



Defence
Infrastructure
Organisation



Sports and Recreation Statement

Larkhill SFA Phase 4

Land north of The Packway and east of Larkhill

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Executive Summary

The application proposals form part of the Army Basing Programme (ABP), which has been introduced to allow better optimisation of the UK estate and a greater concentration of the Army on Salisbury Plain Training Area (SPTA) as units move back from Germany. As a result, an extra 4,300 troops and their families will move to the Salisbury Plain area by 2020.

This Sports and Recreation Statement supports the full planning application ref. 18/00397/FUL submitted in January 2018. The application site occupies an area of approximately 11.997 hectares and is located on the former Stonehenge Golf Driving Range site, which closed in May 2017.

The site falls adjacent to but outside the red line area of the approved 2016 masterplan for the Larkhill site. This masterplan (ref. 15/05540/FUL) granted permission for 444 no. dwellings, a school and community facility, open space and a range of supporting infrastructure. This masterplan incorporated a number of phases.

The Army Basing Programme requires 917 Service Family Accommodation (SFA) dwellings to be provided across three sites at Ludgershall, Bulford and Larkhill. Planning permission was granted (ref. 15/02770/FUL) for 246 dwellings at Ludgershall. Recently approved amendments at Ludgershall have resulted in a reduction in dwellings to 242. Similarly, at Bulford, the number of approved dwellings (227 dwellings ref. 15/04006/FUL) was reduced to 225 through a recently approved amendment application. The reduction in dwelling numbers at Ludgershall and Bulford is a result of the need to provide bungalows providing disabled access at the sites which take up more space compared with standard dwellings. As such, there has been an overall increase in the units proposed at Larkhill. The original masterplan at Larkhill granted permission for 444 dwellings and the proposed scheme, across a number of phases proposes 450 dwellings. This increase is required in order to meet the required 917 dwellings across Ludgershall, Bulford and Larkhill.

The application to which this application relates (ref. 18/00397/FUL) seeks planning permission for erection of 160 no. dwellings to provide Service Families Accommodation (SFA), land for public open space, landscaping, internal roads and associated infrastructure works and drainage improvements.

This Sports and Recreation Statement addresses the loss of the former golf centre at the application site. The former golf centre is considered to be surplus to the requirement of the area as there are a range of alternative golf facilities on Salisbury Plain and in the wider area. Additionally, the Larkhill masterplan is supported by a Recreation Area Action Plan with the masterplan providing a wealth of new high quality public open spaces for public use.



Introduction

- 1.1 WYG Planning has been instructed by the Defence Infrastructure Organisation (DIO) and Lovell to prepare and submit a planning application for the development of land north of the Packway and east of Larkhill, to provide new Service Family Accommodation (SFA) for military personnel and their dependents, comprising 160 new dwellings for SFA Housing. This application forms one part of a multi-phase comprehensive development.
- 1.2 The application proposals form part of the Army Basing Programme (ABP), which has been introduced to allow better optimisation of the UK estate and a greater concentration of the Army on Salisbury Plain Training Area (SPTA) as units move back from Germany. As a result, an extra 4,300 troops plus their families will move to the Salisbury Plain area by 2020.
- 1.3 In 2016, three planning permissions for SFA dwellings were granted in the Salisbury Plain Area at Ludgershall (15/02770/FUL – 246 dwellings), Bulford (15/04006/FUL – 227 dwellings) and Larkhill (15/05540/FUL – 444 dwellings). Since planning permission was granted for the development at Larkhill, the findings of further archaeological investigations, engineering assessments and ground investigations have meant the previously consented scheme at Larkhill could not be implemented fully. Revised schemes have been prepared for Phases 1 & 2 and Phase 3 which cover the previous masterplan site. Planning permission for Phases 1 & 2 was granted in September 2017. Planning permission for Phase 3 was granted in November 2017. Development approved at Phases 1, 2 and 3 total 290 SFA dwellings. The Phase 4 development is required to provide the balance of SFA dwellings required for the Larkhill development.
- 1.4 Overall, development approved at Phases 1, 2 and 3 and the development proposed at Phase 4 totals 450 SFA dwellings, an increase of 6 SFA dwellings. The additional 6 SFA dwellings are to accommodate numbers lost at the Bulford and Ludgershall sites as bungalows were also required to be provided on these sites to provide accommodation suitable for those service personnel with disabilities. The proposed bungalows are all single storey and therefore take up more space and have a greater footprint than the previously proposed terrace, semi-detached and detached two-storey dwellings previously approved.



2.0 The Proposed Development

- 2.1 The planning application for Phase 4 includes the following:
- 160 Service Family Accommodation (SFA) dwellings comprising a mix of unit types
 - Public open space
 - Landscaping
 - Internal roads, infrastructure and ancillary works
 - Drainage improvements
- 2.2 The proposals seek full planning permission for the proposed development.
- 2.3 Within the Phase 4 site there are a number of open spaces proposed. The scheme will incorporate (i) amenity green space; (ii) play space (for children); and (iii) teenage facilities, as follows:
- i. A total area of 9.337 hectares of amenity green space is proposed in Phase 4, 2.567 hectares in Phase 3 and 5.614 hectares in Phase 1 and 2
 - ii. Two play spaces (for children) have been incorporated into the Phase 4 development, which overlaps the Phase 1 & 2 development
 - iii. One area for teenage facilities (0.653hectares) has been identified in Phase 4, which also overlaps with Phase 1 and 2. This provision includes a hard surface Multi-Use Games Area.



3.0 Site Description and Locality

- 3.1 The application site is located on the former Stonehenge Golf Driving Range which is located north of The Packway, east of Larkhill and west of the village of Durrington. The site is bounded by open grassland and arable fields to the north and arable fields to the east, The Packway to the south and by Larkhill Camp and existing SFA to the west.
- 3.2 The application site is south east of Phases 1 and 2 and south of Phase 3 and shares a common primary access road. It is located on the former golf driving range surrounded by trees. The site comprises 11.997 hectares of land. The site is an open, relatively flat area of land, formerly occupied by a golf driving range, surrounded by mature trees and woodland planting to the north, east, south and west.
- 3.3 The village of Bulford and Bulford Camp are located further east of Durrington village. Amesbury is located south-east of the site to the south of the A303. Stonehenge is located to the south-west of the site, to the north of the A303.



4.0 Evaluation

Loss of non-pitch sport land

4.1 The NPPF makes specific reference to sports land at paragraph 74 and states that sports land should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss.

4.2 Sports England provides specific guidance on where exemptions to the above may be acceptable. Sports England Policy Exception E1 sets out:

"A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchments, and the site has no special significance to the interests of sport".

4.3 In 2015 Wiltshire Council published its draft Open Space Study (2015 – 2026). The report examines local need for a wide range of different kinds of recreational open space. It draws upon a range of survey and analytical techniques including a review of consultation findings from relevant play, sports, leisure and open space studies.

4.4 The Wiltshire Open Space Study classifies golf driving ranges as outdoor non-pitch sports. The Study sets out that there are a large number and good geographical spread of golf clubs across Wiltshire. Following the recent decline in trends of memberships few clubs are full resulting in available capacity and more flexible membership packages being offered at existing clubs.

4.5 The Study also identifies that 40% of people felt there was insufficient children's play areas, where as nearly 60% of people felt there was a need for more facilities for teenagers. It was also identified that Town and Parish Councils were concerned that there is a lack of Multi-Use Games Areas (MUGAs).



4.6 As set out within Wiltshire’s Open Space Study there is a large number and good geographical spread of golf clubs across Wiltshire. It is considered that there is a range of alternative golf facilities on Salisbury Plain and in the wider area available following the closure of the former Stonehenge Golf Centre. The nearest alternative golf course can be found at Tidworth which is less than 7 miles from the application site. This golf course is owned by Ministry of Defence and is let out on a long lease. In addition, there are also three additional golf courses within 10 miles of the application site. These are:

- High Post Golf Club;
- Salisbury and South Wilts Golf Club; and
- Upavon Golf Club.

4.7 In accordance with bullet point one of paragraph 74, it is considered that there is a surplus of golf club land within the surrounding area. The large number of this type of facility is confirmed in the Wiltshire Open Space Study.

4.8 In accordance with the guidance provided by Sports England, it is also considered that the Tidworth Garrison Golf Club, High Post Golf Club and Upavon Golf Club provide an equal or better quality and accessibility.

4.9 High Post Golf Club and Upavon Golf Clubs provide both a range of practice facilities, including driving ranges as well as an 18 hole courses and Tidworth Garrison Golf Club and Salisbury and South Wilts Golf Courses provide 18 hole courses. This is an improved provision on the former Stonehenge Golf Centre which only provided a driving range.

4.10 Tidworth Garrison Golf Club, High Post Golf Club, Salisbury and South Wilts Golf Club and Upavon Golf Club are also highly accessible and able to be reached by bus.

4.11 In addition to the four golf facilities set out above located within a 10 mile distance from the site, there are an additional 28 facilities located within 25 miles of the application site. These facilities are set out in the table below:

Name	Distance from Stonehenge Golf Centre (miles)	Type of Golf Course	Driving Range Facility
High Post Golf Club	4.92 miles	18 holes	Yes



Tidworth Garrison Golf Club	5.09 miles	18 holes	Yes
Upavon Golf Club	6.95 miles	18 holes	No
Salisbury and South Wilts Golf Club	9.43 miles	18 holes	No
Erlestoke Golf Club	13.05 miles	18 holes	Yes
Andover Golf Club	13.54 miles	18 holes	No
The Hampshire Golf Club	13.9 miles	9 holes	No
North Wilts Golf Club	15.99 miles	18 holes	No
Marlborough Golf Club	16.22 miles	18 holes	No
Hamptworth Golf Club	16.55 miles	18 holes	No
Westbury Golf Club	16.81 miles	18 holes	Yes
Wellow Golf Club	18.51 miles	27 holes	No
Ogbourne Downs Golf Club	19.13 miles	18 holes	Yes
Paultons Golf Club	19.97 miles	27 holes	Yes
Rushmore Golf Club	20.04 miles	18 holes	Yes
Bramshaw Golf Club	20.27 miles	18 holes	No
Ampfield Golf Club	20.69 miles	18 holes	No
Whitley Golf Club	20.76 miles	9 holes	Yes
South Winchester Golf Club	21.28 miles	18 holes	Yes
Royal Winchester Golf Club	21.38 miles	18 holes	No
Romsey Golf Club	22 miles	18 holes	No



Chilworth Golf Club	22.05 miles	18 holes	Yes
Crane Valley Golf Club	22.37 miles	18 holes	Yes
Orchardleigh Golf Club	22.83 miles	18 holes	Yes
Remedy Oak Golf Club	23.07 miles	18 holes	Yes
Test Valley Golf Club	23.16 miles	18 holes	Yes
Cumberwell Park Golf Club	23.31 miles	45 holes	Yes
Hockley Golf Club	23.79 miles	18 holes	Yes
Deanwood Park Golf Club	23.85 miles	18 holes	Yes
Southampton Golf Club	23.92 miles	27 holes	No
Chippenham Golf Club	24.32 miles	18 holes	Yes
Kingsdown Golf Club	24.81 miles	18 holes	Yes

4.12 The table above demonstrates that there is a large range of facilities available within a 25 mile radius of the site. As such, we do not consider that the closure of the former Stonehenge Golf Centre would result in any loss to availability of access to similar services. A map of the available alternative golf provision can be found at Appendix A.

Availability of Alternative Recreation Land

4.13 Wiltshire Council included pre-commencement conditions on the approval for each masterplan at Bulford, Ludgershall and Larkhill to provide a Recreational Access Action Plan (RAAP). It is anticipated that if approved, the Larkhill Phase 4 permission would also include a condition requiring the submission of a RAAP.

4.14 The RAAP is required to identify a network of formal and informal recreation walking and running routes within a 3km radius around the SFA. The SFA includes the sites at Larkhill, Bulford and Ludgershall. WYG undertook initial site surveys to assess the extent of local paths and open spaces around the SFA developments, and produced a Recreation Access Study in November 2015.



Following further discussions with Wiltshire Council, enhancement was focussed upon those routes offering direct circular walking opportunities, linking with existing and proposed areas of green space. The RAAP was subsequently approved in accordance with Bulford (ref. 15/04006/FUL) Condition 39, Larkhill (ref. 15/05540/FUL) Condition 36 and Ludgershall (ref. 15/02770/FUL) Condition 26.

4.15 The RAAP sets out details of a series of local walks of various lengths that will allow for daily dog walking and exercise. As set out within the S106 agreements accompanying each site, the network at Larkhill will be completed and available for use prior to the 131st occupancy at the site. For ease of use, the routes will all be signed at either end, with further signage part way along where navigation is not clear. To ensure that users are aware of the recreational network and to encourage its use, the Army Basing Programme will provide appropriate information within welcome packs, which will be provided to soldiers and service families moving to Salisbury Plain.

4.16 At Larkhill the following works will be undertaken:

- Create a new permissive path linking FP15 to BW31, skirting around the eastern edges of both the golf course and SFA development.
- Sign as permissive the existing path network within woodland to the north of the existing Married Quarters.
- Sign as permissive the existing farm track between the Packway and Married Quarters at Fargo Road, with the linking path to the southern end of LA4.
- Sign as permissive the dismantled railway track between Colquhoun Road and existing open area bordering the Packway.
- Create a new permissive path alongside the dismantled railway track between Fargo Road and Byway 30.
- Sign as permissive the existing path running south from Fargo Road to Byway 30, across a small strip of Schedule 1 farmland and through an area of established, mature woodland with evidence of on-going public access.

4.17 As part of the Larkhill development Tombs Road will be closed to traffic and become a pedestrian/cycle thoroughfare only. The rugby pitch and 2x football pitches will be provided for recreational use but will not be lit.



- 4.18 In addition to the improvements to access to public open space for sports use set out within the RAAP the Larkhill development will also provide a range of open spaces within the development area. This includes a Multi-Use Games Area (MUGA), Local Equipped Area for Play (LEAP) and Neighbourhood Equipped Area for Play (NEAP). These formal play areas will assist in meeting the unmet demand for children’s play areas and facilities for teenagers identified within the draft Wiltshire Open Space Study. These play areas and facilities will be available for use by the public and will not be restricted to service families.
- 4.19 The Larkhill Phase 4 site will also provide sizeable wooded areas to the south and south-west of the site. Currently the existing wooded areas at the former Stonehenge Golf Club are inaccessible by the public. The proposed development will open up these areas for public use.
- 4.20 Overall, the redevelopment at Larkhill will result in an overall net gain in recreational space. The 2016 outline masterplan permission provided for 2.812 hectares of public open space. The public open space provided for thus far as part of Phases 1 & 2 and Phase 3 provides 9.218 hectares. The public open space provided as part of Phase 4 (without overlap with previous phases) is 4.25 hectares. Overall, across all four phases of development 13.470 hectares of public open space is provided. The revised scheme for Larkhill across a wider site area achieves significantly more public open space overall.
- 4.21 The school which is currently being constructed to the east of the application site will also incorporate formal playing pitches which will be made available for public use at appropriate times. The Army Basing Programme is committed to integrating service families with local residents of Salisbury Plain and one of the key commitments to achieve this is by making available army sports facilities, where possible, to the public.
- 4.22 The area of recreation for the former golf driving range, which is considered the green area which is not under any canopy, is 6.011 hectares. As such, the development overall would not result in the loss of any public open space with an increase of 4.647 hectares achieved.
- 4.23 It should also be highlighted that the former Stonehenge golf driving range was a private recreation space, which was not publicly accessible without paying a fee. Additionally, the driving range was only accessible for a limited number of hours per day. These two factors limited the level of accessibility of the site for residents within the surrounding area. Whilst the scheme to which this application relates proposes to build upon the former golf driving range, there will be an increase in the provision of publicly accessible greenspace as a result of the development, as set out above.



4.24 The nature of public open space would change to a mixture of formal and informal open space, which would be open to the public at all times and at no cost. The public open space provided through the new Larkhill development will meet the communities aspirations for recreation provision in the form of both formal and informal public open space. We consider this approach more appropriate with wider community benefits than recreating the former driving range.



5.0 Conclusions

- 5.1 This Sports and Recreation Statement has been prepared in support of a planning application (ref. 18/00397/FUL) for the residential development of land to the east of Larkhill, to provide Service Family Accommodation (SFA) for military personnel and their dependants, comprising 160 new dwellings (within Phase 4), public open space, landscaping, internal roads and all associated infrastructure works including drainage improvements.
- 5.2 The application site is one of three proposed for Service Families Accommodation (SFA) on Salisbury Plain. It comprises an area of approximately 12 hectares and is located on the former Stonehenge Golf Driving Range site, which closed in May 2017.
- 5.3 The Wiltshire Open Space Study identifies that there are a large number and good geographical spread of golf clubs across Wiltshire. There are three alternative, better quality golf clubs within a 10mile distance from the application site. We consider that it is demonstrated that the application site is surplus to requirements of the local area, with a range of alternative golf facilities available.
- 5.4 Additionally, the Larkhill development will also provide a range of children's and teenager play and sports facilities within the development. It was also identified within the draft Wiltshire Open Space Study that there were local community concerns that there was not enough children's play and teenager facilities within the local area. The proposed development will assist in meeting this unmet need.
- 5.5 The Larkhill redevelopment is also supported by a Recreational Access Action Plan which sets out a range of public walking and running routes as well as new open space, including rugby and 2x football pitches for recreation use. Land on the north of the Larkhill development will also be converted to an area of informal open space.
- 5.6 Overall, the development at Larkhill will not result in the loss of any public open space with an increase of 4.647 hectares achieved. This includes areas of woodland to the south and south-west of the application site which will be made available for use by the public.



Appendix A – Golf Facilities around Larkhill

Golf facilities around Stonehenge

18 holes golf courses

- 📍 High Post Golf Club
- 📍 Tidworth Garrison Golf Club
- 📍 Upavon Golf Club
- 📍 Salisbury and South Wilts Golf Club
- 📍 Erlestoke Golf Club
- 📍 Andover Golf Club
- 📍 North Wilts Golf Club
- 📍 Marlborough Golf Club
- 📍 Hamptworth
- 📍 Westbury Golf Club
- 📍 Ogbourne Downs Golf Club
- 📍 Rushmore Golf Club
- 📍 Bramshaw Golf Club
- 📍 Ampfield Golf Club
- 📍 South Winchester Golf Club
- 📍 Royal Winchester Golf Club
- 📍 Romsey Golf Club Ltd
- 📍 Chilworth Golf Club
- 📍 Crane Valley Golf Club
- 📍 Orchardleigh Golf Club
- 📍 Remedy Oak Golf Club
- 📍 Test Valley Golf Club
- 📍 Basingstoke

