developments adjacent to a right of way, that may effect that route. More durable surfaces and improved access for users may not always be appropriate for the rural character of rights of way. The old railway line in the Meon Valley (referred to in RT.9), should not be developed as described in RT.8. Any development that proposes to alter the Rights of Way network should refer to the Rights of Way Improvement Plans. No reference is made to the South Downs Way National Trail.

Change sought – *remove the word "rationalisation". Add the following criterion to Proposal RT.8:*

"(iii) development that directly or indirectly detracts from the extent, integrity, ease of use or rural character of a rural right of way

City Council's Response to Representation

It would lead to excessive detail in the Plan to list all the forms of development that RT.8(iii) could apply to. The explanatory text clearly states that new buildings should only be permitted in exceptional circumstances. The Proposal itself states that development should accord with Proposals DP.3, C.27, RT.14 and other relevant proposals. In the case of camping facilities, proposals would also be considered with regard to Proposals RT.16 and RT.17, as appropriate. It is considered that use of these policies provides for sufficient consideration of any development that may come forward under this policy.

Rationalisation of some parts of the network would be beneficial. However, there are other locations where this might not be appropriate. Therefore it is accepted that this word should be removed from the Proposal, as the word "improvement" would cover rationalisation where relevant. Hard surfaces may not always be appropriate on rural footpaths and account would need to be taken of the character of the path and its surroundings when considering development proposals, as described in RT.8, including any proposals related to the Meon Valley route. The addition of reference to "character" and the removal of "rationalisation", should clarify the position regarding changes to rights of way.

It is agreed that reference should be inserted to the Countryside and Rights of Way Act (CROW). Given the lack of planning powers in relation to rights of way routes, the Local Plan is not considered an appropriate place to set out a general list of routes, including the South Downs National Trail. The Meon Valley bridleway is currently the subject of specific proposals, so reference to this route has been kept in the Plan (RT.9).

Whilst the Ramblers Association is likely to be consulted on proposals affecting the rights of way network, this does not need to be stated in the Local Plan. Also, it is likely that the consultation would be initiated by the rights of way authority, Hampshire County Council.

If the Winchester City (North) reserve MDA is not required, Proposal RT.8 would continue to apply to footpaths, cycleways and bridlepaths in the Area of Search, and this encourages improvements as outlined in the Proposal. Should the requirement for the MDA be triggered, appropriate recreational and functional routes would be provided as part of the development and would be developed as part of any masterplan for the area.

Change Proposed – paragraph 9.32:

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation. *Change sought.*

City Council's Response to Representation *Change Proposed*

will not be permitted." Add a new policy: "Special consideration will be given to the protection of the character of the South Downs Way National Trail and its enjoyment by users". Add to the supporting text, referring to the CROW Act and the duty of Highway Agencies to produce Rights of Way Improvement Plans.

Ramblers Association – Winchester Group (1254/8)

We would wish to be consulted on the form of rationalisation and/or improvement of rights of way, footpaths and bridleways.

Change sought – not specified.

Save Barton Farm Group (176/8)

Routes around this area are currently enjoyed by all age groups. Footpaths and accompanying street furniture should be improved in the area, to encourage cycling, walking and access to the countryside in this area.

Change sought – not specified.

There are a number of different kinds of routes that are important for their recreational use, providing for activities that are not organised, and allowing public access to the wider countryside. These include public footpaths, cycleways, bridleways, and "byways open to all traffic" (BOATS). "Roads used as public paths" (RUPPS) also exist, although they are currently being re-classified as restricted byways....

Change Proposed – paragraph 9.33:

Improvements to ~~and rationalisation~~ of these networks will be encouraged, particularly long distance routes and links with the settlements, which provide opportunities for appreciation of the countryside....

Change Proposed – new paragraph:

Add new paragraph following existing paragraph 9.33:

The Countryside and Rights of Way Act 2000 (CROW) introduced new requirements for Local Highway Authorities to produce Rights of Way Improvement Plans. Any development that would affect the rights of way network should refer to the relevant Rights of Way Improvement Plan.

Change Proposed – Proposal RT.8:

In order to extend and improve the rights of way network, development proposals associated with the improvement ~~or rationalisation~~ of footpaths, cycleways and bridleways will be permitted where they are appropriate to the character of the route and its setting, including the provision of:....

Issue 9.19 Proposal RT.9

Representation:

East Hampshire AONB Joint Advisory Committee (1248/8), Hampshire County Council (Chief Executive's Department) (1432/9)

The route is also used by cyclists. It is important to safeguard disused railway lines to preserve a corridor for recreational use.

Change sought – add cyclists to paragraph 9.34. Extend the route to Wickham and Knowle. Add a Proposal to protect disused railway lines in Winchester District.

City Council's Response to Representation

It is accepted that the route is used by cyclists and that they should be added to the list of users in paragraph 9.34.

Government guidance in PPG13 states that former transport sites should be considered for uses related to sustainable transport first and makes specific mention of the role of redundant railway lines as potential cycling routes. Following consultation with the Highway Authority regarding the possibility of safeguarding former railway routes for future recreation and/or transport use, a new proposal, figure and explanatory text are proposed (for inclusion within the Transport Chapter). The addition seeks to safeguard of all disused railway lines within the District for possible future transport use, by generally resisting development of them.

Change Proposed – paragraph 9.34:

Parts of the former Meon Valley railway route are already well used by pedestrians, cyclists and horse riders....

Change Proposed – new Proposal, Figure and paragraphs:

Add new Proposal, Figure 2 and paragraphs after existing paragraph 10.26 (Chapter 10: Transport).

Winchester District has a number of disused railway lines within it, as illustrated in Figure 2 below. These have potential to be used for sustainable transport purposes, providing alternatives to motorised

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

transport, including freight or passenger rail travel, cycling and walking. The severing of these potential routes by development may prejudice the development of possible future schemes and so is unlikely to be justified in normal circumstances.

Figure 2: Existing and Former Railway Lines in Winchester District.

Some routes may be suitable for re-establishment of railway use in future, if economic and environmental circumstances make this feasible, either for passenger or freight transport, thus removing some motorised traffic from the road network and contributing to widening transport choices. Some former railway routes linking settlements may have the potential for sections to be used for general travel and commuting purposes. Recreation use may provide attractive leisure routes.

The former Meon Valley railway line is an example of such a scheme. The route has been largely converted to a bridleway and is also extensively used by cyclists. This has created a recreational route segregated from road traffic from the north to the south of the Meon Valley (see Proposal RT.9).

Proposal T.xx

Development that would prejudice the future use of disused railway trackbeds, embankments and associated infrastructure as recreational or transport routes will not be permitted. When considering development proposals on and adjacent to former railway lines, the Local Planning Authority will take into account the potential for the line to be used for sustainable transport or recreational purposes, in both the immediate future and the longer term.

Even if there are no current proposals to reinstate transport use of a former railway line, the option to do so should generally be safeguarded.

Issue 9.20 **Proposal RT.10**

Representation:

Sparsholt College (353/19)

The permissive and positive approach to equestrian development is welcomed as these are substantial aspects of the rural economy of the District

Change sought – none.

E Emery (365/1)

Equestrian uses should be supported as they constitute major activities in the countryside.

Change sought – amend RT.10 to encourage the erection of new buildings to

City Council's Response to Representation

The support is welcomed.

It is considered that this Proposal allows for suitable equestrian development, whilst respecting the needs of the appearance of the countryside. The word "development" in the Proposal would cover new buildings as well as the re-use of buildings, where the requirements of the Proposal are met. Criterion (i) of the Proposal makes it clear that re-use of buildings would be preferable to new-build and that there must not be harm to the appearance of the area. This is entirely in accordance with government guidance in PPG7, which states in Annex F that particular care must be taken to minimise the effect of horse-related development on the appearance of the countryside.

The Proposal covers all forms of equestrian development that require planning permission and it is not considered necessary to include specific mention of indoor riding schools or livery stables.

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation. *Change sought.*

City Council's Response to Representation *Change Proposed*

serve equestrian uses including the provision of indoor riding schools.

D Brosnan (481/1), I King (502/2)

Proposal RT.10 and the explanatory paragraphs are too restrictive and do not properly reflect government policy on rural diversification. A more positive approach is required.

Change sought – amend first line of RT.10 to read: “The development and expansion of stables, including livery stables...”. Omit “and do not...appearance of the area” from RT.10 (i).

East Hampshire AONB Joint Advisory Committee (1248/9)

A separate policy is required on menages, which represent a large number of equestrian applications.

Change sought – add new Proposal: “The construction of menages will only be permitted where they can be satisfactorily integrated into the landscape, consideration will be given to fencing, surfacing and landscaping with native species suited to the locality”.

There can be different issues relating to equestrian training areas, however, which are open forms of development which can nevertheless have a significant impact on the appearance of the countryside, if inappropriate surfacing materials and boundary treatments are used.

Change Proposed – Proposal RT.10:

The development of stables, equestrian training areas, horse riding schools and/or riding centres or studs will be permitted, provided they:...

....(v) do not have an adverse effect on the appearance of the landscape by the use of inappropriate construction materials, boundary treatments, floodlighting and other infrastructure and, in the case of equestrian training areas, by the use of inappropriate surfacing materials...

Issue 9.21 **Proposal RT.11**

Representation:

Sparsholt College (353/19)

Supportive policy proposals for outdoor pursuits such as golf facilities are constructive contributions to the economy where applied responsibly.

Change sought – none.

South Winchester Golf Club (370/1)

A golf course is a significant destination and ancillary facilities, such as swimming pools and additional fitness facilities, that would allow for combined family trips to a wider leisure facility, should be encouraged.

Change sought - amend RT.11, to allow for the development of additional leisure facilities within existing golf courses, where they can be well screened and have minimal impact upon the landscape.

Environment Agency (253/22)

City Council's Response to Representation

The support is welcomed.

Additional leisure development at existing golf clubs would have to comply with government guidance outlined in PPG6 Town Centres. A need would have to be demonstrated for significant development such as that promoted by the respondent and, if a need were proven, it would have to comply with the 'sequential test' required in that guidance. Proposal RT.11 already allows for more minor ancillary development, subject to the criteria outlined in the Proposal, and it would be inappropriate to provide for development of a more significant scale in the countryside.

The wider environmental impact of developments should be considered in addition to the effects on landscape and wildlife. However, the suggested text is considered too detailed for inclusion in a Local Plan in its entirety. A shorter addition is proposed.

Change Proposed – paragraph 9.38:

Facilities for golf may be accommodated in the countryside, where they do not cause unacceptable harm to the landscape quality or and wildlife habitats, or to the surface water regime or water resources of the area...

Change Proposed – Proposal RT.11:

....(i) are generally contained by landform and are carefully

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

The wider environmental quality impact of golf courses should also be assessed.

Change sought – add “ecology” and nature conservation interests, surface water regime and water resources to RT.11. Add new paragraph: “A proposal for a golf course should not result in a loss of flood storage or a loss of wetland habitat. Greenkeeping and landscaping should not cause flooding or result in the unsustainable use of water resources. Details of the effects on the ecology, surface water regime and water resources during construction and in the management of the proposed golf course should therefore be submitted with the planning application.”

designed to reduce the impact on the environment ~~landscape, and wildlife~~, taking into account the landscape character, nature conservation interests, the surface water regime and water resources existing in the area;...

Change Proposed – paragraph 9.40:

Proposals for golf-related development will require the submission of a detailed planning application so that the impact on the landscape (including trees and hedgerows) and the wider environment (including nature conservation, surface water regime and the use of water resources), can be fully assessed....

Issue 9.22 **Proposal RT.12**

Representation:

East Hampshire AONB Joint Advisory Committee (1248/10)

The development of new sites for noisy sports is inappropriate within or adjacent to the AONB.

Change sought – protection should cover archaeological sites.

City Council's Response to Representation

RT.12 states that development of sites within AONB will not be permitted. Applications adjacent to AONBs will be assessed on their relative merits, having regard any effects on the natural beauty, character and quality of the AONB as required by Proposal C.7.

Although noisy sports may not be appropriate near to archaeological sites, due to any possible physical disturbance that may occur to the site, this would be the case with various forms of development, not just noisy sports. It is therefore not considered necessary to include specific mention of archaeological sites in this Proposal to cover the occasional circumstances in which such conflicts would occur. The issue can best be considered under Proposals HE.1 and HE.2, where necessary. This issue was raised in the Inquiry into the current (1998) Local Plan. In his report, the Inquiry Inspector supported the view that noisy sports should not be allowed in AONBs or SSSIs, but did not consider that the exclusion should extend to archaeological sites and scheduled ancient monuments.

Change Proposed – none.

Issue 9.23 **Proposal RT.13**

Representation:

J Hayter (138/10)

References to S.1 should be to SF.1.

Change sought – amend references in RT.13 and paragraph 9.48 to SF.1 instead of S.1.

Heritage Commercial Properties (203/4)

The sequential test is not necessarily appropriate for leisure facilities such as

City Council's Response to Representation

There is an error in the text, which should refer to the list in Proposal SF.1, not S.1.

Government guidance (PPG17 “Open Space, Sport and Recreation”) reiterates the guidance contained within PPG6, that leisure activities that make intensive use of land and attract a large number of visits should be located within highly accessible locations in or adjacent to town centres, or district or neighbourhood centres. It is considered that fitness centres would generally fall within this description. The criteria in RT.13 regarding development outside the town centres should be expanded to list some of the factors that will be taken into consideration.

Winchester District Local Plan Review Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation. ***Change sought.***

City Council's Response to Representation ***Change Proposed***

fitness centres. The policy on development outside town centres is vague. Policy W.20 of the adopted Plan is much more positive about providing facilities throughout the urban area of Winchester. This policy commitment should be retained.

Change sought – *change the Proposal, so that indoor sporting, leisure, arts and entertainment facilities will normally be permitted within the urban area of Winchester. Given the lack of suitable sites, the Plan should allow for leisure facilities on employment land at Winnall and such proposals should not be subject to Proposal E.2.*

Cala Homes Ltd (468/63)

RT.13 fails to consider the need for indoor sporting, leisure, arts and entertainment facilities within the Winchester City (North) MDA.

Change sought – *not specified.*

R Hartley (372)

Proposal S.8 (at Bishops Waltham) in the adopted Plan should not be deleted. It is unlikely that RT.13 would allow for the provision of an appropriate facility due to the lack of an appropriate site within the town centre or on the edge.

Change sought - *reinstate Proposal S.8 from the adopted Plan.*

RT.13 reflects current government guidance, and the sequential approach to be followed in regard to the location of developments. This guidance was issued after the adoption of the 1998 Local Plan, which is out-of-date in this respect. It is not considered necessary to expand the Proposal in relation to possible developments outside the centre of Winchester, such as at Winnall, which should be considered on their individual merits, taking account of development plan and government policy. The need for facilities arising from the Winchester City (North) MDA will be considered as part of a masterplan that would be developed for that area, if the requirement for the MDA is triggered.

Paragraph 9.50 refers to the need for indoor sports facilities in the southern part of the District. The adopted Plan allocated land for provision of indoor facilities as part of a wider designation for recreation purposes to the south of Bishops Waltham (S.8). However, as outlined in paragraph 9.50, this has proved difficult to progress in practice and provision is being made at Swanmore school as an alternative, in the southern part of the District. This would have the advantage of combining educational use with general public use as promoted by PPG17. It is not necessary to make an allocation on the Proposals Map for this development.

Change Proposed – paragraph 9.48:

....Those facilities serving a wide area should be located within the main town and village centres identified in Proposal S.4 SF.1 of this Plan....

Change Proposed – Proposal RT.13:

Development proposals that improve the range of indoor sporting, leisure, arts and entertainment facilities, will be permitted on suitable sites within the town and village centres listed in Proposal S.4 SF.1. Where it can be demonstrated that no central sites exist, development of an edge of centre site or a site elsewhere in the built-up areas of these centres, may be permitted, provided it is appropriate in scale and nature to its surroundings and is accessible by a variety of modes of transport....

Issue 9.24 **Proposal RT.14**

Representation:

Sparsholt College (353/19), Southern Tourist Board (87/6)

Welcome the support for tourism and recognition of the need for further improvement and development.

Change sought – *none.*

Heritage Commercial Properties (203/5)

RT.14 is a general policy covering the whole District, when compared to the previous Proposal W.20 in the adopted

City Council's Response to Representation

The support is welcomed.

It is considered that the criteria-based Proposal RT.14 provides sufficient advice to guide development within Winchester and other settlements in the District. Any applications for visitor facilities, accommodation or hotel/conference facilities within the area of the Winchester City (North) MDA reserve site or at Easton Lane, Winnall, will be treated on their individual merits, as in any other part of the town, having regard to the criteria in Proposal RT.14 and other relevant policies.

Any re-development proposals at Northfields Farm, Twyford, for leisure/recreation/tourism uses would need to satisfy the criteria of Proposal RT.15, which relates to tourist and leisure facilities within the countryside, rather than within the settlement (RT.14).

Winchester District Local Plan Review
Analysis of Representations on the Deposit Plan

CHAPTER 9: RECREATION & TOURISM

Summary of Representation.
Change sought.

City Council's Response to Representation
Change Proposed

Plan, which gave specific encouragement to developments within Winchester, including Easton Lane.

Change sought – *re-introduce a policy that gives specific guidance on suitable locations in Winchester for the development of facilities for visitors. Include sites that are adjacent to Easton Lane, Winnall, Winchester.*

Government guidance in PPG7 encourages the re-use/re-development of farm buildings for employment-generating purposes. This could include leisure or tourism use, if the proposal satisfied the criteria outlined in C.15. It is considered that the Plan provides sufficient flexibility for change of use within the spirit of Government guidance and that it would be too restrictive to limit potential re-use to tourism/leisure activities at this location.

Change Proposed – none.

Cala Homes Ltd (468/64)

RT.14 fails to consider the need for visitor facilities, accommodation and hotel/conference facilities at the Winchester City (North) MDA.

Change sought – *not specified.*

Twyford Residents Association (1036/6)

Should Northfields Farm become vacant/redundant, it should be used for recreation/tourism/leisure rather than industrial. It is ideally located within the National Park for a visitors' centre.

Change sought – *allocate Northfields Farm, Twyford for recreation/tourism/leisure use.*

Issue 9.25
Proposal RT.15

City Council's Response to Representation
The support is welcomed.

Representation:

Change Proposed – none.

Sparsholt College (353/19), Southern Tourist Board (87/7)

Welcome the recognition for such developments, which are constructive contributions to the economy where applied responsibly.

Change sought – *none.*
