

**THE EASTPOINT CENTRE/ITCHEN COLLEGE
OPEN SPACE ASSESSMENT**

**A
REPORT
BY
PMP**

MARCH 2009

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SECTION 1
INTRODUCTION

Introduction

Project background

- 1.1 In February 2009 PMP was appointed by Itchen College to undertake an open space assessment in relation to the proposed development of land on the site of the Eastpoint Centre, Burgoyne Road, Southampton.
- 1.2 This site is illustrated in Figure 1.1 below.

Figure 1.1 Eastpoint College site, Burgoyne Road, Southampton



- 1.3 The proposal involves the development of new facilities for Itchen College on 4.5 acres occupied by the Eastpoint Centre and car parking facilities, and 4 acres of woodland adjoining that site on the Bursledon Road.
- 1.4 An outline planning application to Southampton City Council is being submitted for the development, which includes the establishment of a new college building, nursery, car parking and a number of sporting facilities, including a synthetic turf pitch, two multi-use games areas and a trim trail.
- 1.5 Further information on the site, its current use and the proposed development is provided in Section 2.

Open space assessment

- 1.6 The proposed development will result in the loss of an area of open space. This area of open space (“the open space area”) is recorded as a playing field in Southampton City Council’s Local Plan Review. It is also recorded as “outdoor sports facilities” in some parts of (but not throughout) Southampton City Council’s Study of Parks and Open Spaces in Southampton (2004).

SECTION 1 – INTRODUCTION

- 1.7 However, it does not meet the definition of a playing field within planning legislation. Statutory Instrument 1817 defines a playing field as *'the whole of a site which encompasses at least one playing pitch'*. It defines a pitch as *'a delineated area which, together with any run-off area, is of 0.4 hectares¹ or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo (grass or artificial surface)'*.
- 1.8 There is no evidence that the open space area has ever been delineated or marked out as a playing pitch, or used as such for any of the sports listed above. It is our assessment that the open space area does not therefore meet the definition of a playing field. However, because it is recorded as a playing field in Southampton City Council's Local Plan Review, the statutory duty to consult with Sport England remains.
- 1.9 To facilitate this, we have carried out pre-application discussions with Sport England regarding the proposed development.

This report

- 1.10 This report provides a robust assessment of the issues arising from the development of this open space, as follows:
- firstly, it addresses the issues relating to the development of open space arising from national and local planning policy, namely Planning Policy Guidance 17 (PPG17) planning for open space, sport and recreation, and the policies of Southampton City Council
 - secondly, it addresses issues arising from Sport England's planning policy statement concerning the loss of playing fields, *A Sporting Future for the Playing Fields of England* (Sport England, 1997). This involves identifying if the proposed development falls within any of the specific circumstances in which Sport England, as a statutory consultee, will NOT oppose the granting of planning permission for the development.
- 1.11 Further information on these policies is provided in Section 3.

NOTE: This open space assessment does not relate to the area of woodland adjacent to the site to the south east of the Eastpoint Centre site.

Methodology

- 1.12 In order to carry out this open space assessment, we have carried out the following tasks.

¹ By the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2009 (Statutory Instrument 2009/453), dated 4 March 2009, the definition of a playing pitch will be reduced to 0.2ha from 6 April 2009.

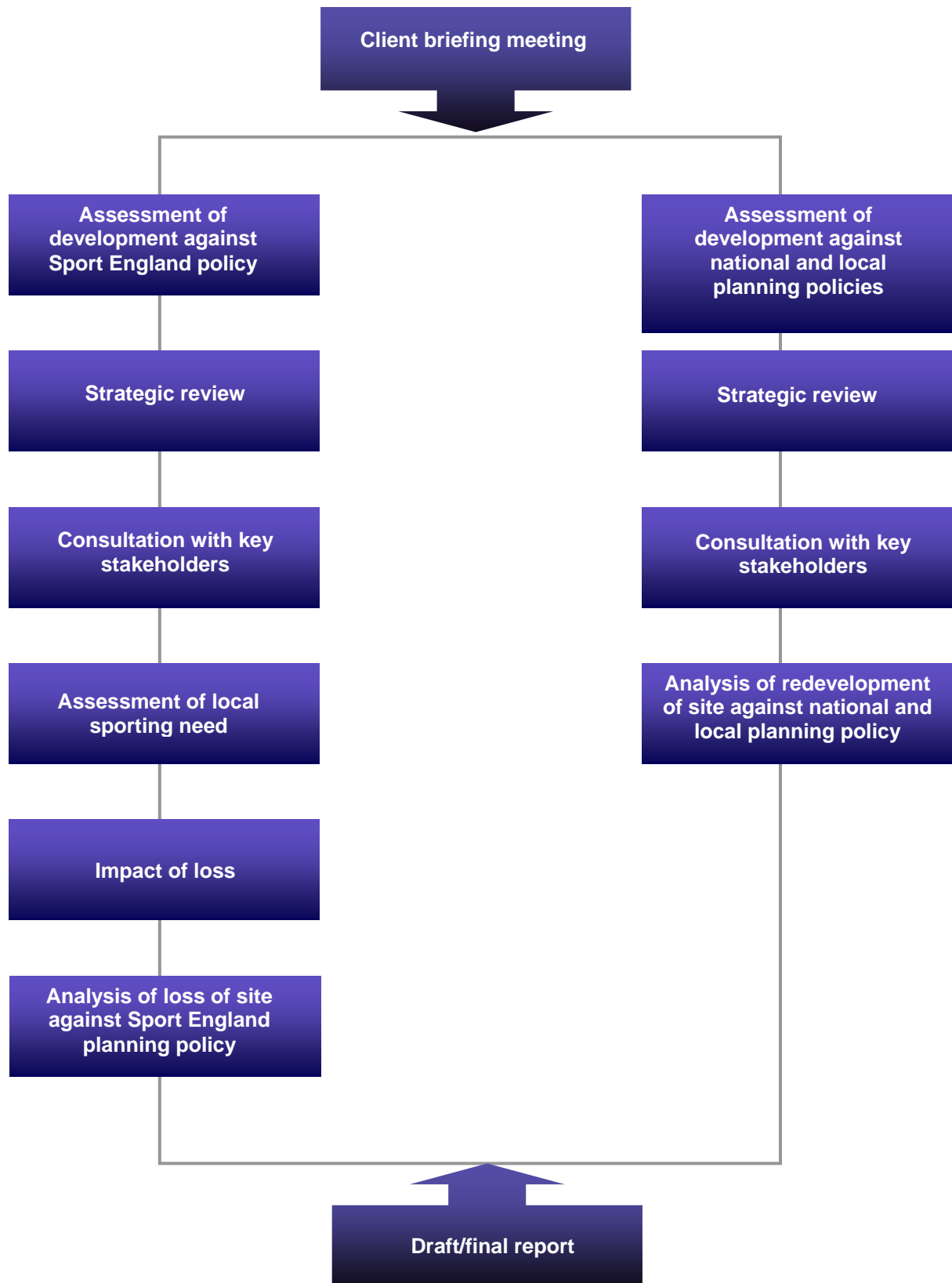
Issues relating to the development of the site as a playing field

- 1.13 In order to fully the address the issues arising from the site being a playing field, we have undertaken the following:
- assessed the current and former use and condition of the site
 - assessed the impact of the loss of the site as a playing field
 - provided details of the sporting facilities which are proposed to be included in the development
 - carried out research into the proposed future community use of the sporting facilities
 - carried out an assessment of sporting need for the area, deriving from a review of relevant documents and policies, desk research and consultations with key local sporting stakeholders
 - provided an analysis of the impact of the loss as against the future community use of the proposed sporting facilities
 - carried out an analysis of the proposed development as against the policies contained in Sport England's *A Sporting Future for the Playing Fields of England*.

Issues relating to the development of the site as open space

- 1.14 In order to fully the address the issues arising from the site being an area of open space, we have undertaken the following:
- carried out consultation with key officers from the Council's planning and open spaces teams
 - carried out a strategic review of relevant national and local planning policies
 - carried out an analysis of the proposed development as against PPG17 and the policies of Southampton City Council's Local Plan Review.
- 1.15 Our approach to addressing these tasks is set out in Figure 1.2 overleaf:

Figure 1.2 Process model



Report structure

1.16 This report summarises the findings of the study process and is structured as follows:

- Section 2 – Site information and background
 - this section provides an overview of the proposed development on the Eastpoint Centre site. It outlines the current condition and use of the site and provides a summary of the sports and recreation facilities which are proposed to be included as part of the development and their proposed use.
- Section 3 – Strategic review
 - this section establishes the strategic context of site redevelopment plans, including the Council's planning policies, Sport England guidance and other relevant national and local strategic policies.
- Section 4 – Sporting needs assessment
 - in this section we provide a summary of demographic and sporting data for the area relevant to this study. This section also contains a summary of consultations undertaken with key regional and local stakeholders.
 - also summarised in this section are our consultations with Sport England, and local representatives from the Football Association, the Lawn Tennis Association, England Netball, England Hockey and the local football leagues.
- Section 5 – Assessment of proposed development against planning policy
 - this section provides an assessment of the proposed development against national and local planning policy.
- Section 6 – Assessment of proposed development against Sport England policy
 - this section provides an assessment of the proposed development against Sport England policy. It also includes an analysis of the impact of the loss of the playing field, taking into account the current use of the site and the findings from the research and consultation carried out in Section 4
- Section 7 – Conclusions and recommendations
 - this section summarises our conclusions in relation to:
 - the impact of the loss of the open space, and the extent to which national planning policies are addressed
 - the impact of the loss of the open space area as open space, and the extent to which the planning policies of Southampton City Council are addressed.
 - the impact of the loss of the open space area as a playing field, and the extent to which the policies of Sport England are addressed.

SECTION 2

INFORMATION AND BACKGROUND ON PROPOSED DEVELOPMENT

Information and background on proposed development

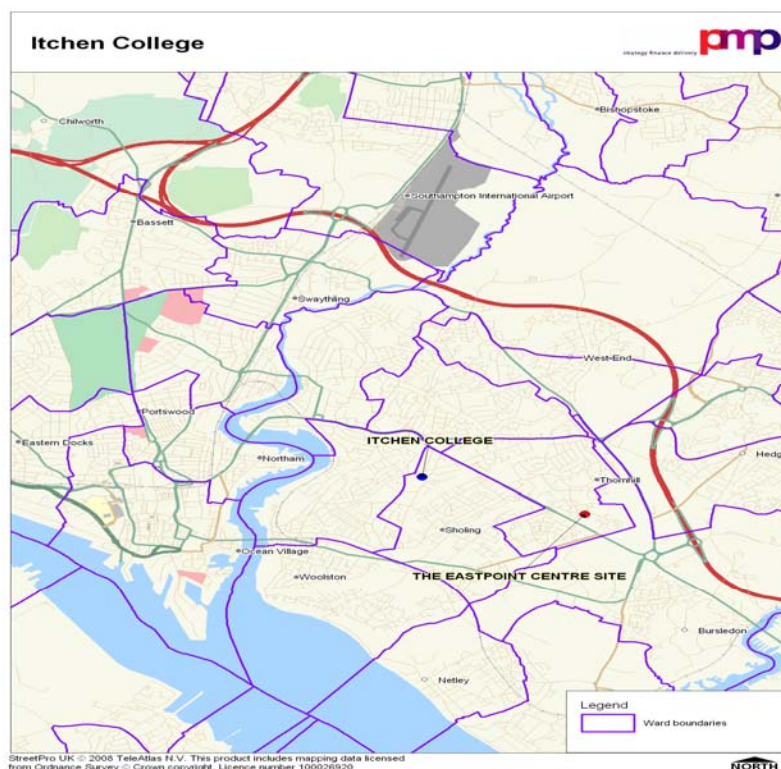
Introduction

- 2.1 This section provides an overview of the proposed development on the Eastpoint Centre site on Burgoyne Road. It provides a summary of the current situation regarding the playing field on the Eastpoint Centre. Finally, it outlines the sports and recreation facilities which are proposed to be included as part of the development and their proposed use.

Proposed development

- 2.2 Itchen College (“the College”) is a community sixth-form college based in the eastern side of Southampton. It is currently located in Middle Road, in the Bitterne area of Southampton, on a site owned by Southampton City Council (“the Council”).
- 2.3 The College has been graded as “outstanding” by Ofsted for its equality of opportunity and student numbers have grown significantly in recent years. It is now intending to relocate to, and redevelop, the site currently occupied by Eastpoint Centre, a training and conference venue and local community centre which is also owned by the Council (“the Eastpoint Centre site”).
- 2.4 A map showing the current locations of the College and the Eastpoint Centre site is shown at Figure 2.1 below.

Figure 2.1 Map showing current and proposed location for Itchen College



SECTION 2 – INFORMATION AND BACKGROUND ON PROPOSED DEVELOPMENT

- 2.5 The College is preparing an outline planning application to develop the Eastpoint Centre site for submission to the Council. The proposed application will include the following:
- a college building
 - a nursery
 - car parking (along with and motorcycle and bicycle parking)
 - indoor and outdoor sports facilities
- 2.6 The proposed site masterplan is attached at Appendix A.
- 2.7 The proposed development will result in the loss of an area of open space on the south side of the site (“the open space area”). This is shown highlighted in red in Figure 2.2 below.

Figure 2.2 – open space area



Current condition and use of the open space area

- 2.8 The Eastpoint Centre site was formerly occupied by Hightown Secondary School until July 1984, when the school was declared redundant by Hampshire County Council Education Committee. The land and the building on it were then sold to Southampton City Council who reopened the site as a community facility in September 1989.

- 2.9 Up to 1984 when the land was sold, the open space area had not been used by the school as a playing field. (The school's playing fields were in fact located to the north east on the other side of the Burgoyne Road, and have subsequently been redeveloped for housing). The open space area was used as recreational open space but was not held to be of sufficient size to be a playing field. (In fact, at one point there was a swimming pool on the site).
- 2.10 This open space is listed in the Open Space Audit of the Parks and Open Spaces Study for Southampton City Council, where it is categorised as an outdoor sports facility. The open space is also listed in the Council's List of Protected Open Spaces in Southampton (Appendix 5 to the Local Plan Review).
- 2.11 However, the site was not listed as a playing pitch in the Southampton Playing Pitch Strategy (2003).
- 2.12 Equally, the site is not listed on Active Places, Sport England's national database of sporting facilities. There is no evidence from other references¹ of any playing pitch markings on the site, nor that it has ever been used a playing field.
- 2.13 In consultation, local football stakeholders, including Hampshire FA, the City of Southampton Sunday Football League and the Southampton and District Sunday Football League were not aware of any team using the site for football activity for at least the past five years (a full summary of the consultation with local football stakeholders is contained in Section 4).
- 2.14 Consultations with other local sporting stakeholders indicated they were not aware of any other sporting activity taking place on the open space area.

Sport and recreation facilities included in the proposed development

- 2.15 In addition to the facilities outlined in paragraph 2.5 above, the proposed development will include the following sport and recreation facilities:

1. An artificial turf pitch

The dimensions of this will be 91.44m (l) by 54.86 m (w).

The pitch will be surrounded by a fence, giving an overall fenced enclosure of 101.4m by 62.86m.

The pitch will be marked out for hockey and football, with three pitch divider nets enabling the pitch to be divided into three equal areas.

The pitch will be floodlit.

A diagram outlining the pitch specifications is attached at Appendix B.

2. Two parallel adjoining Multi-Use Games Areas ("MUGAs")

These will be marked out for:

- netball (providing two playing areas, each of 34.5m by 20.75m)
- tennis (providing two playing areas, each of 23.77m by 10.97m)
- 5-a-side soccer (providing two playing areas of 36.5m by 27.4m).

The MUGAs will be floodlit.

¹ Google Maps, Live Local and Multimap

A diagram outlining the MUGAs' specifications is attached at Appendix C.

3. Indoor sports hall

This will be located in the northern ground floor wing of the college, with direct access to the MUGAs and the STP. It will comprise a six court sports hall which will can be split into smaller courts. It will include a separate weight training / fitness suite, a PE classroom, and independent storage provision.

4. A grassed area with trim trail

This will comprise an open area of grass, approximately a quarter of the size of a soccer pitch, containing trim trail equipment, which will be used for outdoor physical training.

- 2.16 The site masterplan showing the location and layout of the proposed facilities is attached at Appendix A.
- 2.17 Both the artificial turf pitch and the MUGAs will be floodlit. The artificial turf pitch will be used primarily for football and hockey. The MUGAs will be used primarily for netball and tennis but with basketball provision if required.
- 2.18 All pitch specifications will conform to the Sport England / SACPA guide "*Design, Specification & Construction of Multi Use Games Areas (MUGAs), including Multi-Sport Synthetic Turf Pitches (STPs)*".
- 2.19 Changing facilities for both the indoor facilities and the outdoor facilities will be located adjacent to the indoor sports hall in the northern wing of the college building.

Proposed use of the facilities

- 2.20 The College is fully committed to providing sport and recreation facilities which are available to the local people. The hours of use for the facilities would be would be 0700 to 2300 hours, 7 days a week for both STP and MUGAs (including floodlit periods).
- 2.21 The College have stated that all the sports facilities will be made available for community use by the public outside the College's core education hours. Community use of the synthetic and MUGA pitches would be available at pre-booked non-curriculum scheduled times to be agreed with the College.

SECTION 3
STRATEGIC REVIEW

Strategic review

Introduction

3.1 This section establishes the strategic context of the proposed development, in relation to the following:

- national planning policy under PPG17 guidance
- local planning policy under Southampton City Council's policies
- Sport England policy in relation to the development of playing fields
- other relevant national and local strategic policies.

National planning policy

3.2 Paragraphs 10-15 of PPG17 relate to the development of open space, as follows:

“10. Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements. For open space, 'surplus to requirements' should include consideration of all the functions that open space can perform. Not all open space, sport and recreational land and buildings are of equal merit and some may be available for alternative uses. In the absence of a robust and up-to-date assessment by a local authority, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to requirements. Developers will need to consult the local community and demonstrate that their proposals are widely supported by them. Paragraph 15 below applies in respect of any planning applications involving playing fields.

11. Open space and sports and recreational facilities that are of high quality, or of particular value to a local community, should be recognised and given protection by local authorities through appropriate policies in plans. Areas of particular quality may include:

(i) small areas of open space in urban areas that provide an important local amenity and offer recreational and play opportunities;

(ii) areas of open space that provide a community resource and can be used for informal or formal events such as religious and cultural festivals, agricultural shows and travelling fairs. Travelling fairs may also require suitable winter quarters (DoE Circular 22/91 refers); and

(iii) areas of open space that particularly benefit wildlife and biodiversity.

12. Development of open space, sports or recreational facilities may provide an opportunity for local authorities to remedy deficiencies in provision. For example, where a local authority has identified a surplus in one type of open space or sports and recreational facility but a deficit in another type, planning conditions or obligations may be used to secure part of the development site for the type of open space or sports and recreational facility that is in deficit.

13. Equally, development may provide the opportunity to exchange the use of one site for another to substitute for any loss of open space, or sports or recreational facility. The new land and facility should be at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality. Wherever possible, the aim should be to achieve qualitative improvements to open spaces, sports and recreational facilities. Local authorities should use planning obligations or conditions to secure the exchange land, ensure any necessary works are undertaken and that the new facilities are capable of being maintained adequately through management and maintenance agreements.

14. Parks, recreation grounds, playing fields and allotments must not be regarded as 'previously-developed land', as defined in annex C of PPG3. Even where land does fall within the definition of 'previously-developed', its existing and potential value for recreation and other purposes should be properly assessed before development is considered.

15. In advance of an assessment of need, local authorities should give very careful consideration to any planning applications involving development on playing fields. Where a robust assessment of need in accordance with this guidance has not been undertaken, planning permission for such developments should not be allowed unless:

(i) the proposed development is ancillary to the use of the site as a playing field (eg new changing rooms) and does not adversely affect the quantity or quality of pitches and their use;

(ii) the proposed development only affects land which is incapable of forming a playing pitch (or part of one);

(iii) the playing fields that would be lost as a result of the proposed development would be replaced by a playing field or fields of equivalent or better quantity and quality and in a suitable location - see paragraph 13 above; or

(iv) the proposed development is for an outdoor or indoor sports facility of sufficient benefit to the development of sport to outweigh the loss of the playing field."

3.3 These policies are addressed in detail in Section 5 of this report.

Local planning policy

Southampton City Council Local Plan Review

3.4 The Local Plan Review is the current development plan for the city. It sets out the authority's policies on which land across the city should be developed and used, and against which applications for planning permission will be determined.

- 3.5 The relevant part of the Local Plan Review is Policy CLT 3, which states:

“Development will not be permitted which would result in the loss of the areas of public and private open space listed in Appendix 5 unless:

(i) the open space falls within an area where there is an over provision of accessible public open space or it is clearly surplus to requirements and cannot reasonably be used to meet identified needs; or

(ii) provision is made for the relocation or replacement of the open space of equivalent community benefit; or

(iii) the development is required for a sports facility that is of sufficient benefit to the development of sport to justify the loss of playing field land”.

- 3.6 These policies are addressed in detail in Section 5 of this report.

Parks and Open Spaces Study for Southampton City Council

- 3.7 In August 2004 Southampton City Council appointed Global to Local to produce a Parks and Open Spaces Study for the whole of Southampton City (“the Open Space Audit”).
- 3.8 The Open Space Audit provides a detailed audit and assessment of open space and outdoor sports facilities within the city, and provides a set of local standards. The Study split the city into five analysis areas, called “Neighbourhood Partnership Areas”, as follows: North, East, South, West and Central. The Open Space Audit recommended local city-wide standards for the provision of different open space typologies.
- 3.9 The information contained in the Open Space Audit, including the audit and analysis areas have been used to inform this open space assessment.

Sport England guidance

A Sporting Future for the Playing Fields of England (Sport England, 1997)

- 3.10 This statement outlines Sport England’s approach to addressing the loss of playing fields through the planning system. Policy P1 states:

‘Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies’

- 3.11 Sport England specific circumstances relevant to this project are the following:

Exemption E4:

‘The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development’.

- 3.12 Sport England justify the existence of Exemption E4 by stating that there may be occasions when a replacement facility represents an adequate substitute for, or improvement on, the existing facility and where it would be beneficial for sporting interests to take advantage of this opportunity.

Exemption E5:

‘The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.’

- 3.13 Sport England justify the existence of Exemption E5 by stating that there may be occasions when the development of a facility for sport, if involving the construction of indoor facilities or a change in the use of open land, and despite leading to the loss of all or part of a playing field, may represent an opportunity to obtain benefits for sport which are unlikely to be obtainable in any other way in the foreseeable future.
- 3.14 These policies are addressed in detail in Section 6 of this report.

Other strategic documents

- 3.15 We have also reviewed the following national and local strategic planning documents relevant to this study:
- Spatial Planning for Sport and Active Recreation (Sport England, 2005)
 - Southampton City Council Playing Pitch Strategy (2003)
 - Southampton City Council Green Spaces Strategy (Southampton City Council)
 - *Laying the Foundations: the Delivery Plan for the 2009-2011 Strategy of Thornhill Plus You*
 - Uniting the Hockey Family – Strategy for Hockey in England 2005 – 2009 (England Hockey, 2009)
 - The Blueprint for British Tennis (LTA, 2006)
- 3.16 These are summarised at Appendix D.

SECTION 4

SPORTING NEEDS ASSESSMENT

Sporting needs assessment

Introduction

- 4.1 In this section we provide a summary of demographic and sporting data for the area relevant to this study. This section also contains a summary of consultations undertaken with key regional and local stakeholders.

Demographic data

- 4.2 Southampton is ranked **91st** on the overall Index of Multiple Deprivation 2007 out of the 354 Local Authorities in England, (where one represents the most deprived). Southampton has changed by five places from 2004, when the ranking was **96th**.
- 4.3 The Eastpoint Centre and the proposed site development are in the Bitterne Ward of Southampton. Bitterne Ward contains three of Southampton’s 10 most deprived Lower Super Output Areas.

Sports participation data for Southampton

- 4.4 The Active People Survey is the most comprehensive survey of sports and active recreation ever undertaken in England. It provides detailed data on the involvement and participation of England’s adult population in sport and active recreation by area, including county and local authority.
- 4.5 The results for Southampton are shown in Table 4.1 below. This shows the percentage of the Southampton population who undertake 30 mins participation three times per week, who are club members and who have taken part in organised sport in the last year. The figures provide both the total percentage and the male/female split.

Table 4.1 – Active People data on Southampton (percentages)

Indicator	Southampton			South East			England		
	Tot	M	F	Tot	M	F	Tot	M	F
At least 3 days per week x 30 mins moderate participation	21.4	23.7	19.1	22.6	24.9	20.4	21.3	23.8	19.1
Club member	28.6	33.2	23.9	27.8	31.8	23.9	25.3	29.6	21.3
Taken part in organised competitive sport in the last 12 months	17.8	25.3	10.2	17.4	25.0	10.2	15.5	22.3	9.1

Football participation data for Southampton

- 4.6 The Football Association (“the FA”) measures participation in all types of football across every local authority in England. This data enables benchmarking between similar local authorities (in terms of demographics) and helps identify national priorities for different types of football and for the ongoing monitoring and evaluation of progress towards targets. The participation data has been correlated with relevant population characteristics for the different types of football, in line with the standard playing pitch methodology.

SECTION 4 – SPORTING NEEDS ASSESSMENT

- 4.7 The FA Local Area Data for Southampton lists clubs, teams and leagues that existed for the 2007/2008 season in the borough.
- 4.8 Data from the FA's County Administration System (CAS) show that there are 490 football teams in Southampton, including 143 adult teams, 68 youth teams and 242 small sided teams. The number of teams in Southampton increased from the 2006/07 season by 30.
- 4.9 In Southampton the club to team ratio is 1:1.6 (ie each club runs on average 1.6 teams). This compares to a national ratio of 1:2.4 and a regional ratio of 1:3.1. There is a total of 248 teams playing competitive football (excluding small sided teams).

Consultation

- 4.10 As part of this project, PMP has undertaken extensive consultation with key stakeholders. Table 4.1 below provides a summary of the persons consulted and the key points that came out of these sessions.

Table 4.1 Consultation summary

Consultee	Key points
Southampton City Council	
Keiran Humphries , Sport and Strategy Manager	<ul style="list-style-type: none"> Understand that the site is probably not or has ever been a playing pitch The existing (2003) Playing Pitch Strategy is currently being updated, but the new Strategy is not due out until June so the existing document should be used.
Sport England	
John Feetam , Senior Planning Manager, Sport England South East	<ul style="list-style-type: none"> Under Sport England Planning Policy, Exemptions E4 and E5 would appear to be the most relevant
Sporting stakeholders - football	
Sacha Nicholas , County Development Manager, Hampshire FA	<ul style="list-style-type: none"> Not aware of the site being used by a football club or for formal football activity for at least five years Its current condition means it is not conducive to football use There is a need for 3G artificial pitches in Southampton There is also a lack of changing and training facilities in the immediate area, which the proposed development could alleviate
Hazel Andrews , Secretary, City of Southampton Sunday Football League	<ul style="list-style-type: none"> Never seen or heard of a official match being played there It looks in terrible condition and is usually overgrown
Raymond Agius , Secretary, Southampton and District Sunday Football League	<ul style="list-style-type: none"> No team in this league uses or has used the pitch on the Eastpoint Centre site in the past 17 years The size of the site means it does not appear large enough to accommodate adult football

SECTION 4 – SPORTING NEEDS ASSESSMENT

Consultee	Key points
Sporting stakeholders - other	
Peter Beard , Hockey Development Officer, Hampshire, Berkshire and Middlesex	<ul style="list-style-type: none"> • Not aware of any hockey activity which currently takes place on the site • There is a lot of club hockey activity in Southampton and strong demand for new facilities • In addition to club hockey, there is demand from the Hampshire Hockey Association, which requires facilities for its junior development and academy centres • The site would be a good location for new facilities in catering to demand in that area • A new STP would definitely benefit the local hockey activity. There would be additional benefit if the indoor sports hall could be made available for indoor hockey.
Simon Johnson , Tennis Development Manager, Hampshire and IoW LTA	<ul style="list-style-type: none"> • Not aware of any tennis which currently takes place on the site • New tennis facilities on the site would be of huge benefit to the area • There is strong demand for more tennis facilities and the LTA would strongly support the proposal • The LTA could also assist with any development programmes run from the new facilities.
Chris Grainger , Secretary, Southampton Netball Association	<ul style="list-style-type: none"> • Not aware of any current sporting use of the site • New netball facilities would be of definite benefit to the smaller clubs in the area • They would also help develop netball in the Thornhill area and attract new younger players • The indoor sports hall may also benefit the regional teams by providing a venue for regional competitions.

Conclusion

- 4.11 It is clear from the data above that the proposed development will be providing new sport and recreational facilities in one of the most deprived areas of Southampton.
- 4.12 Equally, the Active People data shows that Southampton has a lower participation level for regular moderate activity than the regional average, but a higher level of participation in organised competitive sport than both the regional and national average.
- 4.13 This data would indicate that the provision of new sport and recreational facilities will benefit both the area and Southampton as a whole, through providing increased opportunities for participation.

SECTION 4 – SPORTING NEEDS ASSESSMENT

- 4.14 This is supported by the consultation with local sporting stakeholders, all of whom have indicated that the provision of the new facilities proposed in the masterplan will be of significant benefit to their sports and the local community.
- 4.15 Finally, there is no evidence, either from consultation with the Council or the local sporting stakeholders, that the open space area has ever been used as a playing pitch.

SECTION 5

ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST PLANNING POLICY

Assessment of proposed development against planning policy

Introduction

- 5.1 In this section we provide an assessment of the proposed development against the relevant national and local planning policies.

Results of consultation

- 5.2 Outlined in Table 5.1 below are the key points arising in consultation with the Council's planning and green spaces team in relation to the development of the Eastpoint open space.

Consultee	Key points
Southampton City Council	
<p>Steve Lawrence, Planning Officer Team Leader 02380 832552 steve.lawrence@southampton.gov.uk</p>	<ul style="list-style-type: none"> • The 2004 Parks and Open Spaces Study for Southampton City Council by Global to Local is the relevant planning document • Southampton City Council Green Spaces Strategy may also be relevant • Will need to see evidence in the open space assessment that there will no be an impact of loss of the open space as a playing field

Relevant national planning policy

- 5.3 The relevant national planning policy derives from paragraphs 10-15 of PPG17.
- 5.4 Pursuant to paragraph 10, we have carried out an assessment based on the Council's Open Space Audit. This shows that the South Partnership Area where the Eastpoint Centre is based is deficient in the provision of open space against the standard set in five categories of open space, but is significantly over the standard in relation to allotments.
- 5.5 It is our assessment that paragraph 13 is relevant to this application, as below:

“Equally, development may provide the opportunity to exchange the use of one site for another to substitute for any loss of open space, or sports or recreational facility. The new land and facility should be at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality. Wherever possible, the aim should be to achieve qualitative improvements to open spaces, sports and recreational facilities. Local authorities should use planning obligations or conditions to secure the exchange land, ensure any necessary works are undertaken and that the new facilities are capable of being maintained adequately through management and maintenance agreements”.

- 5.6 It is clear that the proposed development exchanges the existing open space area for the provision of new indoor and outdoor sports and recreational facilities, including an artificial turf pitch and indoor sports hall.

SECTION 5 – ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST PLANNING POLICY

- 5.7 The new facilities will be more accessible to users than the existing open space area, as this is not open to the public, but only to users of the Eastpoint Centre: the new facilities will be open the community on weekday evenings and at weekends.
- 5.8 The new facilities will represent a significant increase in quality, usefulness and attractiveness on the existing open space.
- 5.9 The developmental masterplan also makes more efficient use of the space available to provide an increased number of sports facilities on the existing open space area.
- 5.10 This will lead to an increase in size of facilities available. The existing open space is area is approximately 6,200sqm. The proposed artificial turf pitch is approximately 5,000sqm whilst each of the two Multi-Use Games Areas will each be approximately 1,000sqm in size. The grassed trim trail area and indoor sports hall will add further space for sport and recreation.

Relevant local planning policy

- 5.11 As stated in Section 3, the relevant policy of the Council in relation to this application is CLT 3, which states:

“Development will not be permitted which would result in the loss of the areas of public and private open space listed in Appendix 5 unless:

(i) the open space falls within an area where there is an over provision of accessible public open space or it is clearly surplus to requirements and cannot reasonably be used to meet identified needs; or

(ii) provision is made for the relocation or replacement of the open space of equivalent community benefit; or

(iii) the development is required for a sports facility that is of sufficient benefit to the development of sport to justify the loss of playing field land”.

Assessing the proposals against the policy CLT3

- 5.12 The site is listed in Appendix 5 so this policy applies.
- 5.13 While the site does appear to be surplus to requirements for sporting use and, because of its condition, it is unlikely that it can reasonably be used to meet other identified needs, it does not fall in an area where there is an over provision of accessible open space. Therefore criterion (i) does not appear to apply.
- 5.14 Given that these proposed sporting facilities contained in the proposed development masterplan will be open for community use and public access during weekday evenings and weekends, it is clear that the open space being lost is being replaced by open space which is of equivalent community benefit. Therefore criterion (ii) applies.
- 5.15 In fact, the proposed sports facilities, being of better quantity and quality than the existing open space area, will be of significantly increased community benefit.
- 5.16 This is further reinforced by the fact that there is currently no public access to the open space. Therefore the replacement facilities will provide greater benefit to the community than the current open space area.

SECTION 5 – ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST PLANNING POLICY

- 5.17 Part of the development is for a sports facility (an indoor sports hall, a fitness suite and a PE classroom) which brings substantial benefits and could justify the loss of the playing field land. Therefore criterion (iii) may apply.

Conclusion

- 5.18 In relation to national planning policy, it is our assessment that the proposed development falls within paragraph 13 of PPG17, in providing sports and recreation facilities of significantly increased size, quality, attractiveness and usefulness which will be more accessible to users than the existing open space area.
- 5.19 In relation to local planning policy, it is clear that the proposed development falls within the exemption outlined in CLT 3(ii) and potentially also CLT3(iii). On this basis, therefore, the application complies with policy CLT3.

SECTION 6

ASSESSMENT OF PROPOSED DEVELOPMENT AGAINST SPORT ENGLAND POLICY

Assessment of development against Sport England policy

Introduction

- 6.1 In this section we evaluate the impact which the loss of the open space area as a playing field will have on the local area. This evaluation is based on the results of consultation with local sporting stakeholders, the current use of the site and the research outlined in Section 4.
- 6.2 The section then provides an analysis of the proposed development in relation to Sport England's planning policy.

Previous use of the open space area

- 6.3 The open space area is on land which was occupied by Hightown Secondary School until July 1984, when the school was declared redundant by Hampshire County Council Education Committee. The land and the building on it were then sold to Southampton City Council who reopened the site as the Eastpoint Centre community facility in September 1986.
- 6.4 Up to 1984 when the land was sold, the open space area had not been used by the school as a playing field. (The school's playing fields were in fact located to the north east on the other side of the Burgoyne Road, and have subsequently been redeveloped for where there is now housing). The open space area was used as open space but was not held to be of sufficient size to be a playing field. In fact, at one point there was a swimming pool on the site.

Current use of the open space area

- 6.5 The Eastpoint Centre has had access to the site since September 1986. The Eastpoint Centre has never used, nor do they currently use, the site as a playing field.
- 6.6 The site is used irregularly by users of the Eastpoint Centre as an open space area for informal recreation.
- 6.7 Furthermore, there is currently no public access to the site. Access is only permitted for users of the Eastpoint Centre. The site is used solely and irregularly by users of the Eastpoint Centre as an open space area for informal recreation.
- 6.8 The open space area is not listed on Active Places, Sport England's national database of sporting facilities. There is no evidence from other references¹ of any playing pitch markings on the site, nor that it has been used a playing field in the last five years.
- 6.9 In consultation, local football stakeholders, including Hampshire FA, the City of Southampton Sunday Football League and the Southampton and District Sunday Football League were not aware of any team using the open space are for football activity for at least the past five years (a full summary of the consultation with local football stakeholders is contained in Section 4).

¹ Google Maps, Live Local and Multimap

- 6.10 Consultations with other local sporting stakeholders, including from netball, tennis and hockey, indicated they were not aware of any other sporting activity taking place on the open space area.

Current status of the open space area

- 6.11 Firstly, and as stated in Section 1, the open space area does not mean the definition of a playing field within planning legislation. Statutory Instrument 1817 defines a playing field as *‘the whole of a site which encompasses at least one playing pitch’*. It defines a pitch as *‘a delineated area which, together with any run-off area, is of 0.4 hectares² or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo (grass or artificial surface)’*.
- 6.12 There is no evidence that the open space area has ever been delineated or marked out as a playing pitch, or used as such for any of the sports listed above. It is our assessment that the open space area does not therefore meet the statutory definition of a playing field.
- 6.13 Secondly, there is an indication that the Council themselves do not see the open space area as a playing field. It is only categorised under “outdoor sports facilities” in Annex 35 of the Open Space Audit. It does not appear as “outdoor sports facilities” in Annex 16 (the map of outdoor sports facilities in Southampton), but instead appears in both Annex 17 and Annex 12 as “amenity green space”³.
- 6.14 Furthermore the open space area was not listed as a playing pitch in the Southampton Playing Pitch Strategy (2003). In fact, the Strategy states that the Bitterne Ward has no playing pitches at all, and the Ward is deficient in playing pitches in the amount of 17.4 hectares.

Impact of loss

- 6.15 Given that there is no evidence that the open space is currently used, or has ever been used as a playing field for any kind of formal sporting activity, it is our assessment that there is no impact on the local community from its loss as a playing field.
- 6.16 This is supported by the findings from consultation with local sporting stakeholders, as set out in Section 4.
- 6.17 It is further reinforced by the fact that there is currently no public access to the site. Access is only permitted for users of the Eastpoint Centre. The site is used solely and irregularly by users of the Eastpoint Centre as an open space area for informal recreation.
- 6.18 It is therefore our assessment that given that the open space area is not, nor has ever been, used as a playing field, there is no sporting loss to the local community.

² By the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2009 (Statutory Instrument 2009/453), dated 4 March 2009, the definition of a playing pitch will be reduced to 0.2ha from 6 April 2009.

³ However, the open space area is categorised under “Sport and Playing Fields” in the Council’s List of Protected Open Spaces in Southampton (Appendix 5 to the Local Plan Review).

Analysis of the open space area in relation to Sport England’s planning policy

6.19 If Sport England were to form the view that it is a playing field, it is our assessment that this development falls squarely within Exemptions E4 and E5 of Sport England’s planning policy *A Sporting Future for the Playing Fields of England* (as set out in Section 3).

Exemption E4

6.20 Exemption E4 states: *“the playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or better quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development”.*

6.21 The proposed masterplan includes the following:

- a floodlit artificial turf pitch marked out for hockey and football
- two floodlit multi-use games areas marked out for netball, tennis, and 5-a-side football
- six court indoor sports hall with separate weights/fitness room
- grassed area with trim trail.

6.22 It is clear that the sporting facilities which are proposed in the masterplan are of better quality and quantity than that which is currently in the open space area. They would be managed by the College as part of their facilities.

Exemption E5

6.23 Exemption E5 states: *“the proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields”.*

6.24 As stated above in Section 2 and outlined in the site masterplan at Appendix A, the open space area will be used to provide, as part of the main college building, indoor facilities of high quality, including a six court sports hall, a fitness suite and a PE classroom.

6.25 Furthermore, these proposed sporting facilities will be open for community use and public access during weekday evenings and weekends. This will be of strong benefit to the development of local sport in the area.

6.26 Consultations with stakeholders from football, netball, tennis and hockey have indicated that the new facilities will be of significant benefit to their sports, both in relation to current activities and in attracting new participants through the facilities. (Full details of these consultations are outlined in Section 4).

Conclusion

6.27 It is therefore our assessment that:

- the open space area does not fall within the statutory definition of a playing field. However, and therefore no a statutory consultation with Sport England is required because the site is listed in the Local Plan Review as a playing field;
- the open space area is not, and never has been, a playing field;
- the open space area is not currently used as a playing field, nor is there any evidence that it ever been used as such. The open space area is also not open to the public. There is no therefore no impact on the local sporting community of its loss;
- in any event if a view was taken that the site comprised a playing field, the proposed redevelopment, and the sporting facilities it contains, ensures that the redevelopment of the open space area falls squarely within Exemptions E4 and E5 of Sport England's planning policy.

SECTION 7
SUMMARY AND CONCLUSIONS

Summary and conclusions

Introduction

- 7.1 Informed by comprehensive desk research, consultation with local stakeholders and planning officers, and consideration of the relevant local and national planning policies, this Open Space Assessment has sought to address national planning policies in PPG17, planning policies of Southampton City Council and policies of Sport England relating to the redevelopment of the open space area at the Eastpoint Centre, Southampton.
- 7.2 Drawing together our findings, this section summarises:
- the impact of the loss of the open space area as a playing field and the extent to which the proposed redevelopment addresses Sport England policy
 - the impact of the loss of the open space area as public open space and the extent to which the proposed redevelopment address the Council's policy.

The open space area as a playing field

- 7.3 As stated in Section 5, research into the history and current use of the site and consultation with local sporting stakeholders has indicated that the open space area has never been used, and is not currently used, as a playing pitch.
- 7.4 It is therefore our assessment that there is no impact on the local community from its loss as a playing field.
- 7.5 Furthermore, the proposed masterplan includes the following sport and recreation facilities to be included in the redevelopment:
- a floodlit artificial turf pitch marked out for hockey and football
 - two floodlit multi-use games areas marked out for netball, tennis, and 5-a-side football
 - six court indoor sports hall with separate weights/fitness room
 - grassed area with trim trail.
- 7.6 It is therefore our assessment that the proposed redevelopment falls squarely within Sport England's Exemption E4, as follows:
- “the playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or better quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development”.*
- 7.7 It is our assessment that the proposed redevelopment also falls with Sport England's exemption E5, as follows:
- “the proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields”.*

SECTION 7 – SUMMARY AND CONCLUSIONS

- 7.8 As stated above in Section 2 and outlined in the site masterplan at Appendix A, the open space area will be used to provide, as part of the main college building, indoor facilities of high quality, including a six court sports hall, a fitness suite and a PE classroom.
- 7.9 Furthermore, these proposed sporting facilities will be open for community use and public access during weekday evenings and weekends. This will be of significant benefit to the development of local sport in the area.
- 7.10 Consultations with stakeholders from football, netball, tennis and hockey have indicated that the new facilities will be of significant benefit to their sports, both in relation to current activities and in attracting new participants through the facilities. (Full details of these consultations are outlined in Section 4).
- 7.11 There is no requirement to meet all of Sport England's five exceptions in order to comply with its policy, as they are alternative tests.

The open space area as public open space

- 7.12 The open space area is not accessible to the public and is only used by users of the Eastpoint Centre site for informal recreation.
- 7.13 In relation to national planning policy, as stated in Section 5, it is our assessment that the proposed development falls within paragraph 13 of PPG17, in providing sports and recreation facilities of significantly increased size, quality, attractiveness and usefulness which will be more accessible to users than the existing open space area.
- 7.14 In relation to local planning policy, as stated in Section 5, given that the sporting facilities contained in the proposed development masterplan will be open for community use and public access during weekday evenings and weekends, it is clear that the open space being lost is clearly being replaced by open space which is of equivalent community benefit, in accordance with CLT (ii).
- 7.15 In fact, the proposed sports facilities, being of better quantity and quality than the existing open space area, will be of significantly increased community benefit.

APPENDICES

APPENDIX A

PROPOSED DEVELOPMENT MASTERPLAN

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Rev	Amendments	By	Chkd	Date
P1	Formal issue of preliminary Masterplan for comment	sjd	rt	29/01/09
P2	Section lines added	sjd	rt	30/01/09
P3	General amendments to accord with revised proposals and highway implication.	rt	sl	13/02/09
P4	Car Park Amendments	rt	sl	16/02/09
P5	Boundary Amendments	sl	mb	04/03/09
P6	Emergency Access moved east 4m PLANNING ISSUE	rt	sl	13/03/09

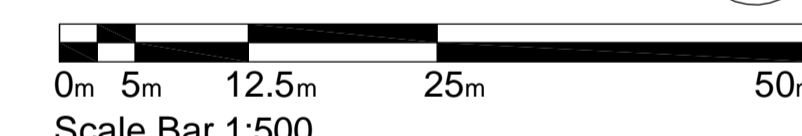
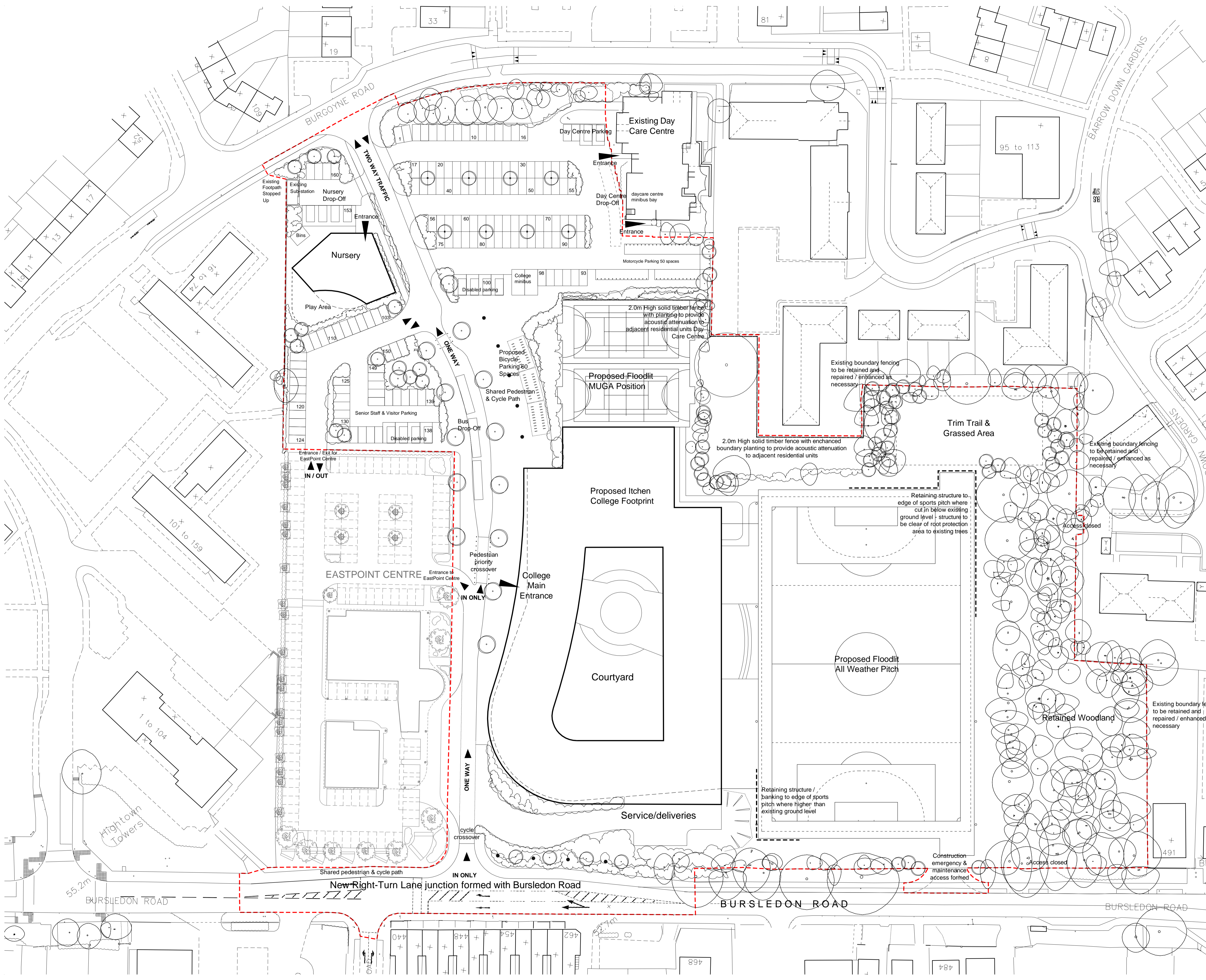
NB: Layout subject to introduction of possible electrical sub-station for College building

ITCHEN COLLEGE & NURSERY
 160 no Staff, Visitor and Student car parking spaces, including 8 no disabled & 4 no mother & baby spaces.
 Plus 2 no College minibus parking spaces.

50 no Motor cycle parking bays with security bollard.

60 no covered Bicycle rack positions.

DAY CARE CENTRE
 4 no car parking spaces including 2 no disabled.
 3 no minibus drop off spaces.



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Project

ITCHEN COLLEGE

Drawing Title
PROPOSED MASTERPLAN

Drawing Status
PLANNING

Scale 1:500@A1 Drawn By SJD Date JAN 2009

Checked By RT Date JAN 2009

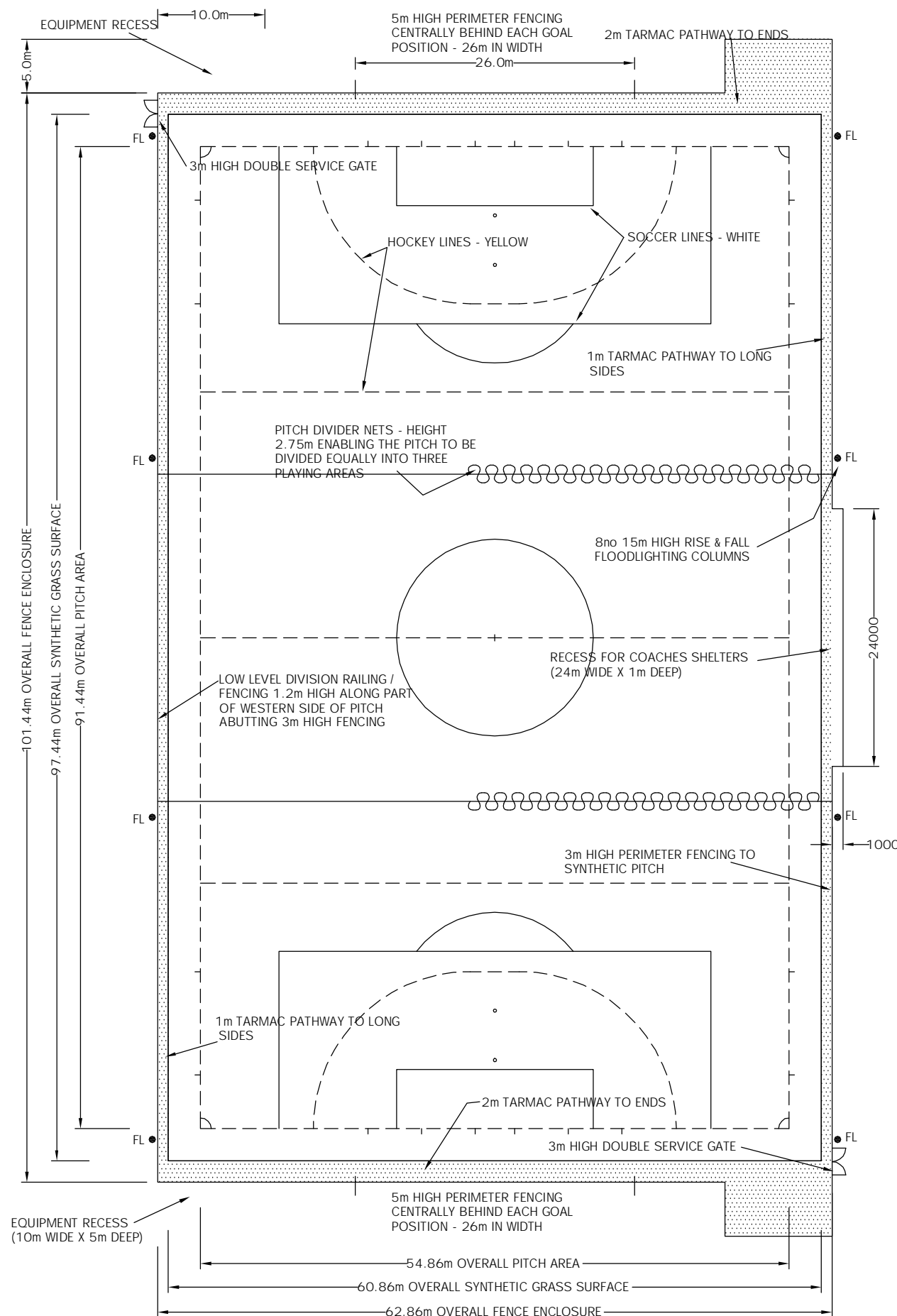
Project No. 08024 Drawing No. P103 Revision P6

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APPENDIX B

PROPOSED SPECIFICATIONS FOR ARTIFICIAL TURF PITCH

Rev	Amendments	By	Chkd	Date



GENERIC SPECIFICATION - SUBJECT TO FURTHER DETAIL:

SPORTS PITCH

CARPET ~ SAND FILLED SYNTHETIC TURF CARPET GREEN IN COLOUR.
 The carpet is to be porous, it will be laid over a shockpad to assist in its sports performance/injury prevention and will have permanent lines for hockey (yellow) and soccer (white).
 The carpet dimensions are to cover an area of a full size hockey pitch plus a 3 metre overrun outside of the playing lines.

FENCING ~ BLACK PLASTIC COATED FENCING, POSTS AND GATES.
 The perimeter fencing is generally to be 3 metre high nominal 50 x 50 x 3mm black plastic weld mesh fencing supported on black powder coated RHS section uprights complete with single and double access gates as shown on drawing.
 Behind each goal area the height of the fencing is to be increased to 5 metres, and a provision for raise and lower black extension netting up to 5 metres is to be made along the western boundary of the pitch to provide protection to the College building from high balls.
 A 1.2 metre high railing / fence will form the perimeter on the open section on the western side sited along the length of the margin of the pitch.
 2no net pitch dividers (black) suspended from a wire at approximately 2.75 metres high will be supplied to divide the pitch into three equal playing areas.
 Treated timber rebound boards 250 x 50mm are to be fixed to the base of the fencing inside at pitch level.

FLOODLIGHTING ~ 8NO COLUMNS SUPPORTING A TOTAL OF 24NO FLOODLIGHTS
 8no 15 metre high galvanised hinged raise and lower columns, mounted on each column will be three or four Thorn Champion 2Kw floodlights, providing a minimum 350 lux nominal lighting level to comply with the Hockey Federation requirements.

DRAINAGE ~ SURFACE WATER COLLECTION AND DISCHARGE.
 To be designed to suite site conditions.

CONNECTING FOOTPATHS
 Tarmac footpaths to be no less than 2.0 metres in width and at least equal to the width of their adjacent entrance gate to the sports pitch.
 Where a change of level occurs between hardcourt level and that of the adjacent sports field adequate ramped access complying with Approved Document M of the Building Regulations is provided to at least one of the footpaths.

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Project

ITCHEN COLLEGE

Drawing Title
**SYNTHETIC TURF PITCH
 GENERIC PROPOSALS
 PLAN & PITCH MARKINGS**

Drawing Status
PRELIMINARY

Scale Drawn By Date
 1:500 @ A3 RT FEB 2009

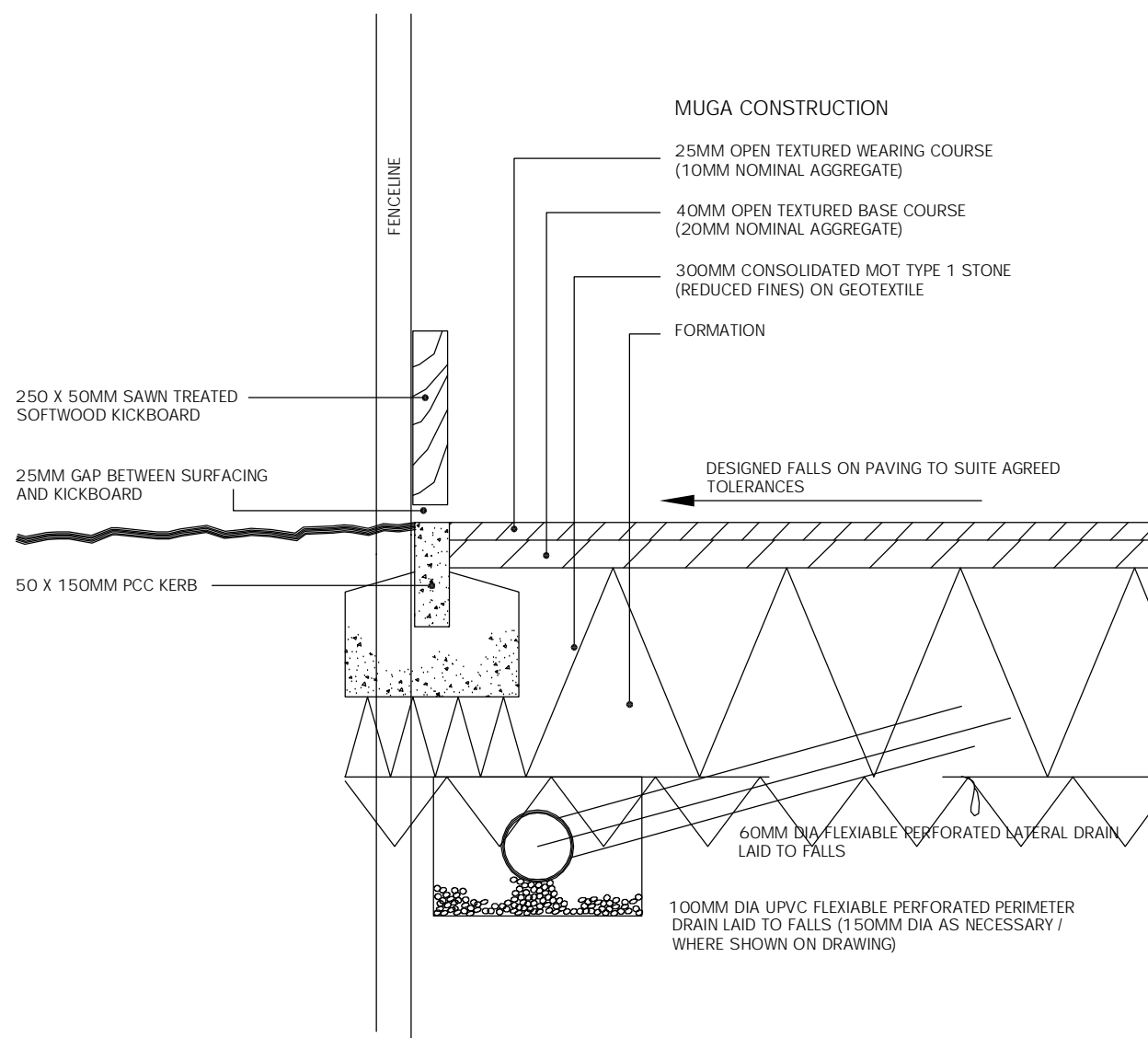
Checked By Date
 SL FEB 2009

Project No. Drawing No. Revision
 08024 P121

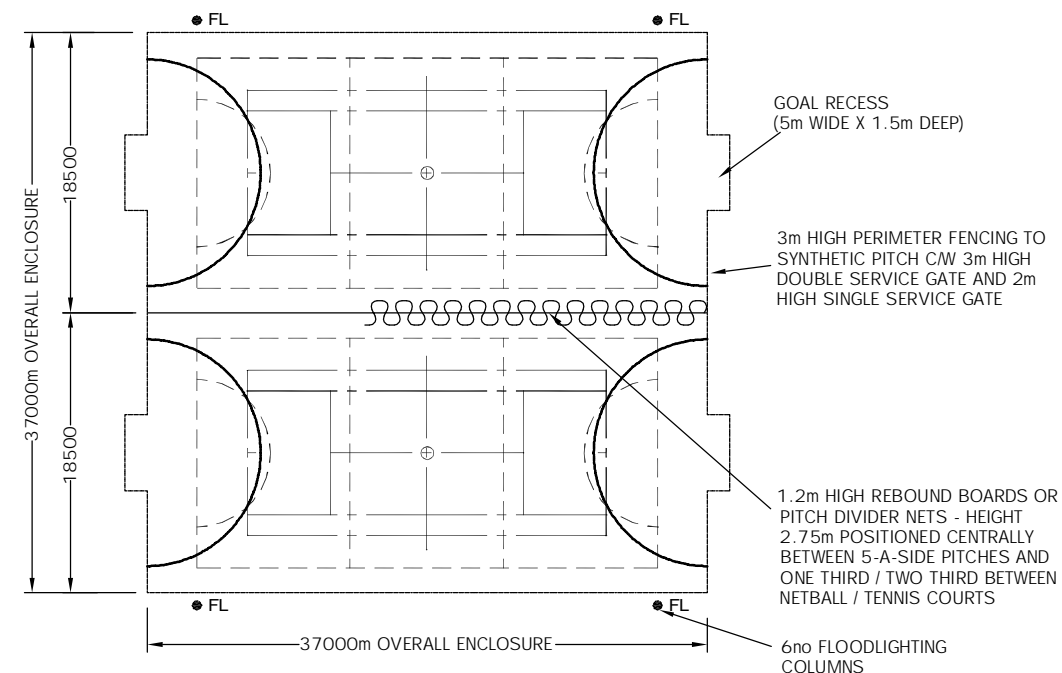
APPENDIX C

PROPOSED SPECIFICATIONS FOR MULTI-USE GAMES AREAS

Rev	Amendments	By	Chkd	Date



Typical Cross Section Thro' Pitch Construction 1:10



- 2No. NETBALL COURTS - YELLOW LINE MARKINGS - 30.5m LONG X 15.25m WIDE (34.5m X 20.75m CLEAR PLAYING AREA)
- 2No. TENNIS COURTS - WHITE LINE MARKINGS (illustrated black on plan) 23.77m LONG X 10.97m WIDE
- 2No. 5-A-SIDE SOCCER PITCHES - RED LINE MARKINGS 36.5m LONG X 27.4m WIDE

MUGA Pitch Layout 1:500

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Project

ITCHEN COLLEGE

Drawing Title
**MULTI USE GAMES AREA (MUGA)
 GENERIC PROPOSALS
 PLAN / LINE MARKINGS / DETAILS**

Drawing Status
PRELIMINARY

Scale Drawn By Date
 1:500 / 1:10 @ A3 RT FEB 2009

Checked By Date
 SL FEB 2009

Project No. Drawing No. Revision
 08024 P123

APPENDIX D

STRATEGIC REVIEW

NATIONAL, REGIONAL AND LOCAL STRATEGIC DOCUMENT REVIEW

Document	Summary	Relevance to this study
National planning documents		
<p>Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (2002)</p>	<p>Local authorities should undertake robust assessments of the existing and future needs of their communities for open space, sport and recreational facilities. These assessments should cover the distinctive needs of the population for open space and built sports and recreational facilities.</p> <p>When planning on developing new areas of open space, sports and recreational facilities, local authorities should:</p> <ul style="list-style-type: none"> • promote accessibility from walking, cycling and transport links • locate sites that will contribute to town centre viability and vitality • avoid loss of amenity to residents • improve the quality of the public realm through good design • look to produce areas of open spaces in industrial or commercial areas • improve the quality of existing facilities • consider the safety of the people using them, ie children • meet the regeneration needs of areas, therefore keeping greenfield sites untouched • consider the scope for using any surplus land for open space, sport or recreational use, weighing this against alternative uses • assess the impact of new facilities on social inclusion • consider the recreational needs of visitors and tourists. 	<p>Any proposed loss in open space should be analysed with a PPG17 compliant open space assessment.</p> <p>This study takes into account the 2004 Parks and Open Study for Southampton City by Global to Local.</p>
<p>Spatial Planning for Sport and Active Recreation (Sport England, 2005)</p>	<p>Sport England's aims are for a larger proportion of the population to become involved in sport and provide more places to play sport. It seeks to:</p> <ul style="list-style-type: none"> • develop and improve the knowledge and practice of sport and physical recreation in England 	<p>An important part of facilitating an increase in participation in sport amongst the population is to ensure that appropriate quality facilities are available.</p>

APPENDIX A – STRATEGIC REVIEW

Document	Summary	Relevance to this study
	<ul style="list-style-type: none"> • encourage and develop higher standards of performance and the achievement of excellence • foster, support and undertake the development of facilities • advise, assist and cooperate with other government departments and local authorities. <p>Sport England will provide advice on what type of sports facilities are needed for communities in the future. They will also advise on how to protect and improve the current stock of facilities, in particular protecting playing fields.</p> <p>Sport England takes the definition of spatial planning as set out in Planning Policy Statements 1 (PPS1) as its starting point. This states that:</p> <p><i>‘Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function’.</i></p> <p>Sport England sees the new UK spatial planning system as an opportunity to deliver its own aspirations for sport and recreation, whilst contributing to the goals of partners in public, private and voluntary sectors. With this there is the opportunity to deliver a planned approach towards the provision of facilities helping to reach sustainable development goals. These are:</p> <ul style="list-style-type: none"> • taking a broader view of the role of spatial planning as an enabling function which goes beyond the setting and delivery of land-use policy • identifying opportunities for delivering an enhanced quality of life for communities, in the short, medium and longer term • recognising and taking full advantage of the unique ability of sport and active recreation to contribute to a wide array of policy and community aspirations • the development of partnership working stimulated by, and perhaps centred on, sport and active recreation as a common interest • using sport and recreation as one of the building blocks of planning and delivery of sustainable communities. 	<p>This study looks at how the local community and grass roots sport will be affected by the loss of the site and how they will benefit from the proposed development, including in particular the outdoor sports facilities proposed for the site.</p>

APPENDIX A – STRATEGIC REVIEW

Document	Summary	Relevance to this study
Southampton planning documents		
Southampton City Council Local Plan Review (Southampton City Council)	The Local Plan Review is the development plan for the city used to make planning decisions. It acts as the present statutory land-use plan. It sets out the authority's policies on which land across the city should be developed and used, and against which applications for planning permission will be determined.	This Open Space Assessment has taken into account the relevant policies of the Local Plan Review, namely CLT3 – Protection of Open Spaces, and Appendix 5 to the Review, which lists protected open spaces in Southampton.
Parks and Open Spaces Study for Southampton City Council (Global to Local, 2004)	This provides a comprehensive survey, audit and assessment of open space, sport and recreation provision in Southampton. It contains a detailed needs analysis, recommendations for local quantitative and qualitative standards and recommended strategy options.	This Open Space Assessment has used the information contained in the Study to inform its findings and conclusions.
Southampton City Council Playing Pitch Strategy (2003)	<p>This document contains an audit of the current provision of playing pitches in Southampton and a supply and demand assessment. It also contains policies and proposals for the management, protection and enhancement of the current provision in accordance with the City Plan and the Cultural Strategy. It includes an assessment of how the Council's key priorities apply to the provision of playing pitches, as follows:</p> <ul style="list-style-type: none"> • tackling deprivation and inequalities – providing facilities accessible to all participants • promoting lifelong learning for all people – using sport to enable people to continue learning • improving community safety and reducing crime and disorder – providing good quality sports facilities to divert people from crime • improving the street scene and environment – using playing pitches to provide green spaces in urban areas. <p>This document was never formally adopted by the Council but nonetheless provides a useful overview of the current provision and demand for playing pitches in Southampton.</p>	The Playing Pitch Strategy does not list the open space area as a playing pitch and in fact states that the Bitterne Ward has no playing pitches at all.

APPENDIX A – STRATEGIC REVIEW

Document	Summary	Relevance to this study
Southampton City Council Green Spaces Strategy (Southampton City Council)	This document lays out the Council’s strategy to consider how all aspects of how local green spaces could be improved, including provision, design, maintenance, use and protection. The aims and objectives are based on local research, consultation and regional and national policy guidance.	The strategy highlights that 54% of stakeholders believe there to be a deficiency of outdoor sports facilities. The provision of new sports facilities in the proposed development, including a full-sized STP and two MUGAs will help to address that deficiency. The proposed community use of the facilities is in accordance with the Council’s policy that facilities of educational establishments should be opened up to local wider community use.
<i>Laying the Foundations: the Delivery Plan for the 2009-2011 Strategy of Thornhill Plus You</i>	Thornhill Plus You is the is the ten-year government funded New Deal for Communities (NDC) programme for the Thornhill Estate. The Delivery Plan sets out the objectives and challenges for the organisation up to 2011 in a variety of areas, including: <ul style="list-style-type: none"> • children and young people • education • economic development and enterprise • healthier and stronger communities. 	The proposed development at the Eastpoint Centre site will help achieve key objectives of <i>Laying the Foundations</i> in relation to children and young people, including improving services and facilities for young people and keeping young people healthy and safe.
Sports specific documents		
Uniting the Hockey Family – Strategy for Hockey in England 2005 – 2009 (England Hockey, 2009)	The purpose of this strategy is to identify how Hockey within England should develop and include England Hockey’s strategic objectives for the sport. England Hockey’s vision is for hockey to be a dynamic, vibrant successful sport for all. One of the key objectives is to develop club infrastructure which involves having in place a strategy and access to funding for replacing existing, and provision of new, playing surfaces and ancillary facilities.	The new facilities proposed in the Masterplan will significantly benefit local club activity in the area, as well as county level activity.
The Blueprint for British Tennis (LTA, 2006)	The LTA Blueprint provides a framework for tennis delivery moving forward. The focus of the document is on ‘winning’ with in three key areas: clubs, coaches and competitions. The document highlights that the LTA will continue with their capital investment to ensure	A key priority is to improve the quality of facilities. The construction of new tennis facilities on the Eastpoint Centre

APPENDIX A – STRATEGIC REVIEW

Document	Summary	Relevance to this study
	facilities around Britain are being continually improved. These resources will be focused on a smaller number of clubs that offer the full range of performance programmes from mini tennis right through to a higher performance player programme.	site will contribute significantly to tennis in the area.