

Examination in Public: Matter 3

Matter 3:

i) Are policies DM1 - 5 reasonable and realistic, clear and consistent with national policies/guidance and do they establish suitable and appropriate criteria ?

This further representation is submitted on behalf of Winchester College in respect of the inclusion of its land within Policy DM4. It should be read in conjunction with previous representations made to the Council in December 2014 and December 2015. The site lies south of the existing PE Centre and comprises of tennis courts. It cannot be viewed from the public realm. Please refer to Appendix 1.

In respect of this site, Policy DM4 cannot be considered to be reasonable or realistic based on the evidence presented by the Council and upon which it has relied to include this site within this policy. By failing to do so, LPP2 is not considered to be positively prepared or justified.

Winchester College object to the inclusion of this land within Policy DM4 and asks that the Council justify its position.

This site is included in the Local Plan Review under Policy RT1 and RT2. The Submission LPP2 Policy Map 26 extends this area to the north without any specific justification. Winchester College is therefore reliant upon the Council's background evidence to the preparation of LPP2 to understand why this site continues to be included in Policy DM4.

The Council's Open Space Strategy 2015/2016 (EBT11) states:

"Many open spaces included on the maps and in the schedules are open areas with a significant 'amenity' value in addition to their recreational value. Most of these areas were previously identified under Policy RT1 in the earlier Local Plan Review and identified on the 'Proposals' maps, but have been reviewed and added to.

The site is not an open area with a significant amenity value – it is surrounded on all sides by development and cannot be seen from public paths or roads. The site comprises private tennis courts as part of Winchester College and is not accessible to general members of the public. Both these points were made to the Council officer on a site visit (July 2015).

Areas with an amenity value contribute substantially to the appearance and local distinctiveness of the surrounding area and help define the character of the District's towns and villages. Some of these areas may also be important for their biodiversity or heritage

value. The schedules indicate in each case why the open area is protected. Many areas warrant protection for a number of reasons.

The site has no biodiversity or heritage value. Unlike other open sports grounds owned by the College, it is considered that this site does not contribute to the local appearance of the area or its character.

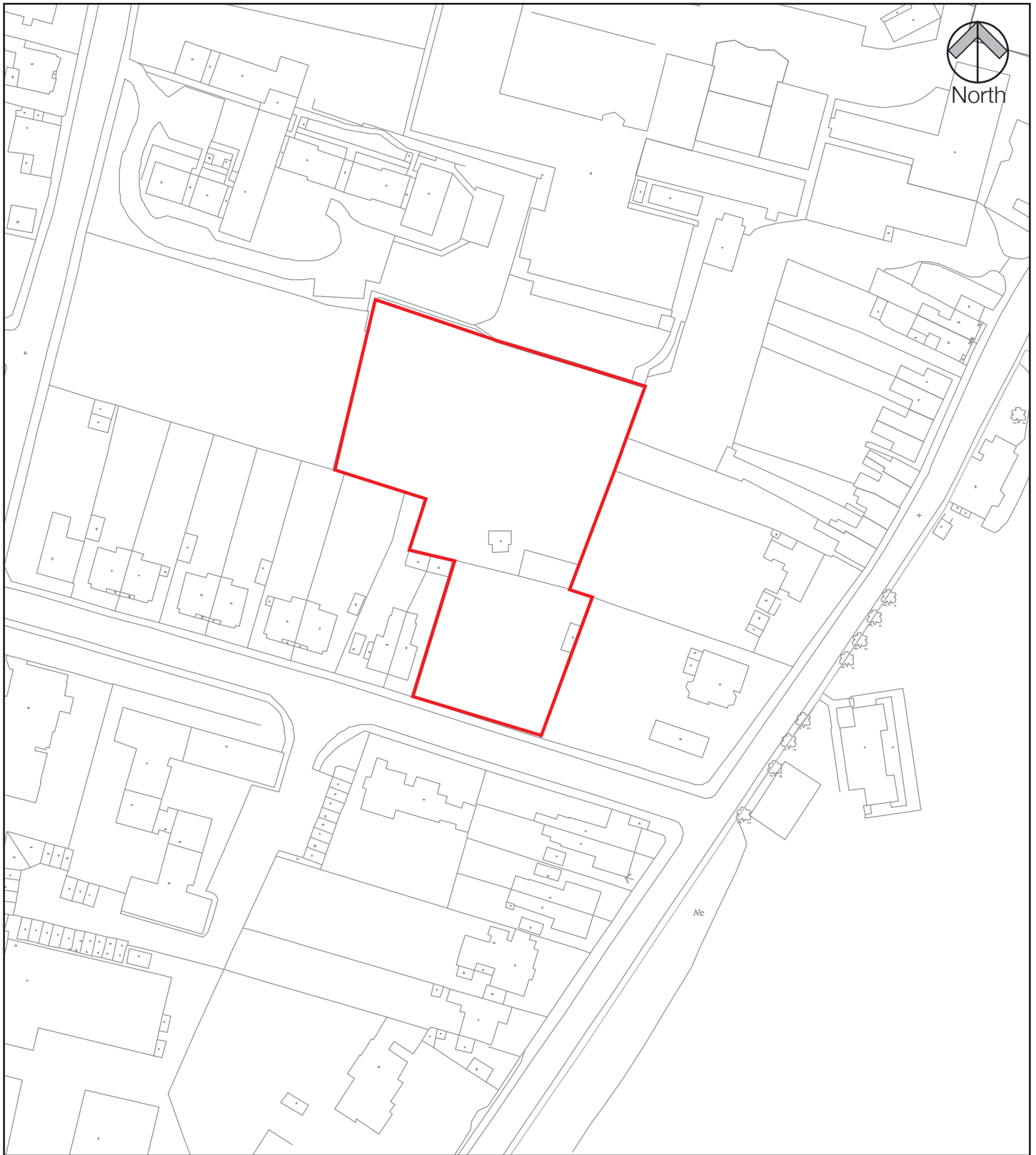
Several school playing fields and other private sports grounds are not included in the assessment, either because they are not accessible to the public or they are not visible from the public realm and can not be said therefore to be contributing to the character and appearance of a locality.”

The site is wholly owned by Winchester College and is not accessible to the general public, nor is it visible from the public realm. Winchester College would argue that by the Council’s own definition, the site cannot be said to be contributing to the character or appearance of the locality.

If reference is made to the list of ‘Sites within St Michael’s Ward’ (EBT11), this site is not included.

Based on the Council’s background evidence this site should not be included within Policy DM4.

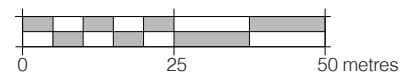
In the light of the above, Winchester College request that the proposed notation of DM4 is removed from this site.



Appendix 1

 The Site

Scale 1: 1250 @ A4



Dwg No. AH/20160621/A1

Drawn by NM

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