



INSPLACE PLANNING LTD

**Christchurch Borough Council  
PPG17 Open Space Study**

**Section 6**

**Area Profile:  
Christchurch North**

**May 2007**

## **STRUCTURE**

### **3.0 DESCRIPTION OF LOCAL NEED AREA – CHRISTCHURCH NORTH**

#### **4.0 SUMMARY OF PROVISION AND QUALITY OF OPEN SPACE**

##### **4.1 Open space within Christchurch North**

##### **4.2 Quality of sites:**

- 4.2.1 Active Sports Space
- 4.2.2 Space for Children and Young People
- 4.2.3 Amenity Green Space
- 4.2.4 Natural and Semi Natural Green Space (includes Green Corridors)
- 4.2.5 Recreation Grounds and Public Gardens
- 4.2.6 Education Outdoor Sports Facilities
- 4.2.7 Allotments

#### **5.0 SUMMARY OF ACCESSIBILITY**

##### **5.1 Overall access to open space**

##### **5.2 Access to different types of open space**

#### **6.0 FINDINGS FROM SURVEY AND CONSULTATION**

#### **7.0 QUANTITY OF OPEN SPACE**

##### **7.1 Quantity standards of open space**

##### **7.2 Quantities of different types of open space**

##### **7.3 Key Points: Quantitative Provision of Open Space**

#### **8.0 SUGGESTED PRIORITIES FOR OPEN SPACE**

### **3.0 DESCRIPTION OF LOCAL NEED AREA - CHRISTCHURCH NORTH**

The Local Need Area of Christchurch North is essentially the western part of the parish of Burton, comprising the main settlement of Burton and the hamlet of Winkton. The Parish of Burton also includes the hamlets of Bockhampton and Holfleet. Each of these settlements remain separated by green belt - tracts of open farmland which enhance their rural appearance and prevent urban spread. Burton & Winkton are both centred around their village greens which have changed little over the years. The Parish of Burton shares common boundaries to the north and east with the Parishes of Sopley and Bransgore which form part of New Forest District. The river Avon defines Burton's western boundary, the southern boundary is formed by the railway line and the A35 Christchurch by-pass.

A massive building programme in the 1970s saw an increase in population from 2,230 to its current size; in 1987 the population of Burton reached 4,100 and remains about the same today. This resulted in a significantly younger population than the remainder of Christchurch. The obvious lack of good planning practice at that time is reflected in the current layout of the village which, although doubled in size has had little added to the infrastructure. Despite this rapid increase in growth Burton has retained a village identity being contained within a triangular envelope and surrounded by Green Belt. The Hamlet of Winkton has been the subject of a policy of planning restraint and has increased only marginally over the years by infilling.

The majority of local children in Burton attend the village primary school which is situated on two sites. A purpose built youth centre is situated on the edge of the village. Homefield School – an independent junior school which closed in 2006, is situated within Winkton fronting the Avon Valley Road. It has extensive playing fields which are still used by two very active junior football clubs.

## **4.0 SUMMARY OF PROVISION AND QUALITY OF OPEN SPACE**

### **4.1 Open Space within Christchurch North**

The Accompanying Map shows the location and typology of open space within Christchurch North. The following sites have been mapped; many were included in the quality assessments and detailed scores of the assessments are held on the GIS database and should be referred to as required.

#### **Active Sports Space**

No sites identified

#### **Space for Children and Young People**

BMX track at Burton Hall recreation ground  
Burton Youth & Community Centre  
Martins Hill Lane recreation ground play area  
Priory View play area  
Burnham Road play area  
Campbell Road play area

#### **Amenity Green Space**

Land fronting 15 to 33 Sandy Plot  
Land between Farwell Close and Katherine Chance Close  
Land along Cowleys Road  
Land fronting 1 to 15 Birch Avenue  
Land between 4 and 6 Pittmore Road  
Land west of 82 to 96 Pittmore Road  
Land between Moorcroft Avenue and Vinneys Close  
Land between Moorcroft Avenue and Salisbury Road  
Burton Green  
Land at Sandy Plot youth club  
Land between Barlands Close and Priory View Road  
Land at Summerfield Close  
Land at Moorcroft Avenue  
Land fronting houses at Avon View Parade

#### **Natural and Semi Natural Green Space (includes Green Corridors)**

Woodland along Stoney Lane, south Burton  
Woodland north of Winkton House  
Stream and banks between Priory View Road and Salisbury Road  
Path, stream and banks between Stoney Lane and Priory View Road  
Path and stream from Burton to Holfleet

#### **Recreation Grounds and Public Gardens**

Burton Hall recreation ground  
Martins Hill Lane recreation ground  
Winkton Field football field

## Education Outdoor Sports Facilities

Homefield School cricket field  
Burton C of E Primary School MUGA  
Homefield School MUGA  
Burton C of E Primary School Playing Fields

## Allotments

No sites identified

## 4.2 Quality of sites in Christchurch North

### 4.2.1 Active Sports Space

No standalone Active Sport Spaces were identified in Christchurch North

### 4.2.2 Space for Children and Young People

Site	Quality
BMX track at Burton Hall recreation ground	45%
Burton Youth & Community Centre	70%
Martins Hill Lane recreation ground play area	55%
Priory View play area	50%
Burnham Road play area	60%
Campbell Road play area	55%

All sites apart from Burton Community Centre offer opportunity to improve their general quality. Sites with the most potential include:

- Campbell Road Play Area - Equipment in poor condition. Does not meet BS EN 1176 & 1177. Needs attention.
- Priory View play area - Equipment in poor condition. Surfaces deteriorating in places, evidence of vandalism.
- Burton Hall Recreation Ground - Poor condition due to teenagers creating a site. Ancillary features in need of maintenance

### 4.2.3 Amenity Green Space

Site	Quality
Land fronting 15 to 33 Sandy Plot	87%
Land between Farwell Close and Katherine Chance Close	67%
Land along Cowleys Road	93%
Land fronting 1 to 15 Birch Avenue	93%
Land between 4 and 6 Pittmore Road	87%
Land west of 82 to 96 Pittmore Road	80%
Land between Moorcroft Avenue and Vinneys Close	73%
Land between Moorcroft Avenue and Salisbury Road	80%
Burton Green	73%
Land at Sandy Plot youth club	80%
Land between Barlands Close and Priory View Road	73%

Land at Summerfield Close	87%
Land at Moorcroft Avenue	67%
Land fronting houses at Avon View Parade	67%

In general, the management and maintenance of amenity green spaces across Christchurch North was found to be good. A number of sites offer opportunity for improvement, including Avon View Parade and Moorcroft Avenue: however, the majority of sites offer more in terms of visual amenity rather recreational use.

#### 4.2.4 Natural & Semi Natural Space (includes Green Corridors)

Site	Quality
Woodland along Stoney Lane, south Burton	60%
Woodland north of Winkton House	n/s
Stream and banks between Priory View Road and Salisbury Road	55%
Path, stream and banks between Stony Lane and Priory View Road	70%
Path and stream from Burton to Holfleet	70%

n/s = not scored

In general, the management and maintenance of natural and semi natural green spaces across Christchurch North was found to be reasonable. A number of sites offer opportunity for improvement; however, the gap scores are not significant in any of the cases, and it is more a case of improving 'attention to detail', these sites include;

- Woodland along Stoney Lane, South Burton,
- Stream and banks between Priory View Road and Salisbury Road, Fence improvements may prevent littering.

#### 4.2.5 Recreation Grounds and Public Gardens

Site	Quality
Winkton Field Recreation Ground	47%
Burton Hall recreation ground	43%
Martins Hill Lane recreation ground	43%

Both Burton Hall and Martins Hill Lane recreation grounds are in very poor condition. Both sites are well used and the current quality is well below the standard they should be, management plans and improved maintenance should be addressed as a priority for both sites. At Winkton Fields, the pitches are in poor condition and require maintenance.

#### 4.2.6 Education Outdoor Sports Facilities

Site	Quality
Homefield School cricket field	50%
Burton C of E Primary School MUGA	73%
Homefield School MUGA	47%
Burton C of E Primary School Playing Fields	68%

Although the schools have no formal dual use agreements, they should have a future roll in providing for formal sport and recreation. School sites are generally of better quality, as they are secure and generally have some sort of on-site presence in the form of caretakers or management. Burton C of E primary school has good facilities, whereas those at the (closed) Homefield School requires investment to improve the facilities to a good standard. Homefield School provides the biggest opportunity in the LNA for improvement of facilities for public use.

#### 4.2.7 Allotments

No sites identified

## 5.0 SUMMARY OF ACCESSIBILITY TO OPEN SPACE

### 5.1 Overall access to open space

Section 5 of the Report outlines access standards to different types of open space within the Local Need Area. A summary of the main standards is shown in Table 2:

**Table 2 Access standards for open space**

<b>Typology</b>	<b>Access Standard</b>
Recreation Grounds and Public Gardens	450 metres
Amenity Open Space	450 metres
Natural & Semi Natural Green space	600 metres
Space for Children	450 metres
Space for Teenagers	450 metres
Active Sports Space	600 metres
Routeway/Green Corridor	n/a
Cemeteries and Churchyards	n/a
Allotments	600 metres

Maps showing local access standards for the various typologies accompany this Profile (i.e. Space for Children and Young People, Amenity Open Space, Natural and Semi Natural Green Space, Active Sports Space and Recreation Grounds and Public Gardens).

### 5.2 Access to different types of open space

Table 3 makes observations on access to different types of open space within the catchment area, using the adopted access standards, as shown on the accompanying maps.

**Table 3 Access to open space in the area**

<b>Typology</b>	<b>Provision against access standard</b>
Recreation Grounds and Public Gardens	Access standard met
Amenity Open Space	Access standard not met; Significant gap in the North of the LNA
Natural & Semi Natural Green Space	Access standard almost met; gap in east of LNA
Space for Children	Access standard not met; significant gap in North of the LNA
Space for Teenagers	Access standard not met; significant gap in north and centre of LNA
Active Sports Space	Access standards not met; no coverage of LNA
Routeway/Green Corridor	No standards set
Cemeteries and Churchyards	No standards set
Allotments	Access standards not met; no coverage of LNA



**Summary:**

- Recreation Grounds: Burton Hall, Winkton Fields and Martins Hill Recreation Ground cover area adequately.
- Natural Green Space: accessibility generally good, but sites are on fringes of the LNA (including River Avon)
- Play areas and teenage facilities serve south of LNA but not Winkton.
- No Active Sports coverage, although partly compensated by access to Recreation Grounds
- Amenity Green space – accessibility around Burton is adequate, but Winkton not served
- Winkton does not reach accessibility standard in amenity green space and play areas
- No access to allotments

## 6.0 FINDINGS FROM SURVEY AND CONSULTATION

### Citizen's Panel

30 people living in North Christchurch responded to the Survey; for analysis, placed in Rural Sub Area (68 in total). People living in the Rural Sub Area are more frequent (compared to the borough as a whole) visitors to playing fields, country parks and local countryside, spaces to enjoy nature and wildlife and fitness centres and gyms, and less frequent visitors to local recreation grounds and parks, children's play areas and community centres/village halls.

The types of open space respondents would like to see more of in the Rural Sub Area are space for teenagers and recreation cyclepaths and footpaths

The most important attributes of open space are that they should be easy to get to, safe and secure, with dogs well controlled and freedom from noise and the most important facilities to have in nearby open space areas are: trees, dog bins and seats.

A third of respondents would like to use open spaces near them more often: more information and if facilities and open space areas were perceived to be safer would be important in encouraging this.

### Most Visited Local Areas of Open Space by residents in North Christchurch

9 – Sites within Burton (Recreation Ground, local walks etc), 4 – Hengistbury Head, 3 – Mundeford, and several other sites in Christchurch (Stanpit, the Quay etc). Sites within Christchurch and along the coast and Moors Valley Country Park are also important.

The overwhelming reasons for visiting these areas are to go for a walk, to visit areas of nature interest and value and to walk the dog.

### Other comments made highlighted:

- A sports centre/gym nearer (what will Homefield School, now closed, be used for?)
- There needs to be more dog bins or they need to be emptied more frequently as overflowing bins is a common sight. Fly tipping also needs to be addresses as we are seeing more and more of it these days around our local area.
- Many small open areas on estates in Burton have not been maintained and have been annexed by residents into their gardens. The council should take steps to reclaim these areas as Burton has a shortfall of public open space.
- Burton has 3 sets of swings (children's playground for under 12's), all of which are very poor quality and badly maintained.
- Please encourage garages to be used for cars - not front gardens - walking to shops past a variety of gardens is a joy - past concrete/shingle/brick paving is not!
- The small green area in Vicarage Way in Burton is constantly under threat of being used for building, we need the threat removed and more spaces like it provided.
- I believe more allotments in various outlying areas would meet a requirement where there is high density housing.
- More cycleways required and more safe cycle paths. Some under utilized paths given access to cyclists, with pedestrians given absolute priority.
- Indoor places for teenagers in the daytime during the holidays?

### *Parish Council*

The Parish Council has identified deficiencies in a wide range of informal open space and formal sports vision (pitches, tennis courts, and multi use games area), changing facilities, areas for teenagers, indoor halls for sport and footpaths/bridleways/cycleways. It believes a community centre/hall is required in Martins Hill Lane. There is scope for increasing use of the school facilities in Burton.

The most used open spaces in the area are Martins Hill Lane recreation ground (for which the Parish Council is responsible for maintenance) and the open space area at Burton School. Many areas would benefit from improvement.

Within Winkton, the Residents' Association identifies a need for additional tennis courts, children's play area and informal open space (of which there is very little). Its ageing local population would benefit from more easily accessible local recreation facilities, and although there are fewer children, they do not have anywhere to play. Apart from Burton Village Hall and St Luke's, the nearest (sports?) hall is at Bransgore, a few miles away. The Homefield School site is an obvious facility for trying to achieve more community use; other than agricultural land, this is the only open site available within the village.

Burton Primary School has 2 mini soccer pitches, 2 playgrounds (split between the two sites) and a hall. It would like additional play equipment for the older children. A Keep fit club use the school hall weekly. The school says it would consider increasing community use but that there are practical difficulties with security

The 9/10 mostly junior size pitches at Winkton (Homefield School) are used by Hurn Jets U11 – U16 on Sunday mornings and Burton Youth FC ( 5 Mini soccer teams and 5 11 a side teams) on Saturday mornings for training and for matches on Sunday mornings and afternoons. Both clubs share the site on a temporary licence agreed with the land owner and are currently trying to agree a lease with him to allow football to be played there. The maintenance, upkeep and organisation of the site is currently the responsibility of both clubs. There is unmet demand in the area (probably from clubs from the rest of Christchurch); Burton Youth FC says it is regularly approached by other clubs wishing to use the facilities.

Hurn Jets have difficulty in finding pitches for training and matches, and also play at Mundeford Wood in the week. The club would like to run more teams (Girls Youth, Adult and Saturday soccer school) but absolute shortage of pitches is a problem. Burton Youth FC has adequate pitches for their teams; they would like to set up a girls' team. Both clubs are keen to develop the facilities at the site, especially the changing rooms, which are largely inoperational; they would also like a MUGA facility (currently fenced within the site). There is also a pitch at Martins Hill Lane Recreation Ground, used by AFC Burton and a Sunday side – Parkbury. No issues have been identified.

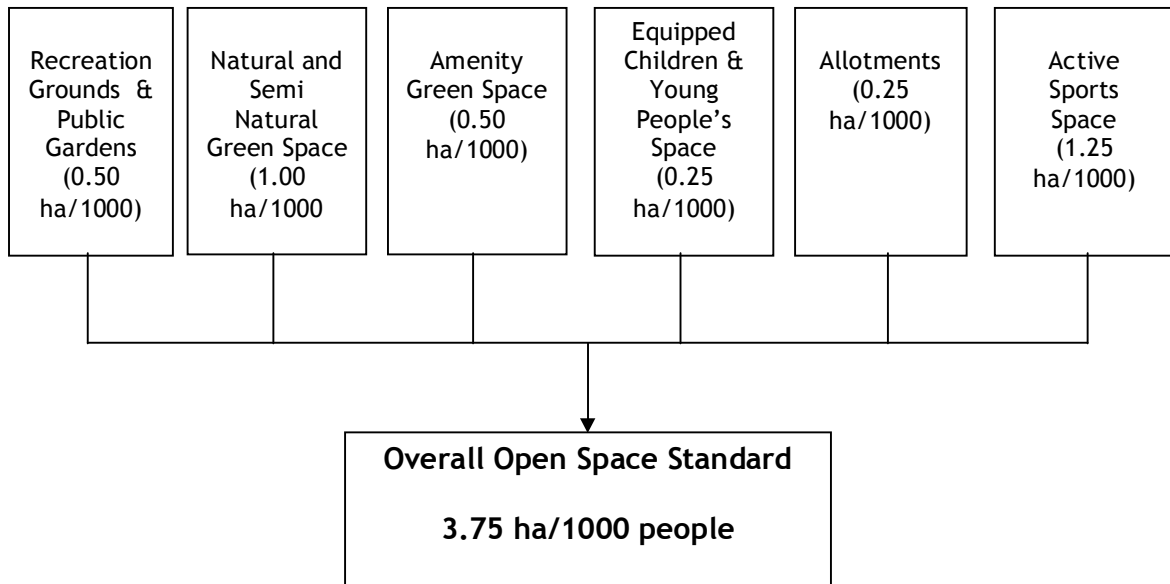
Two play groups within the LNA responded to the survey. They felt there were enough play areas for younger children, but not for older children or facilities for outdoor sport for these groups. They would like to see more places for older children to meet, adventure play areas and tennis provision.

8 Children from the Grange School Christchurch recorded their regular use of Burton Youth Club and the Recreation Ground.

## 7.0 QUANTITY OF OPEN SPACE

### 7.1 Quantity standards for open space

Section 5 of the report outlines the quantity standards for open space within the District; a summary of these draft minimum standards is shown below:



### 7.2 Quantities of different types of open space

These standards have been applied at a local level to determine the provision of different types of open space across the adopted minimum standard; this is summarised in Table 4 which shows:

- the existing quantity of open space (existing provision);
- the required quantity of open space for the population of the area (required provision);
- whether the amount of open space is above or below the minimum level of provision
- Supply against the standard.

**Table 4 Quantities of open space within the area – CHRISTCHURCH NORTH (pop. 2856)**

Typology	Existing provision (ha)	Recommended provision (ha)	Area of open space above/below the recommended minimum level of provision (ha)
Recreation Grounds and Public Gardens	9.19	1.43	7.76ha
Natural and Semi Natural Green Space	9.25	2.86	6.39ha
Active Sports Space	0	3.57	-3.57ha
Children & Young People's Space	0.48	0.71	-0.23ha
Amenity Green Space	2.35	1.43	0.92ha
Allotments	0	0.71	-0.71ha

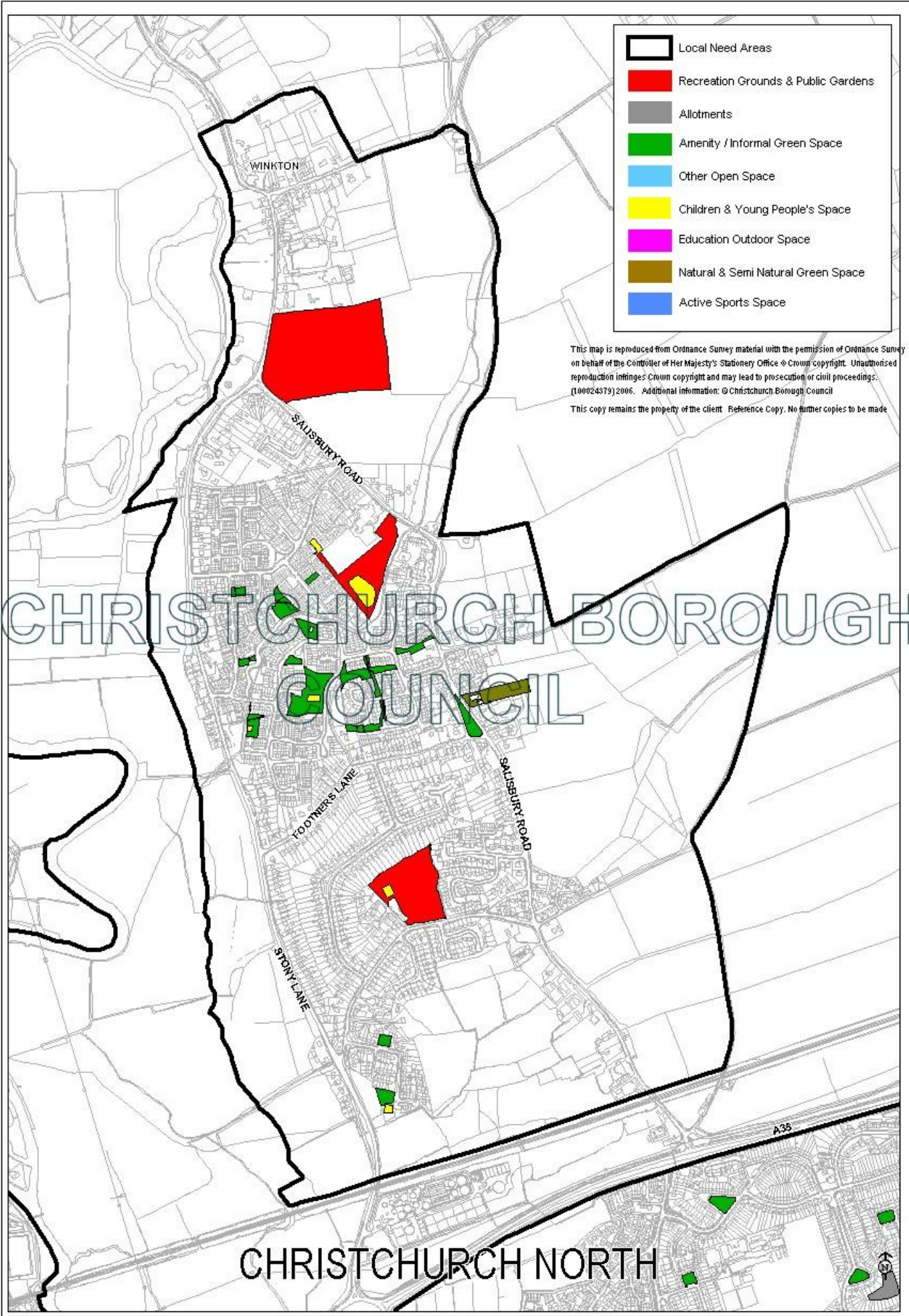
### 7.3 Key Points: Quantitative Provision of Open Space

This LNA is adequately provided for against proposed standards for Recreation Grounds and Public Gardens, Natural & Semi Natural Green Space and Amenity Green Space but falls short on Active Sports Space, Children & Young People's Space and Allotments.

### 8.0 SUGGESTED PRIORITIES FOR OPEN SPACE

- Both Martin's Hill Lane Recreation Ground and Winkton Field football pitches require quality improvements.
- There is obviously potential at Homefield School with regard to:
  - improving the changing facilities
  - securing a long term lease for the football pitches so that the two active clubs here can start to improve facilities
  - perhaps work towards the provision of a multi use games areas
  - possible access to indoor provision
- Play provision in Winkton
- Informal open space in Winkton – only possible site is Homefield School
- To investigate/encourage possibilities for enhanced community use at Burton Primary School
- Improvement of footpaths and cycleways in the area
- A number of amenity open space sites offer opportunity for improvement, including Avon View Parade and Burton Hall recreation ground.
- Some play areas are in need of general refurbishment.

- Produce management plans for the recreation grounds.
- Low key improvements to amenity open space through improved shrub and tree planting.
- Seek potential for additional open space, particularly in Winkton.
- Across the Borough, provision of allotments is low and many LNAs have no allotment sites. As set out in Section 5, this Report recommends a new look at the burgeoning interest in allotment gardening, and how new sites can be brought into use to cater for growing demand.



- Local Need Areas
- Recreation Grounds & Public Gardens
- Allotments
- Amenity / Informal Green Space
- Other Open Space
- Children & Young People's Space
- Education Outdoor Space
- Natural & Semi Natural Green Space
- Active Sports Space

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CHRISTCHURCH BOROUGH  
COUNCIL

CHRISTCHURCH NORTH