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ROADS AND DEVELOPMENT SUB-COMMITTEE

ITEM 26

26TH JULY 1993

EASTLEIGH-SOUTHAMPTON STRATEGIC GAP
PLANNING AND MANAGEMENT FRAMEWORK - NORTH STONEHAM

REPORT OF THE COUNTY PLANNING OFFICER

Introduction

1. Following a number of surveys of the historic landscape of North Stoneham (and particularly North Stoneham Park) between Eastleigh and Southampton, I have prepared, in conjunction with the planning officers of Eastleigh and Test Valley Borough Councils, a draft planning and management strategy for the area. A copy is attached to this report. This document "Eastleigh-Southampton Strategic Gap: A Planning and Management Framework - North Stoneham" is the first stage of a number of plans for the Eastleigh-Southampton Strategic Gap and other parts of Hampshire's urban fringe.

2. The quality of the environment in this area is deteriorating and there is a constant threat of development. Nevertheless, the landscape is still an important and attractive feature and there is a considerable opportunity for enhancement and greater public access to the area. It is vital therefore that there is a coherent and constructive approach to land management and development control.

Local Plan Background

3. The study area straddles the boundary between Eastleigh and Test Valley Borough Councils. Both authorities have prepared district-wide Local Plans which are subject to alteration as they move through to adoption. The Public Inquiry into Test Valley Borough Council's Local Plan (Deposit - June 1992) began in May this year.

4. Both plans currently:

- (i) contain policies for the protection of the Eastleigh-Southampton Strategic Gap;
- (ii) strongly resist the loss of existing playing fields and recreation areas here; and
- (iii) seek improved local public access.

5. Test Valley Borough Council's Local Plan mentions the preparation of this strategy document:

"A strategy to protect and enhance the Eastleigh-Southampton strategic gap is being drawn up jointly by the Borough and County Councils; including the preparation of a policy statement for the improvement of North Stoneham Park by positive (possibly grant aided) management measures".

1

Public Consultations

6. Planning Policy Guidance 12 states that such supplementary advice should be issued separately from any local plan and made publicly available with a clear explanation of its status. The weight given to this kind of planning guidance will increase if it has been prepared in consultation with the public and has been the subject of a Council resolution.

7. Accordingly, this draft document is also being submitted to Eastleigh and Test Valley Borough Councils and Southampton City Council. It is expected that it will be available in September for all landowners and interested parties associated with the study area for comment. A comprehensive list of consultees has already been compiled coupled with some advance publicity. Initial contact has already been made with some 25 individuals and organisations. A revised document will be presented for formal adoption before the end of the year.

RECOMMENDATION

8. I recommend that, subject to the views of Eastleigh and Test Valley Borough Councils and Southampton City Council, the draft Planning and Management Framework for North Stoneham be published for consultation.

1949/ML

2

CONTENTS	Page
Preface	1
Introduction	2
Planning Background	3
Historic Development	4
Broad Description of the Study Area	6
Objectives	10
Landscape Restoration Opportunities	11
Framework for Action	12
Appendix 1 - Planning policies for the Eastleigh-Southampton Strategic Gap	18
Appendix 2 - Copy of Direction Under Article 4 (No. 9) dated 27th November 1959	21
Appendix 3 - References	27

Preface

From time to time the Department of the Environment publishes planning guidance. In Planning Policy Guidance 12 (February 1992) "Development Plans and Regional Planning Guidance", paragraph 3.18, recognises that supplementary planning guidance, such as this document for North Stoneham, can provide helpful advice for those preparing planning applications.

"Any such guidance ought to be consistent with the relevant plan and clearly cross-referenced to the relevant plan policy or proposal. It should be issued separately from the plan and made publicly available, and its status should be made clear".

The weight accorded to supplementary planning guidance will increase if it has been prepared in consultation with the public and has been the subject of a Council resolution.

This draft document has been approved, for consultation purposes, by Hampshire County Council, Eastleigh and Test Valley Borough Councils and Southampton City Council.

A revised document is intended to be presented for formal adoption by the respective authorities in the Autumn.

1

A PLANNING AND MANAGEMENT FRAMEWORK - NORTH STONEHAM

1. INTRODUCTION

1.1 This strategy for North Stoneham is designed to reinforce and enhance the policies for the Eastleigh-Southampton Strategic Gap. The study area has been identified as a key part of this Strategic Gap since there is a concentration of leisure and development pressures to be found here. These include extensive formal recreation facilities, pressure from the urban areas of Eastleigh and Southampton for access, and a number of recent planning applications for development. The bulk of the study area comprises the former North Stoneham Park which is a landscape of historic significance.

1.2 The area is bounded by the M3/M27 motorway, Chestnut Avenue and Stoneham Lane. The motorways effectively cut off the area to the west and south. The location of Southampton Airport has severely restricted access in the past to the Itchen Valley Country Park to the east. Improved links to the Country Park are currently being proposed by Eastleigh Borough Council. The boundary between Eastleigh and Test Valley Borough Councils runs through the middle of the study area (map 1).

1.3 The document has two main purposes:

1. to supplement local plan policies; and
2. to provide a basis for discussing with landowners how opportunities for enhancement and appropriate management can be brought forward.

- 1.4 This document has been jointly prepared by Hampshire County Council and Eastleigh and Test Valley Borough Councils. Southampton City Council has been consulted as an adjoining local authority. The City Council has a particular interest in a number of adjacent sites within the Strategic Gap.

2

2. PLANNING BACKGROUND

- 2.1 The approved South Hampshire Structure Plan: First Alteration identifies the land between Eastleigh and Southampton, of which the North Stoneham area forms part, as a strategic gap. It states that the gap should be kept open and that development should be controlled to prevent coalescence of the two settlements.
- 2.2 The Submitted Hampshire County Structure Plan, which is now nearing approval by the Secretary of State for the Environment, continues to promote the strategic gap policy and retains this designation of the Eastleigh-Southampton Strategic Gap. Particular emphasis was placed on the importance of strategic gaps in the Secretary of State's comments on the Submitted Plan.
- 2.3 The district councils (Eastleigh Borough Council, Test Valley Borough Council and Southampton City Council) are responsible for the preparation and adoption of statutory local plans. These plans reflect the structure plan policy and define the strategic gap boundaries. Local Plan policies for Eastleigh-Southampton Strategic Gap are to be found in Appendix 1.

3

3. HISTORIC DEVELOPMENT

- 3.1 The history of North Stoneham Park can be traced back over many centuries during which there have been a number of changes to the boundaries and layout. However, there is a remarkable continuity of land use which stretches from the Roman period to the present. It is one of the few ancient manors in England where development can be traced in an uninterrupted line for almost 2,000 years. (Currie, C. 1992).
- 3.2 Saxon charter evidence indicates the presence of a large area of common pasture, and a series of "ways" or roads throughout the area. It has been suggested (Currie) that the principal purpose of the estate at North Stoneham was to provide food to the Saxon port of Hamwic, which stood on the Itchen, near to present day Southampton.
- 3.3 Much of the common pasture was enclosed during the medieval period. A significant historical feature is the medieval deer park. The boundary of the park follows prominent local features: from streams and valley sides and man-made features such as the old track from North Stoneham Common to Stoneham Lane. In places, remains of the bank (pale) and the internal ditch (designed to prevent the deer leaping the pale) can still be seen.
- 3.4 By the seventeenth century a manor house certainly existed south of the present Park Farm. There is evidence to

suggest that the existing walled garden formed part of an earlier formal garden, with an avenue of limes aligned (to the north) on the position of the original manor house.

3.5 In the later part of the eighteenth century the landscape designer Lancelot "Capability" Brown was commissioned by John Fleming, the owner of the estate, to prepare a general scheme of improvement and parts of the existing landscape may well stem from this work. The new landscape was designed to complement the setting of a new mansion nearer the centre of the park.

3.6 The ownership of the park has since been fragmented (map 2) and little remains of either of the original mansions. Nevertheless, although parts of the original landscape have been degraded or destroyed by the introduction of formal playing fields, the parkland character of the landscape survives over a considerable part of the area, together with a number of historical features. The most important of these features are the remnants of The Avenue (which pre-dates Capability Brown's work), three man-made ponds, the walled garden and a shrine in memory of a member of the Fleming family killed in The Great War.

4

3.7 The vulnerability of this landscape to change is well recognised, and the local planning authorities have commissioned several studies of the landscape in the Eastleigh-Southampton Strategic Gap, and in particular North Stoneham Park (Appendix 3).

5

4. BROAD DESCRIPTION OF THE STUDY AREA

4.1 The principal landscape characteristics of the study area are shown on Map 3. They may be divided into the following broad landscape character units (Map 4).

Playing Fields

Southampton University and Trojan Club Playing Fields

4.2 The density of the playing fields, the obtrusive screen planting, substantial clubhouse and other recreational buildings have significantly changed the landscape character of this area. Most of the original landscape features within the site have disappeared, including most of the medieval "park pale" and meadow land. Despite this there is an important belt of trees along Stoneham Lane. The motorway boundary (M27) has been fully planted by the Department of Transport under a management agreement, and there is little scope for further work. Some of this land may be lost to a future M27 widening scheme.

Jubilee Playing Field

4.3 The Jubilee playing field (Pirelli Sports Ground) and its ancillary facilities are contained within the landscape and therefore do not have the same impact as the Trojan Club playing fields. There are still a number of old hedgerows, remnants of the former field boundaries, and evidence of important landscape features associated with the eighteenth century parkland.

- 4.4 An effective planting programme to further screen the club house and pavilion is required, and the improvement of the western and southern boundaries would be beneficial. Any further enhancement work in this area must depend on the extent and nature of the golf driving range which has been granted planning permission by Eastleigh Borough Council. The sports pitches lost to the driving range are to be relocated within the site.

AC Delco Sportsground and adjoining playing fields

- 4.5 These playing fields are similar in character to the Jubilee Playing Fields and do not substantially detract from the landscape value of the area, apart from the intensive floodlighting. They contain a number of significant historic landscape features which include hedgerows, tree belts and remnants of the "park pale".

6

- 4.6 Any significant intensification of the pavilions and other ancillary facilities would be damaging to the appearance of the area.

Stoneham Golf Club

- 4.7 The golf course was laid out at the turn of the nineteenth century and incorporates many of the existing parkland features. The present management regime is in keeping with the parkland character of the landscape and, apart from the club house and car park in the south west corner, there is little ancillary development. The course is privately owned and there is no public access.

- 4.8 The golf club currently manages its land in a way that is generally sympathetic to the environment. There is a wide range of habitats around the fairways and greens and there are a number of substantial tree belts.

Chestnut Avenue Public Open Space

- 4.9 This area is owned by Eastleigh Borough Council. The area retains a significant number of the original trees. In keeping with its parkland character, the area is intended for informal recreation. This open space is of significant nature conservation interest, although the landscape is in a poor state with many of the trees overmature.

- 4.10 The remains of "The Shrine", erected as a memorial to a member of the Fleming family killed during the Great War, lie near to Avenue Pond. This structure is of historic interest and acts as a focus within this area of open space.

- 4.11 If the character of this area is to be retained the existing trees will require attention, and a replanting programme undertaken.

Park Farm

- 4.12 Park Farm and the grounds of former North Stoneham House lie at the core of the study area. The land is in four ownerships and there has been a history of unauthorised uses, some of which have been subject to enforcement action. There are a number of permanently occupied caravans in the

vicinity of the farm buildings. A further temporary planning permission has been granted for the continued occupation of four remaining caravans until 30th April 1998. This temporary permission is subject to conditions which require the caravans to be moved if the existing named occupants leave before April 1998. It is also a requirement of the planning permission that all other structures and non-residential caravans within the site must be removed by 22nd July 1993.

7

4.13 The condition of the fields south of Park Farm has deteriorated in recent years. The original avenue of trees has all but disappeared and there needs to be a replanting programme if the parkland character is to be retained. There is a Tree Preservation Order at Park Farm, covering individual trees, clumps and areas of woodland. If the appearance of the landscape is to be enhanced, the management of the grazing regime needs to be improved. A public footpath from Chestnut Avenue to Stoneham Lane crosses this area.

4.14 Avenue Pond is let to Eastleigh and District Angling Club by the owners of Park Farm. Once an important feature in the landscape, it is now hidden from view by successive belts of screen planting of inappropriate species and surrounded by fencing. Vandalism and trespass hinder the proper management of the area.

North Stoneham House

4.15 The gardens of North Stoneham House, demolished in 1939, have a rather neglected appearance. Many of the trees are overmature and natural regeneration has obscured the original layout in many places. Nevertheless, this landscape is a most important feature in views across the strategic gap, and is generally in keeping with the parkland character.

4.16 The grounds and farmyard contain a number of historic features and buildings. The two residential buildings - Park Farmhouse and the Orangery - both retain many of their original features, despite modernisation. The walled garden is an impressive feature, but is in a poor condition in places. Two ornamental ponds were created by damming the stream flowing down from Chilworth Ridge. Both are fished by a local club and remain a reminder of the earlier formal layout of the grounds.

St. Nicholas Church

4.17 St. Nicholas Church is located in Stoneham Lane, south of the entrance to Park Farm. The building of medieval origin was extensively rebuilt at the beginning of the seventeenth century. The church tower was a focal point in the original garden design. Its setting is impaired by the state of the car park and storage compound at the rear and by the proximity of the pavilion, floodlights and screen planting on the university playing field. There is an outstanding planning permission for the construction of a church hall on a site behind the church.

Woodlands

- 4.18 Home Wood: This woodland is situated on rising ground alongside the motorway and is an important landscape feature in many distant views. At present the wood is managed by the Forestry Commission. Home Wood is an ancient woodland site largely replanted with conifers but still retaining small pockets of oak, birch, ash and hazel coppice. The main area of landscape and wildlife interest is a narrow band of springline and streamside alder coppice which borders a tributary of the Monks Brook. Although the wood has been intensively managed for commercial purposes, the majority of ancient woodland indicator species are found in this area.
- 4.19 Although there are no statutory footpaths, the public has been gaining informal access to the wood from Chestnut Avenue, and across the motorway bridge through land at the south-west corner owned by Wessex Regional Health Authority (Fred Woolley House).
- 4.20 Hardmoor Copse: This woodland lies between the M27 and Stoneham Golf Club to the south of the study area. It is an important landscape feature because it screens the motorway. It also maintains an important visual link with other woodland to the south of the motorway (Hardmoor Plantation). Public access is limited as the wood is in private ownership. Hardmoor Copse is a mixture of coniferous and deciduous woodland which has an understorey of rhododendron and laurel.
- 4.21 Chestnut Bottom Wood: This woodland lies between the motorway and Stoneham Golf Club, to the west of the study area. It acts as an important screen to the motorway, and it is vital that any changes to its management do not diminish its visual impact. It is privately owned and there is no public access. Chestnut Bottom Wood is former heathland and pasture woodland, now an oak plantation with dense rhododendron scrub as well as gorse scrub on spoil from the M3 motorway.

5. OBJECTIVES

- 5.1 The study area fulfils the vital function of providing a largely undeveloped open landscape between two major urban areas. Moreover, it provides a range of informal and formal recreational activities within an historic landscape.
- 5.2 The main objectives of this Strategy are:
1. to retain the undeveloped character of this countryside area, within the Eastleigh-Southampton Strategic Gap;
 2. to conserve and enhance the landscape - in particular:
 - (a) its parkland character;
 - (b) the screening of the motorways;

3. to explore opportunities for the restoration of the historic parkland landscape of the area to be known as "Avenue Park" (see Map 4 - Principal Strategy Area and Policy 7);
4. to increase local public access (without encouraging greater car use);
5. to provide additional open recreation where this would be consistent with the landscape objectives; and
6. to conserve historic buildings and features.

10

6. LANDSCAPE RESTORATION AND RECREATION OPPORTUNITIES

- 6.1 Recent studies (Appendix No. 3) of the historic landscape have recommended that steps should be taken to restore the grounds of North Stoneham House to their historic form. But this may involve the loss of some existing trees and vegetation. Furthermore, the historic landscapes were designed to focus on a large building which no longer exists. In addition, the local authorities recognise the impracticability of re-creating parkland from levelled and highly managed sports fields in multiple ownership.
- 6.2 Throughout the study area, present farming practice does little to enhance the appearance of the landscape. However, the landscape to the north of the Park Farm has been left relatively undisturbed, and still reflects much of the original parkland character. In the view of the local authorities, this area offers the best opportunity for restoration without considerable expense. This area ("Avenue Park" [Fig. 1]), focuses on Avenue Pond.
- 6.3 The local authorities view "Avenue Park" as a potential resource for informal recreation. If more recreational use is to take place it must be carefully controlled.

Fig. 1 Avenue Park
(See Policy 7 area, map 5)

11

7. FRAMEWORK FOR ACTION

- 7.1 The Hampshire County Structure Plan and Eastleigh and Test Valley Borough local plan policies, relevant to controlling development and the use of land in the strategic gaps, are listed in Appendix 1.
- 7.2 The policies set out below provide amplification of the local plan policies and provide a framework for action.
- 7.3 The local authorities intend to take positive action, including early improvement works on publicly owned land, to encourage all interested parties to support the policies set out below and assist with the implementation of the proposals outlined on map 5. Opportunities for technical advice and grants will be included in discussions with landowners.

12

Policy 1. Overall Landscape Improvements

The planning authorities will prepare and initiate a programme of landscape improvements. Initially, priority will be given to:

- (a) the area of "Avenue Park", in particular:
 - the open space south of Chestnut Avenue;
 - the Avenue and Avenue Pond; and
- (b) land adjoining the M27.

Policy 2. Additional Access

The planning authorities will consider entering into negotiations with landowners to secure permissive access for informal recreation throughout the study area. These additional routes will complement the existing public footpath that runs through the site and provide a framework of public access into North Stoneham Park:

- (a) access through Home Wood to Park Farm, and Chestnut Avenue; and
- (b) access from Stoneham Lane to Avenue Pond, and Park Farm.

Policy 3. Management Assistance and Land Acquisition

The local authorities will provide advice, and offer grants, where appropriate, to landowners wishing to manage their land in a way that is sympathetic to this strategy. Consideration will also be given to the possibility of land acquisition in appropriate cases.

Policy 4. Control of Development

The planning authorities will review the need for limiting existing Permitted Development rights throughout the study area.

A copy of "Direction Under Article 4 (No. 9)" under the Town and Country Planning General Development Order 1950 (covering the Eastleigh part of the study area) can be found in Appendix 2.

Policy 5. Park Farm (see Fig. 2)

Appropriate action (including enforcement action) will be taken, by Eastleigh and Test Valley Borough Councils, to remove the unauthorised storage facilities and touring caravans at Park Farm within the next five years. The local planning authorities will, as a long term objective, seek the removal of the residential caravans at the same site.

13

Park Farm and Stoneham House (Fig. 2)

Policy 6. North Stoneham House (Fig. 2)

The planning authorities will initiate discussions with the owners of the grounds of the former North Stoneham House with a view to:

- (a) improving the setting of St Nicholas Church;
- (b) agreeing a programme for woodland management and further planting;
- (c) ensuring that the historic features (orangery, walled garden and ponds) are not further damaged, and where possible enhanced; and
- (d) improving public access.

14

Policy 7. Avenue Park

Avenue Park represents an outstanding opportunity to provide a large attractive public area for informal recreation within the Strategic Gap. The planning authorities are determined to take this opportunity to reverse the decline in environmental quality which has occurred in recent years. To achieve this objective, and enhance the existing parkland characteristics, the planning authorities will:

- (a) not permit the development of new buildings, the establishment of formal playing fields or other recreational facilities;
- (b) discuss with the owners how the management of the area can be improved, and Avenue Pond restored as a key feature in the landscape; and
- (c) prepare an overall landscape master plan for Avenue Park incorporating the following broad design guidelines:
 - 1. Enhancement of the screening around the urban edge of the parkland.
 - 2. Extension of views within the park.
 - 3. Removal of unsympathetic field and ownership boundaries.
 - 4. Safeguarding existing trees where appropriate with a planting and management programme to ensure continual enhancement of the parkland character.
 - 5. Creation of footpath links to Home Wood in the west and through to Stoneham House in the east.

Policy 8. Jubilee Playing Fields

Following a careful assessment of the existing situation, permission has been granted for a golf driving range on the Jubilee Playing Field. Eastleigh Borough Council has given careful consideration to the floodlighting and screening of this facility. The local planning authorities believe that

the intensification of this type of development would be inappropriate within this plan area. However, the adjoining fields to the west and north could be used for some types of organised sports use. With care, the landscape here could absorb informal recreation use, although formal playing fields will not be encouraged unless the boundary trees and hedgerows are maintained and, where necessary, reinforced. To achieve this:

15

- (a) any further agricultural or open recreation use (formal or informal) on land adjacent to the golf driving range should be confined to the fields north and west of the Jubilee Playing Field; and
- (b) any ancillary facilities should be restricted to those which are small-scale and unobtrusive, with all boundary planting maintained and, if necessary, enhanced in keeping with the landscape character.

Policy 9. Eastleigh Borough Council and AC Delco Playing Fields

These playing fields contain significant historic landscape features. These include: hedgerows, ditches, tree belts, badger setts and remnants of the "park pale", therefore:

- (a) any extensions to the existing recreational facilities at the Borough Council and AC Delco Playing Fields should be small-scale and in keeping with the landscape character;
- (b) a planting and management programme will be encouraged to improve the boundaries, where necessary, and protect and enhance other boundaries which may warrant special attention; and
- (c) a public footpath is proposed from Stoneham Lane, through Eastleigh Borough Council land, linking to the existing public footpath through Park Farm.

Policy 10. The Trojans and University Playing Fields

Any change to the existing recreational facilities should not add to the urbanisation of this area. Negotiations will be undertaken to encourage a programme of landscape improvements and screening.

Policy 11. Home Wood

Management agreements will be sought with the landowner to:

- (a) encourage a general reversion back to broadleaved species and a resumption of the coppicing cycle where appropriate; and
- (b) provide permissive access to the wood to allow informal recreation.

16

Policy 12. Chestnut Bottom Wood and Hardmoor Copse

The planning authorities will discuss with the landowners ways to encourage appropriate management of the woodland.

Policy 13. Wessex Health Authority land

The planning authorities will discuss with the Wessex Health Authority ways to:

- (a) encourage appropriate management of the woodland at Fred Woolley House to maintain ecological diversity and the retention of natural habitats; and
- (b) create access through to Home Wood.

Policy 14. Stoneham Golf Club

The planning authorities will enter into discussions with the Golf Club to agree with the landowners how to manage parts of their woodland in a way which encourages ecological diversity and retains natural habitats.

17

APPENDIX 1

Planning policies relevant to the Eastleigh-Southampton Strategic Gap.

1. SOUTH HAMPSHIRE STRUCTURE PLAN: FIRST ALTERATION 1981-1996

"E6 There will be a strong presumption against development in open areas which provide gaps between settlements."

"E6.1 The following important gaps between settlements will be retained:

Eastleigh-Southampton."

2. HAMPSHIRE COUNTY STRUCTURE PLAN, SUBMITTED MAY 1991

"C3 A Green Belt, the Southern Hampshire Green Belt, will extend across Southern Hampshire from the Avon Valley to the County boundary with West Sussex."

Hampshire County Council has recently received the Secretary of State's proposed modifications to the Submitted County Structure Plan. The above policy C3 faces alteration in favour of a strategic gap policy for Southern Hampshire which includes the Eastleigh-Southampton gap.

3. EASTLEIGH DISTRICT LOCAL PLAN - CONSULTATIVE DRAFT, NOVEMBER 1991

"C.1 There will be a strong presumption against development in the Green Belt."

"C.2 The construction of new buildings or the change of use of existing buildings within the Green Belt will normally only be permitted for purposes of agriculture, forestry, appropriate outdoor sport, cemeteries, institutions standing in extensive grounds (change of use) or other uses suitable to a rural area."

"C.3 When considering proposals for development in the Green Belt, the Borough Council will have to be satisfied that it:

(iii) does not result in the erosion of important gaps between settlements, in particular the following gaps:

Eastleigh-Southampton Strategic Gap."

18

"R.3 The Borough Council will seek through negotiation with landowners and other interested parties to improve public access to the countryside and coast, linking recreational and residential areas through the provision of an improved network of footpaths, bridleways and cycleways."

"OS.2 The Borough Council will strongly resist any proposals which would result in the loss of land currently used for recreational purposes unless suitable alternative provision is made which is of a better quality or siting or is more appropriate to the needs of the community."

The District Plan will be amended to take account of the proposed modifications to the County Structure Plan and will be approved for deposit by the end of 1993. The North Stoneham site is shown entirely within the Southampton-Eastleigh Strategic Gap.

4. TEST VALLEY BOROUGH LOCAL PLAN (DEPOSIT) JUNE 1992

A Public Local Inquiry into the provisions and proposals of the local plan has just commenced (May 1993). The policies given below are those submitted to the Inquiry and are therefore subject to amendment.

"C9 In order to conserve the qualities, character and function of areas and features of particular importance, development will not be permitted which would adversely affect:"

"C9.2 The landscape character and function of countryside gaps in separating built-up areas as defined below:"

"C9.3 f ... Eastleigh-Southampton."

"R5 Development proposals which would result in the loss of existing playing fields, other recreation areas or facilities, which are, or would be, of benefit to the local community, will not be permitted unless:

(i) alternative nearby provision of equivalent community benefit is made available; or

(ii) there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision."

19

"T25 In addition to the proposals in T23 and T24, it is proposed to seek improvements to the rights of way network in conjunction with appropriate development both in the countryside and built-up areas, in particular routes alongside rivers and streams, together with links into the countryside from urban areas.

The maintenance and improvement of rural footpaths on the edge of urban areas linking to urban footpaths to provide informal recreation routes for urban residents will be encouraged, in conjunction with appropriate new development. Improve access within the rural areas will also be promoted as part of any new recreational development in the countryside, e.g. golf courses (see paragraph 8.38). In particular, improved routes alongside waterway will be encouraged wherever possible."

Appendix 4 - Countryside Gaps

"(f) Eastleigh-Southampton (paragraph 18, page 139)

A strategy to protect and enhance the Eastleigh-Southampton strategic gap is being drawn up jointly by the Borough and County Councils; including the preparation of a policy statement for the improvement of North Stoneham Park by positive (possibly grant aided) management measures."

20

APPENDIX 2

DATED 27th November 1959

HAMPSHIRE COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1947

TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDER, 1950

DIRECTION UNDER ARTICLE 4, NO. 9

Land within the Borough of
Eastleigh and Rural District of
Romsey and Stockbridge

21

TOWN AND COUNTRY PLANNING ACT, 1947
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1950
DIRECTION UNDER ARTICLE 4, NO. 9

WHEREAS :

(1) Article 3 of the Town and Country Planning General Development Order 1950 (hereinafter called "the Order") permits development by

- (i) the use of land (other than a building or the curtilage of a building or the site or curtilage of a building which has been demolished in consequence of war damage) for any purpose on not more than 28 days in total in any calendar year and the erection or placing of moveable structures on the land for the purposes of that use
- (ii) the carrying out on agricultural land having an area of more than one acre and comprised in an agricultural unit of building or engineering operations requisite for the use of that land for the purposes of agriculture other than the placing on land of structures not designed for those purposes or the provision and alteration of dwellings

being respectively Classes IV(2) and VI(1) of the First Schedule to the Order

(2) The operations and the uses of land specified in the First Schedule hereto are respectively development within Classes IV(2) and VI(1) of the Order

(3) The Hampshire County Council (hereinafter called "the Council") are the Local Planning Authority for the land specified in the Second Schedule hereto

(4) The Council deem it expedient that the development specified in the First Schedule hereto should not be carried out on the land specified in the Second Schedule hereto unless permission therefore is granted on application made under the Order

22

NOW THEREFORE the Council in pursuance of the powers conferred upon them by Article 4 of the Town and Country Planning General Development Order 1950 HEREBY DIRECT that the permission granted by Article 3 of the order shall not apply to the development specified in the First Schedule hereto in respect of the land specified in the Second Schedule hereto

23

FIRST SCHEDULE

(1) The use of land for any purpose and the erection or placing of moveable structures on the land for the purposes of that use

(2) The carrying out on agricultural land of building or engineering operations requisite for the use of that land for the purposes of agriculture.

SECOND SCHEDULE

The land situated within the Borough of Eastleigh and the Rural District of Romsey and Stockbridge shown within a green line on the plan annexed hereto, being the Parcels numbered as follows on the Ordnance Survey Map for Hampshire:

Parish	Ordnance Sheet Editions	Plot Numbers
North Stoneham	1909	Part 82 84 86
		Part 83 Part 85

1933	Part 50	143b	219
	Part 54	144	220
	55	145	221
	Part 56	147	222
	57	148	223
	58	149	224
	Part 59	153	225
	Part 60	154	226
	63	155	227
	74	156	228
	75	157	229
	Part 76	158	230
	77	159	231
	78	159a	256
	79	Part 176	264
	80	177	276
	81	177A	276a
	Part 82	177b	276b
	Part 83	177c	276c
	84	177d	276d
	Part 102	177e	276e
	Part 102a	177f	280
	105	178	281
	Part 106	179	281a
	107	180	282
	108	181	283
	109	183	284
	110	184	285
	135	185	288
	136	186	288a
	143	Part 218	311
	143a	218a	312
			316

24

Parish	Ordnance Sheet Editions	Plot Numbers		
Chilworth	1909	Part 7	20	29
		8	21	30
		15	24	31
		17	26	33
		18	Part 27	37
		19	28	38
		39	54	Part 78
		40	55	79
		41	56	80
		42	58	81
		43	Part 61	82
		45	62	82a
		46	62a	83
		47	Part 66	84
		Part 48	67	85
		Part 50	68	86
		51	70a	Part 101
52	Part 72	Part 106		
53	77	175		
North Baddesley	1909	Part 145	Part 148	153
		Part 146	Part 149	154
		Part 147	152	
	1933	Part 145	Part 147	Part 149
		Part 146	Part 148	

Chandlers Ford	1909	Part 361	363	364
		362		
	1933	318	360	Part 361
		Part 320		
Eastleigh	1933	84	131	139
		85	132	139a
		86	Part 133	139b
		Part 87	134	139c
		Part 88	136	140
		Part 127	136a	141
		128	137	148
		Part 129	137a	187
		130	Part 138	

25

GIVEN under the Common Seal of the Council this 27th day of November 1959.

THE COMMON SEAL OF THE HAMPSHIRE)
 COUNTY COUNCIL was hereunto affixed)
 in the presence of:)

A. Lubbock

Richard Calthorpe

SEAL 4761

Two members of the County Council

G. A. Wheatley

Clerk of the County Council

P8732

The Minister of Housing and Local Government hereby approves the foregoing direction

Given under the official seal
 of the Minister of Housing and
 Local Government
 this eighteenth day of July
 nineteen hundred and sixty one.

H.H. Browne.
 Assistant Secretary,
 Ministry of Housing and Local
 Government

26

APPENDIX 3

REFERENCES

1. Chris Blandford Associates, Eastleigh-Southampton Strategic Gap Study (1990).

2. Chris Blandford Associates, North Stoneham Park Historic Landscape Survey and Outline Proposals for Future Management (1991).
3. Currie, C, North Stoneham Park : its origin and development (1992).
4. Edgar, J, The Restoration of North Stoneham Park (1993).

27



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