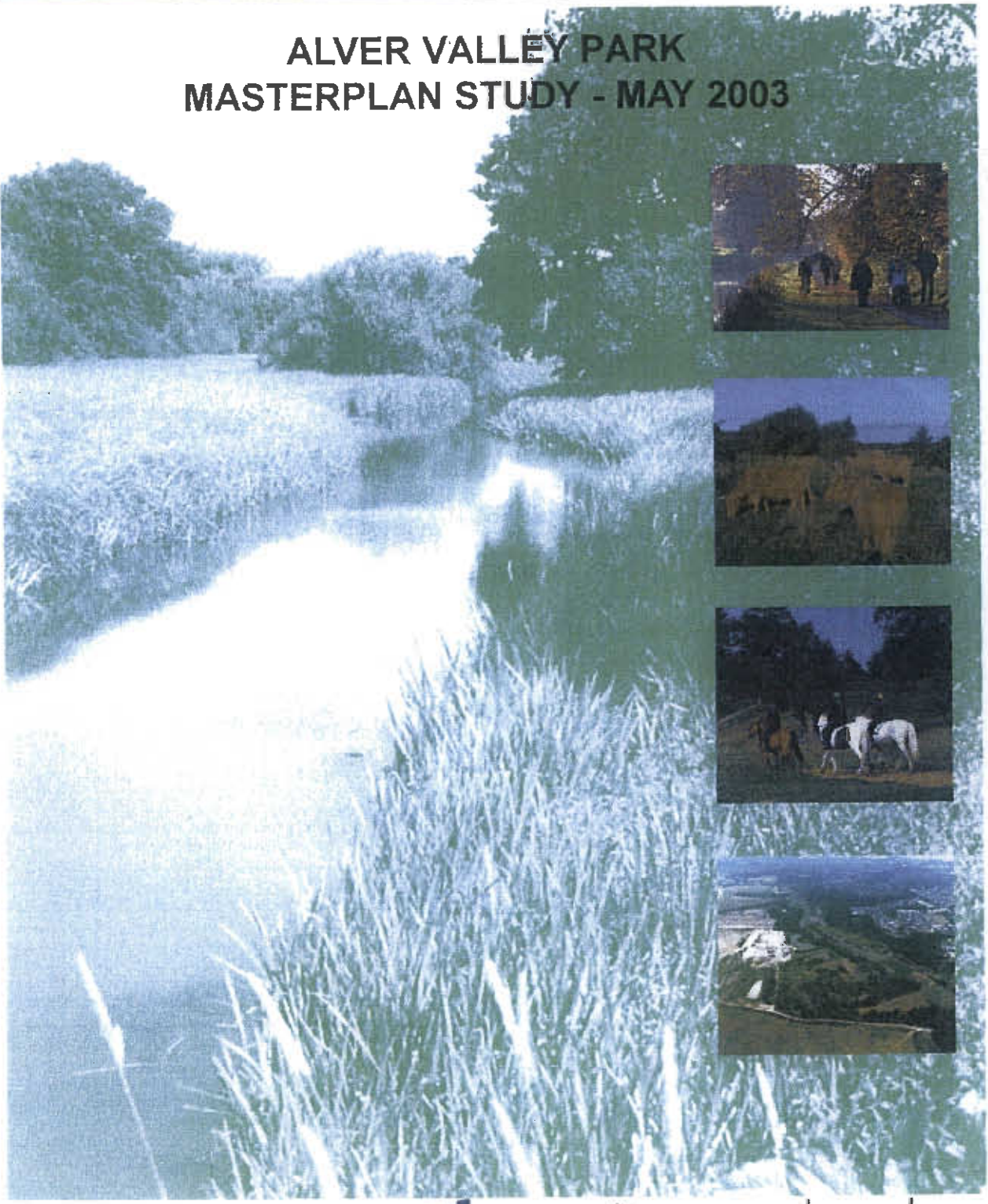




# ALVER VALLEY PARK MASTERPLAN STUDY - MAY 2003





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## Contents

### Executive Summary

#### 1. Introduction

- 1.1 The Vision
- 1.2 Overview
- 1.3 Strategic objectives

#### 2. Planning Policy Context

- 2.1 Summary
- 2.2 National Policy
- 2.3 Local Policy
- 2.4 Criteria for developing the Alver Valley Park

#### 3. Development of the Masterplan

- 3.1 Opportunities
- 3.2 Constraints and Challenges
- 3.3 The Design rationale

#### 4. Assessment of Options

- 4.1 Consultation and summary of responses
- 4.2 Discounted options

#### 5. Masterplan Proposals: The Preferred Options

- 5.1 Character Zone 1 - Recreation and Events
- 5.2 Character Zone 2: Informal Leisure
- 5.3 Character Zones 3: Nature Conservation
- 5.4 Character Zone 4: Grange Farm Complex
- 5.5 Access
- 5.6 Information, interpretation and artwork

#### 6. The Alver Valley Park : Making it Happen

- 6.1 Phasing and Priority activities
  - 6.2 Cost estimates
  - 6.3 Funding
  - 6.4 Phase I Implementation
  - 6.5 Phase II Implementation
  - 6.6 Phase III Implementation
  - 6.7 Policy and Future Management
  - 6.8 Revenue Generation
  - 6.9 Park Operation and Maintenance
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# Alver Valley Park



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## Appendices

### **A. Site Analysis**

- A.1 Landscape description
- A.2 Land ownership
- A.3 Land Restoration
- A.4 Vegetation, Ecology, Conservation Status
- A.5 History and Archaeology
- A.6 Grange Farm complex
- A.7 People, Access, Recreational Use

### **B. Planning and Policy Issues**

- Part One B1-B11- Planning policy – detailed assessment
- Part Two - Other Considerations
- B.12 Land covenants
- B.13 Section 106 requirements
- B.14 Byelaws

### **C. Consultation Results**

### **D. Cost Estimates**

### **E. Conservation and Habitat Creation**

### **F. References**

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## EXECUTIVE SUMMARY

### 1. INTRODUCTION

The primary objective of the Alver Valley Park is to safeguard the open space of the strategic gap between Gosport and Lee-on-the-Solent, sustained for the benefit of future generations. This will be achieved by developing diverse recreational facilities and enhancing biodiversity and landscape for local people and visitors. Features for specialist activities and special events will be provided that remain compatible with the principles of the strategic gap but will generate revenue to sustain the park. Accessibility will be promoted by foot, cycle, horseback and for those with impaired mobility, but with sensitivity to nature conservation areas.

### 2. BACKGROUND

The Alver Valley Park is to be created within the Borough of Gosport from the land between Rowner and Lee-on-the-Solent. It will form the southern end of the 'strategic gap' of open space between Gosport and Fareham that stretches past Stubbington to Titchfield. A substantial portion of the land to be designated as the park has been used for gravel extraction and landfill, but the Alver Valley also contains wetland, heath and ancient woodland, much of which has been designated for its ecological importance. Gosport Borough Council owns 120 hectares (ha) of land within the Alver Valley and will by the end of 2003 receive a further 70 ha on a 999 year lease from Persimmon Homes.

Gosport Borough Council through the direction provided by its Alver Valley Steering Group has taken a partnership approach with a large number of stakeholders in developing the proposals for the park. The first community consultations were held in 1999, confirming that the Alver Valley's integrity as a large tract of open countryside should not be compromised by over-development. Further public consultations throughout Gosport followed in 2001 and 2002, and the latest in February 2003. These consultations have ensured that all proposals, as far as possible, have the approval of the community and all interested parties. The proposals are now brought together and set out in this Masterplan document.

### 3. THE PROPOSALS

The Masterplan envisages the creation of four character zones for the site to provide a framework into which features and facilities may be placed, taking account of the planning conditions, land use, landscape, landfill type, access and services existing at the time of the park's establishment. Each character zone will accommodate a different range of uses, whilst promoting a single identity for the park.

Character Zone 1 in the northern part of the park will feature recreation and events. This zone lends itself to visitor access, and can cater for large numbers of people and cars including car parking. It will include a visitor centre as a model for minimum resource and energy use applying state-of-the-art energy-saving and information technology. It will overlook a lake, the balancing pond for the housing development modified to benefit wildlife and the landscape. A children's play area for young children and their parents and an adventure trail designed to challenge and entertain

## Alver Valley Park



young people will be located close to the visitor centre. Sports pitches and a pavilion will be provided for various sports, and a golf driving range adjacent to the existing golf course. Provision has also been made for a future fourth secondary school for Gosport by allocating a site near to the main access into the park from the link road. The secondary school could share the sports facilities with the general public. A landscaped events arena and amphitheatre will be located in the south of the zone as a facility that can be used for outdoor events. Tree planting will extend and join up the existing woodland and create new copses that will help integrate the proposed facilities into the landscape.

Character Zone 2 for informal leisure is to the south of Character Zone 1. It is an area consisting generally of grassland, and contains areas of recognised ecological importance and areas of potential conservation value. It has an open aspect and is already much used for informal leisure such as walking and picnics. No major works are planned in this zone except for access for pedestrians, cyclists and horse riders. The emphasis will be on quiet enjoyment of the park's open spaces, its natural history and its views.

Character Zone 3 for nature conservation will incorporate the existing Local Nature Reserves, the River Alver and the The Wildgrounds SSSI. This character zone has been established in recognising the need to provide for and respect its sensitivity and importance to biodiversity and nature conservation. Proposals in this zone will be limited in scope to improvements directed at enhancing the conservation value of the area and improving features and facilities for quiet enjoyment by the public. Habitat work will be guided by the existing management plans and a new Biodiversity Action Plan, and visitor access will be controlled in sensitive wildlife areas.

Character Zone 4 is the Grange Farm Complex. The main farm buildings, currently used by Gosport Borough Council as a storage area, will be restored and expanded to create an equestrian centre that will also include part of Home Heath for pasture and an outdoor riding arena. Part of the buildings can be maintained for the Countryside Section's office and machinery storage. The Borough plant nursery will continue to operate but will be expanded to provide a facility for a rearing native trees and shrubs. The green waste storage and recycling facility will be relocated to a suitably prepared site adjacent to the household recycling unit. A BMX dirt track will be constructed on the current green waste site and a small part of Oxstall Meadow. The motte and bailey, a scheduled ancient monument, will be restored.

Levels of access into and around the site will be improved for all users on foot, cycle, horse and those people with disabilities. Vehicular access for visitors into the main body of the park will be restricted and concentrated in Character Zone 1 to the north of the site. The creation of a hierarchical network of new cycleways, bridleways and footpaths is proposed for the park. Apple Dumping Bridge will be replaced with a new aesthetic structure with improved landscaping and interpretation. The 'Rowner Gateway' will upgrade existing links to the park for cyclists, pedestrians and wheel chair users from Rowner. Further north access to the park is restricted by the Wildgrounds Nature Reserve and Lee-on-the-Solent Golf Course, and Shoot Lane will be improved for pedestrians and



cycles to become the major entry point. The network of routes will have signage, information, furniture and artwork.

#### **4. ESTABLISHING THE PARK**

Priority works consisting of access routes, Apple Dumpling Bridge replacement and extensive planting have already begun using funding obtained from external sources. Outline planning permission will be obtained for the proposals in the Masterplan following its approval in June 2003.

The final form of the proposals and the timing of implementation will be tied to issues relating to planning permission, access to land, landfill remediation and accessibility to funding. Detailed planning permission will be required for each of the proposals in the Masterplan. Access to the Persimmon Homes owned land will be restricted until the beginning of 2004, and to some landfill areas it will be dependent on the remedial measures that may be necessary to comply with current legislation. Income to date secured by Gosport Borough Council and its partner Groundwork Solent is over £1.1 million. Estimates of the costs of the capital works are around £2.5 million, though the costs will depend on the scale of the various facilities being provided. If these various constraints are overcome without undue delay, the majority of the proposals could be in place by early 2006.

# Alver Valley Park



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## 1. INTRODUCTION

### 1.1 The Vision

**The vision for the Alver Valley Park is of a special area of open space, biodiversity and contrasting views and landscape, sustained for the benefit of future generations, and offering access for all to enjoy an appropriate range of sport and leisure activities.**

### 1.2 Overview

1.2.1 The Alver Valley Park is to be created within the Borough of Gosport from the land between Rowner and Lee-on-the-Solent. It will form the southern end of the 'strategic gap' of open space between Gosport and Fareham that stretches past Stubbington to Titchfield. A substantial portion of the land to be designated as the park has been used for gravel extraction and landfill, some of which is still being worked and some of which after restoration has regenerated to provide meadow and woodland habitats. The Alver Valley also contains wetland, heath and ancient woodland, much of which has been designated for its ecological importance.

1.2.2 Gosport Borough Council owns 120 hectares (ha) of land within the Alver Valley and will by the end of 2003 receive a further 70 ha on a 999 year lease from Persimmon Homes. This former landfill is referred to in this document as the 'Cherque Farm amenity land'. The Borough Council will then have control and management responsibility for a comprehensive parcel of land with great value for conservation, biodiversity and recreation (both formal and informal), that will comprise the park. It is hoped that 10 ha of land currently in private ownership will also become available for public access within the park. See Appendix A.

1.2.3 A partnership approach between Gosport Borough Council and Groundwork Solent for the development of the Alver Valley Park has been effective since 2000. Gosport Borough Council as landowner and main stakeholder has provided background information and expertise from across a wide range of departments, while guidance on the proposals has been provided by the Alver Valley Steering Group. Groundwork has applied its skills in project management and community consultation and brought into the project significant sums of additional funding.

1.2.4 Other partners include organisations that also have an interest in the Alver Valley and in its development as an area of open space, such as Hampshire County Council, the Hampshire Wildlife Trust, the Ministry of Defence and local groups. Some funders such as the Forestry Commission, the Countryside Agency and English Nature are also providing support in the form of expertise. Consultation and the participation of partners and all stakeholders are fundamental to the development of the Masterplan. A series of public consultations in conjunction with regular publicity ensure that all proposals, as far as possible, have the approval of the community and all interested parties.

1.2.5 The Masterplan, once approved by Gosport Borough Council, will provide a blue-print for the planning and setting up of the Alver Valley Park.



## Alver Valley Park



1.2.6 A Business Plan will follow that will build on the findings and the conclusions of the Masterplan and will set out the principles for the operation and maintenance of the park. It will further identify grants and revenue sources, and estimate operation and management costs and the means of underpinning future maintenance and further park improvements.

### 1.3 Strategic Objectives

1.3.1 The primary objective of the Alver Valley Park is to safeguard the open space of the strategic gap between Gosport and Lee-on-the-Solent, sustained for the benefit of future generations.

1.3.2 Within this overarching objective are a number of constituent objectives:

- Develop diverse recreational facilities and enhance biodiversity and landscape predominantly for the use of local people but also for visitors from neighbouring areas. There are shortages of open space within Gosport for specific recreational and educational purposes and the opportunity to allocate land for these purposes will be taken.
- Provide features for specialist activities and special events that while remaining compatible with the principles of the strategic gap will generate revenue for the maintenance and running of the park.
- Promote accessibility by foot, cycle, horseback and for those with impaired mobility, but managing in an appropriate manner access to sensitive nature conservation areas.





## 2. PLANNING POLICY CONTEXT

### 2.1 Summary

2.1.1 Proposals for the Alver Valley Park will need to accord with national and local planning policies. A detailed assessment of the key planning considerations, including Government Planning Policy Guidance, Regional Planning Guidance, the Hampshire County Structure Plan 1996-2011 (Review), the Adopted Gosport Borough Local Plan and the Local Plan Review are outlined in Appendix B. Figure 1 shows an extract of the Gosport Borough Local Plan Proposals Map.

2.1.2 The principle of the Alver Valley Park accords with a number of key planning objectives including safeguarding amenity and ecological interests, enhancing local recreation and sporting facilities and ensuring the site is accessible to local people of different ages and abilities.

### 2.2 National Policy

2.2.1 The Government's Planning Policy Guidance Note 7 (PPG 7) The Countryside-Environmental Quality and Economic and Social Development recognises the value of urban fringe areas, such as the Alver Valley, and acknowledges that these areas require a positive approach to planning and management. There is a need to secure environmental improvements to reduce pressure on the wider countryside and reduce the need to travel. PPG 17 Planning for Open Space, Sport and Recreation recognises that open spaces, sport and recreation underpin people's quality of life. Recreational sites should promote accessibility, avoid any significant loss of amenity to residents, safeguard biodiversity, improve quality through good design, carefully consider security and personal safety and encourage social inclusion. Other relevant Central Government guidance includes PPG13 on transport and PPG9 on nature conservation.

### 2.3 Local Policy

2.3.1 The Alver Valley forms part of the Stubbington/Lee-on-the Solent - Fareham/Gosport Strategic Gap as identified by the Hampshire County Structure Plan 1996-2011 (Review). The key purpose of the Strategic Gap is to clearly define the identity of individual settlements, preventing them from merging into one continuous urban area. Consequently the proposals for the Alver Valley Park will safeguard the open character between Gosport and Lee-on-the Solent and ensure the site is managed for the benefit of local residents.

2.3.2 Detailed proposals for the Alver Valley Park will need to be assessed against the policies of the emerging Gosport Borough Local Plan Review, which covers the period to 2011. Figure 1 is an extract from this, showing local plan policies relating to the Alver Valley. The Adopted Gosport Local Plan (1995) will also need to be considered due to the current early stage of the Review. In both Plans recreational opportunities in the Alver Valley are identified as a major proposal and a large area west of the River Alver has been allocated for this purpose. Consequently the principle of a park at this site is well established. The park will also incorporate adjacent areas, which are protected in both Local Plans as existing open space and/or nature conservation areas.

## Alver Valley Park



### 2.4 Criteria for developing the Alver Valley Park

2.4.1 The development of the park with a mix of formal and informal recreation will need to accord with policies relating to a number of issues outlined below.












- **Good design** will be imperative to ensure the park is attractive, well managed and safe. The provision of quality ancillary buildings will need to be appropriate to their sensitive surroundings and create a sense of place.
- It will be necessary to ensure the **amenities** of local residents are not unduly affected by the Park in terms of issues such as noise and traffic generation.
- **Transport issues** will be important including the need for the Park to be accessible to pedestrians and cyclists and allow people to travel to the site by bus. Satisfactory limited vehicular access and parking, which is appropriate to the sensitive location, will need to be provided.
- There will be a requirement to safeguard **nature conservation** interests including endangered species and the protection of existing designated sites (Sites of Special Scientific Interest and Sites of Importance for Nature Conservation). There are also opportunities to enhance other parts of the site.
- It will be necessary to protect the site's **built heritage**, including safeguarding the character and setting of the site's Listed Building and Scheduled Ancient Monument.
- An area for a **new secondary school** site will need to be safeguarded. Use of the site in the meantime will need to take account of this possible future requirement.
- **Environmental concerns**, such as flood risk, water management, noise and light pollution will need to be addressed.

Details of the policies relating to these issues are contained in Appendix B (Part 1)

# Alver Valley Park



## Local Plan Review designations within the Alver Valley

- |   |  |
|---|--|
|  Alver Valley Open Space Allocation (Policy R/OSS)           |  Ministry of Defence Site or Establishment (Policies R/MOD1 and R/MOD2) |
|  Existing Open Space (Policy R/OSS3)                         |  Strategic Gap (Policy R/OSS1)  |
|  Urban Area Boundary (Policies R/DP1 and R/OSS1)             |  New Road Proposal / Sateguarded Access Route (Policy R/T8)             |
|  Scheduled Ancient Monument (Policy R/BH7)                   |  Residential Allocation (Policy R/H2)                                   |
|  Site of Special Scientific Interest (Policy R/OSS10)        |  |
|  Local Nature Reserve (Policy R/OSS11)                       |  |
|  Site of Importance for Nature Conservation (Policy R/OSS11) |  |



**Fig. 1**

Extract from Gosport Borough Local Plan Review First Deposit (December 2002)

Not to scale

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### 3. DEVELOPMENT OF THE MASTERPLAN

#### 3.1 Opportunities

3.1.1 The Alver Valley encompasses a great diversity of habitats and landscapes. High quality habitats already under Gosport Borough Council control range from wetlands to woodland and heath to grassland. It is an important corridor linking the open land to the north with the coast, and includes Gosport's highest point (Sandhill). 70 ha of land that will be acquired that was formerly used for industrial purposes and landfill, and which will be put to new use following restoration. There are therefore potentially enormous opportunities to benefit people and wildlife by improving access, providing new facilities and enhancing habitats.

3.1.2 Gosport Borough has recognised shortages of open space, and making new sites available will complement other regeneration work within the Borough. The project will offer health and social welfare benefits for the community by providing greater access to formal and informal recreation, by providing employment and training opportunities as well as encouraging greater connection with the local natural environment. The use of part of the land for sports pitches will also allow sub standard pitches elsewhere to be released for other recreational use.

3.1.3 As the site lies less than 4 km from any part of Gosport (typically an 8 minute drive or a 45 minute walk) it has the potential to benefit the entire Borough, bringing communities together in the enjoyment of sport, informal leisure and outdoor events. This will promote a greater sense of local identity and community pride.

3.1.4 More than 370,000 people live within a 10 km radius of the site. Note also that the nearest similar sized park (Manor Farm) is an 18 km drive from Gosport. A local population of this size increases the potential of generating income to cover running costs through private means, as well as bringing benefits to the economy of Gosport.

#### 3.2 Constraints and Challenges

3.2.1 There are a number of constraints to the programme. One of importance is the non-availability (at present) of the majority of the Cherque Farm amenity land to be handed over by Persimmon Homes to Gosport Borough Council. Most of the land will not be acquired before 2004, the details of which are discussed in Appendix B.

3.2.2 Furthermore the presence of 10 ha of private land at the heart of the park restricts access options, whilst the present occupier's shooting activities affect the use of the surrounding area. The owners (House Farm Settlement Trust) have indicated that they wish to sell. However, it is difficult to plan the implementation of activities since firm dates and the availability or access to land, are not known.

3.2.3 Funding will always be an issue, and the planning of facilities and activities will be governed by its availability. Long term issues of management and future funding require careful consideration to ensure the sustainability of proposals. The unpredictable nature of grants not only creates



## Alver Valley Park



difficulties in implementation, but also in deciding on the scale and level of provision of facilities (e.g. visitor centre).

3.2.4 Access to the park from the east will be more restricted than from other directions as the Wildgrounds Nature Reserve forms a barrier along this side of the river. The challenge will be to provide the Rowner community with safe routes into the park that promote a sense of ownership.

3.2.5 Ensuring a balance of uses presents one of the most significant challenges. When designing new facilities careful consideration is needed to ensure compatibility with location and with neighbouring activities. Land take and re-use of the site should an activity cease need to be taken into account. A number of activities may generate essential revenue for the park; however a realistic assessment of demand, especially locally, is needed to determine their viability.

3.2.6 The increasing level of illegal motorcycle usage was described in the 1988 GBC Management Plan as 'one of the most serious problems to affect the Alver Valley in recent years'. Encouraging easier access, especially for wheelchairs, cycles and horses will inevitably conflict with attempts to restrict illegal motorcycle access, whilst at the same time the need is recognised to engage the riders in supervised activities elsewhere. Frequent cases of arson and vandalism add to the challenge of engaging these members of society in the park, whilst also putting a constraint on designs and materials employed.

3.2.7 An increasing problem in recent years has been illegal traveller settlements during the summer months. Measures to prevent traveller entry have to be especially robust, as padlocked gates and bollards have proved inadequate in the past. However, a balance is required to ensure security methods do not reduce the access potential for the disabled, cyclists and horse-riders.

3.2.8 Noise will be an inevitable outcome of some proposals. Potentially noisy activities and events will need to be sited where they would cause the least nuisance to nearby houses, adjoining landowners or to the areas with sensitive wildlife. There is also a need to segregate such activities from those best enjoyed in relative quiet.

3.2.9 Potential conflicts of land use will also arise from people's aspiration and desires for what they believe should be provided on the site. These are arguably the most difficult problems to resolve if the land is not to be divided up piecemeal. Not everyone will be satisfied with the result, but a majority in favour and a balanced design should be seen as a success.

### 3.3 The Design Rationale

3.3.1 The design rationale for the Masterplan envisages the creation of four character zones for the site (see Figure 2). The character zones provide a framework into which features and facilities may be placed, taking account of the planning conditions, land use, landscape, landfill type, access and services existing at the time of the park's establishment. Each character zone will accommodate a different range of uses, whilst promoting a single identity for the park.

## Alver Valley Park



**3.3.2 Character Zone 1: Recreation and Events.** The character of this zone is in part a response to the proposed new link road along the western boundary of the proposed park, whose completion will transform the current perception of the area as being somewhat remote and inaccessible. The dominating feature in this zone will thus be the direct vehicle access from the link road via a roundabout to Sandhill Lane. The zone is also former landfill where inert fill predominates, and where, with care, new development including new buildings and access roads can be accommodated, rather than on the domestic waste fill that occurs elsewhere (see Appendix A for locations and type of landfill). This combination of good, safe, vehicular access, reasonable ground conditions and the proximity of existing facilities means that this zone lends itself to visitor access catering for large numbers of people and cars including car parking.

3.3.3 The balancing pond created to control run-off from the housing development will provide an attractive landmark feature and focus for the area.

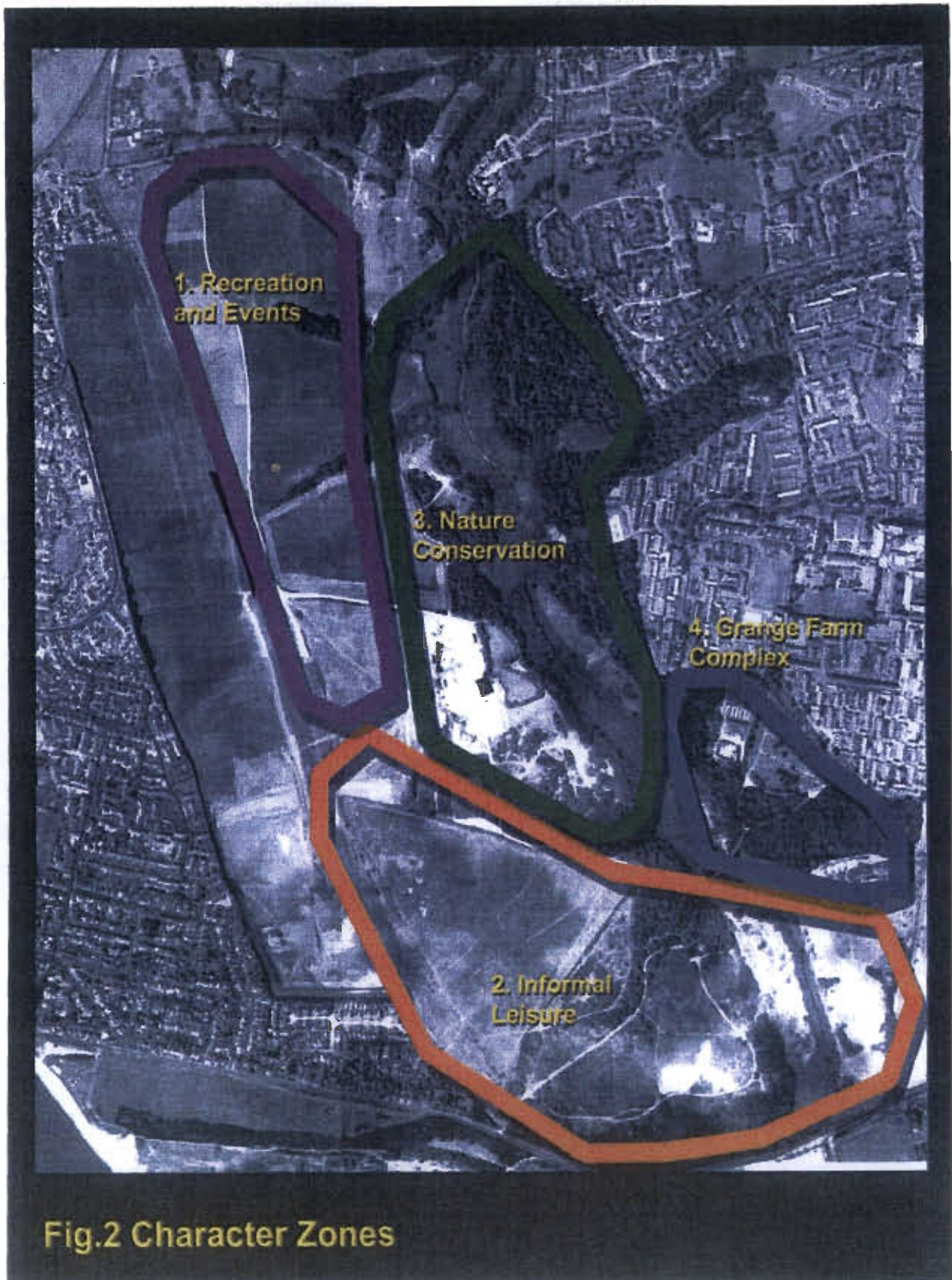
3.3.4 Building locations will also have to be mindful of the ease by which they can be attached to services. The nature of the existing ground conditions will also be a determinant of where buildings can go on the site such as with the risk of flooding from the Alver and the presence of methane generating landfill making certain areas impracticable for construction.

**3.3.5 Character Zone 2: Informal Leisure.** To the south of Character Zone 1 is an area of restored landfill consisting generally of grassland. It contains areas of recognised ecological importance and areas of potential conservation value. It has an open aspect containing Gosport's highest land point, from where there are impressive views across to the coast and the Isle of Wight. It is already much used for informal leisure such as walking and picnics. Browndown Common, which is in Ministry of Defence (MoD) ownership, although outside the designated park area adjoins and forms part of the zone, and is available to the public for informal leisure use most of the time.

**3.3.6 Character Zone 3: Nature Conservation.** This character zone has been established in recognising the need to provide for and respect its sensitivity and importance to biodiversity and nature conservation. This zone incorporates the existing Local Nature Reserves, the River Alver and the The Wildgrounds SSSI. Proposals in this zone should be limited in scope to improvements directed at enhancing the conservation value of the area and improving features and facilities for quiet enjoyment by the public.

**3.3.7 Character Zone 4: The Grange Farm Complex.** This zone differs from the others in that it is already partly developed for a number of widely varying functions, both public and private. The existing buildings have the potential to be restored and used for a number of options, although any future use has to take account of the present functions as well as the issues described in Appendix A.6.







### 4. ASSESSMENT OF OPTIONS

#### 4.1 Consultation and summary of responses

4.1.1 Borough Council Members and officers have given consideration for some years as to how the park may develop. A detailed process of discussing options for the Alver Valley began with the 1988 Alver Valley Management Plan, when early details of the housing development were being agreed. In 1999 Groundwork held the first community consultations. These yielded some valuable suggestions and opinions. The consensus was that the Alver Valley's integrity as a large tract of open countryside should not be compromised by over-development and subdivision to provide many facilities for specialist users. The results formed part of a report presented to the Steering Group in 2000. The conclusions then formed the basis of discussion at two public consultations in October 2001, when the 80 attendees (55 at Bay House school and 25 at Rowner) were asked to appraise a number of options. The results were published in a report used to further promote the park.

4.1.2 Favourable responses were given for a number of formal recreation facilities (such as a golf driving range and sports pitches) that could generate revenue to help sustain the park. These are shown in Appendix C. Negative responses were given to family attractions that were considered too commercial and at odds with informal recreation. Camping and caravans were felt to be already adequately catered for in the Borough. However, it was recognised that organised group camping, such as for scouts and youth groups would be appropriate, if a secure site was provided. Opinion was against allowing the Clay Pigeon Club to continue their current activities in the middle of the park, due to the incompatibility of shooting with other park proposals.

4.1.3 The findings of the consultation report provided the concept upon which a firm of landscape consultants could assist in developing the proposals. Additional information gathered from consultations with GBC and other agencies also contributed, and in May 2002 a display about the project and the proposals was exhibited at Gosport library for a fortnight. Public opinion and further suggestions were obtained by means of a comment book. An estimated 800 people visited the display, of whom 89 recorded comments: 57 were in favour of the proposals and 12 were negative (see Appendix C for details). A meeting was then held at Lee Community Centre to enable more discussions on the elements of the layout.

4.1.4 As a result of these consultations all of the inclusions were taken forward together for further development with new suggestions such as a motorcycle facility and events arena. A reworked and more precise plan was then displayed, along with accompanying drawings and information in December 2002 at the town hall. Opinion was assessed by means of a questionnaire and written comments were also logged (see Appendix C for details). The following February 60 people attended a public meeting at Bay House School, which allowed concerns regarding aspects of the plan to be discussed, and which enabled a greater insight into the proposals by means of descriptions and with 3-D models.



## Alver Valley Park



4.1.5 Section 5 outlines the facilities and amenities being proposed for the park. The proposals have been shaped by the results of the consultation exercises undertaken to date and the direction provided by the Gosport Borough Council Alver Valley Steering Group.

### 4.2 Discounted options

4.2.1 Despite the popularity of the garden centre proposal, it was determined that such a retail outlet would be at odds with planning policy. However limited craft and plant sales would be possible if it formed part of a visitor centre. A similar proposal based at Grange Farm, to convert the existing buildings into workshop/sales units for local crafts and landscaping enterprises, was also deemed impractical due to access and residential impact.

4.2.2 It was recognised that including a supervised motorcycle facility had much merit, as it not only gave riders a safe and legitimate site to use, protecting other more vulnerable or dangerous areas, but it also offered the opportunity to engage many marginalised young people in training and teamwork. However, following an acoustics study of the site, it was found to be unacceptable owing to the noise, regardless of considerable perimeter landscaping.

4.2.3 There was also a proposal to use the existing Grange Farm buildings for an outdoor activity/ educational centre providing facilities for adventure and outdoor pursuits and training, and conservation education opportunities for school, youth and voluntary groups. Although not discounted altogether this option has been deferred, whilst preferred options for Grange Farm are considered.

4.2.4 Small scale farming based on expanding Grange Farm's current stock was proposed. This would be practical if stock were used for conservation grazing. However the Countryside Section now only recommends that hardy breeds such as highland cattle be used. It was therefore considered that smaller animals would be more a burden than a benefit.



### 5. MASTERPLAN PROPOSALS: THE PREFERRED OPTIONS

#### 5.1 Character Zone 1 - Recreation and Events:

5.1.1 **Secondary School Site.** Provision has been made for a future fourth secondary school in Gosport by allocating a site near to the main access into the park from the link road. The fill here is of inert material. The site will be used for informal leisure or horse grazing until such time that it is needed for the school. Shown on the Layout Plan in field 6 (F6).

5.1.2 **Sports facilities.** The provision of sports facilities forms part of the Section 106 Agreement between RMC and Gosport Borough Council in relation to the housing development along the western edge of the park. Formal activities such as sport pitches demand certain requirements of their location, i.e. relatively large areas of flat ground with relatively easy access both by foot and by car. The existing topography of the site suggests only a few sites where such development could take place - primarily in the north-west of the site. Space for four football pitches has been allocated, which could be used for club matches for various sports, including cricket, according to season. A pavilion with changing rooms, toilets and shower facilities will be needed. The facilities could be shared with the secondary school. Located in (F1).

5.1.3. **Golf driving range.** This will be a practice range approximately 300 metres in length with a covered teeing off area, a users car park and safety fencing. There is a significant demand not only from the members of two local golf clubs, but also enthusiasts that cannot afford club prices. As a managed amenity operated independently the facility has the potential to generate significant revenue for sustaining the park. The nearest alternative facility is on Eastern Rd, Portsmouth. Located in field (F1).

5.1.4 **Visitor/Interpretation centre.** This building will overlook the lake created as the balancing pond, presenting a focal point to the park. Basic facilities such as toilets and refreshments will be provided along with information on the other park facilities, events and activities, development programme, and the park's wildlife and history. There is also the possibility of function space, a small gift/craft/plants shop, and bicycle hire. It is intended that the building use the latest technology in its design, construction and operation as a model for minimum resource and energy use. Located in field (F2).

5.1.5 **Children's Play Area.** This will be located close to and in view from the visitor centre, as a facility for young children and their parents. Located in field (F2)

5.1.6 **Adventure Trail.** This will be a rustic design to challenge and entertain young people. It will be located along a wooded route to the north of the visitor centre. Located in field (F2).

5.1.7 **Balancing Pond.** This impressive new landscape feature has been constructed primarily to control run-off from the new housing development but modified to benefit wildlife and the landscape. The sloping, muddy sides and varying water level make it wholly unsuitable for angling, boating and other water sports. Tree planting will extend and join up the existing woodland and create new

## Alver Valley Park



copses that will help integrate the proposed facilities into the landscape by screening, and engender in the visitor a sense of anticipation and the wish to explore. Located in field (F2).

**5.1.8 Events Arenas and Amphitheatre.** Located in the south of the zone this landscaped facility can be used for outdoor events. An amphitheatre will be constructed with gently sloping grassed sides to provide informal seating and performance views that will be unrivalled locally. It will be capable of handling large numbers of visitors who on event occasions will have use of a large car park accessed via Sandhill Lane. Typically it could be used for concerts, theatre agricultural shows, festivals and fairs. Open areas will be seeded and managed as wildlife meadows to provide added aesthetic and conservation value, with the flexibility to mow when required for events. Such areas will be ideal habitats for overwintering birds such as lapwing. The open character and parkland landscaping of such a facility will provide a transition and 'buffer' from the more developed northern part of the character zone to the informal leisure zone proposed to the south and the more sensitive parts of the site leading towards the river valley. Located in fields (F3 & F4).

**5.1.9 Services** (mains water and electricity) are required to certain points such as the visitor centre and the amphitheatre. Existing supplies to the RMC depot are temporary and will be removed during their restoration. An electricity supply could be connected at the pumping station in the north of the site, and mains water supplies could be connected from Shoot Lane in the north and across the planned link road to the west. It will be preferable to install service ducts in the link road during its construction.

### **5.2 Character Zone 2: Informal Leisure**

**5.2.1** No major works are planned in this zone except for access for pedestrians, cyclists and horse riders. The emphasis will be on quiet enjoyment of the park's open spaces, its natural history and its views. This will be enhanced by the provision of picnic sites and interpretation.

**5.2.2** Carefully planned planting will provide screening of the new link road; whilst conservation planting and landscaping will create new wildlife habitats. The long term management aim will involve controlled grazing using hardy livestock, such as highland cattle and horses. Water is needed to areas where grazing is proposed, and fencing, hedgerows and gates will need to be created in conjunction with planned access routes.

**5.2.3 Angling.** The existing RMC lake will be managed for fishing with permits obtainable from the visitor centre. Further research is necessary before deciding between managing this as part of the park or leasing the fishing rights to a private club. Either way conservation should be an important consideration in its management.

**5.2.4 Sandhill summit.** A platform and a robust viewpoint display are proposed to make more of this landscape feature.

**5.2.5 Bird nesting cliff.** An artificial, landscaped structure of this kind has been recommended by Hampshire Wildlife Trust to complement the remaining RMC silt pond. An associated hide would make this an ornithological attraction.



### 5.3 Character Zones 3: Nature Conservation

5.3.1 All habitat work will be guided by the existing management plans and the new Biodiversity Action Plan (see Appendix E).

5.3.2 Visitor access will be controlled along carefully planned secondary and tertiary routes (see section 5.5), and associated hides will be provided for unobtrusive wildlife viewing.

### 5.4 Character Zone 4: Grange Farm Complex

5.4.1 **Equestrian centre.** The main farm buildings, currently used by Gosport Borough Council as a storage area, will be restored and expanded to create an equestrian centre. This will be designed to accommodate local riding facilities for both able bodied people and those with disabilities, and will be operated by an external body for supervised equine training and leisure pursuits. The centre will incorporate stabling blocks, storage sheds and tack rooms as well as an all-weather 'riding circle' (20 x 35m) with lighting .

5.4.2 Home Heath, whilst maintaining public access, can also provide some pasture and a standard 26 x 60 m outdoor riding arena.

5.4.3 The northern wing of Grange Farm can be maintained for the Countryside Section's office and machinery storage. Further space can be allocated in the GBC nursery for a tool and chemical container. A reorganisation at other Borough sites will provide storage for the Leisure Services equipment currently at Grange Farm.

5.4.4 **Park nursery.** The Borough plant nursery will continue to operate but will be expanded to provide a facility for a rearing native trees and shrubs. Locally-sourced seeds can germinate and grow before being transplanted for landscaping and restocking of the Alver Valley Park and for purchase at the visitor centre.

5.4.5 **Green waste** storage and recycling facility will be relocated to a suitably prepared site adjacent to the household recycling unit. The current unit is both unsightly and odorous and generates regular visits by lorries and vans. Regular flooding of the river washes nitrogenous residues into the water course, to the detriment of the river ecosystem.

5.4.6 **BMX track.** A dirt track will be constructed on the current green waste site and a small part of Oxstall Meadow. By moving the north fence slightly northwards, 70 x 40 m is available to create a circuit of specially designed and constructed humps and jumps for BMX and mountain bikes. It is a secure site, allowing it not only to be locked in the evening, but also to be designed to keep motorcycles out. Access will be controlled from the Apple Dumpling Bridge entrance. It will require a minimum of two operators to clear and lock up at night.

5.4.7 **Motte and Bailey.** The proposals for this scheduled ancient monument have already been discussed and have been the subject of a site visit by English Heritage. It will be restored and be provided with a new interpretation board. Access will be improved whilst ensuring protection from cycle and motorcycle misuse.



## Alver Valley Park



### 5.5 Access

5.5.1 Existing levels of access into and around the site are quite restricted. Improvements will provide for better access for all users on foot, cycle, horse and those people with disabilities. Vehicular access for visitors into the main body of the park will be restricted and concentrated in Character Zone 1 to the north of the site, via the roundabout on the link road to a new on-site roundabout, and thence to the car park and Sandhill Lane.

5.5.2 The creation of a hierarchical network of new cycleways, bridleways and footpaths is proposed for the park. Wherever possible, the provision of access for the disabled, the elderly and for pushchairs will be made:

- **Primary routes** will be surfaced and up to 3m wide, and will provide major access from the built-up areas adjacent to the park linking into external routes. Lee-on-the-Solent will be connected to the park with new crossing points for cyclists, pedestrian and horse riders on the new link road.
- **Secondary routes** will provide the means to circulate within the park and access all the character zones and major facilities. Footpaths and cycle routes will be up to 2.5m wide and surfaced with hoggin. Where necessary in flooded or boggy areas board walks and small bridges will be provided within the secondary system. Bridleways will generally be unsurfaced and designated by means of planted hedgerows to segregate to some extent horse riders from other users.
- **Tertiary routes** will be created throughout the park as an informal network, either with hoggin or by mowing grass. In the nature reserves and sensitive conservation areas access will be chosen with particular care to minimise environmental disturbance.

5.5.3 Apple Dumpling Bridge is the only link between the eastern and western halves of the park. It therefore plays a crucial role in the image of the park, and a new aesthetic structure with improved landscaping and interpretation will not only make more of this historic location, but also reflect the commitment to the new park's identity.

5.5.4 A 'Rowner Gateway' is to be created as a priority to upgrade existing links to the park for cyclists, pedestrians and wheelchair users via the existing subway from Howe Road to the east to Apple Dumpling Bridge. Where the route passes through Carter's Copse the surface will be suitable for horses, to link Grange Farm with the bridle network.

5.5.5 Further to the north from Rowner and Bridgemary, access is restricted by the Wildgrounds Nature Reserve and Lee-on-the-Solent Golf Course. Shoot Lane therefore provides the only point of entry. The road has no pavement and two blind corners. In order to improve the safe pedestrian and cycle access, it is proposed that along with traffic calming, a new permissive cycle/footpath be constructed where it is possible on land adjacent to the road. Alternative routes will continue to be investigated.

## Alver Valley Park



5.5.6. Sandhill Lane will be extended as a vehicular link through the length of the park, to be used for emergency and maintenance vehicle access, and for the events to be held in the arena facilities.

5.5.7 The nature of the site topography will inevitably mean that certain routes will not be usable by some visitors such as the elderly, disabled or those with pushchairs etc, and these particular routes will need to be clearly indicated. However, it will be policy to provide full access wherever possible for disadvantaged users. Information such as distances, suitability of surfaces and terrain and public transport connections will be made available at the starts of trails or routes.

### **5.6 Information, interpretation and artwork**

5.6.1 The network of new access points and routes across the park will have information boards and signage to direct and assist the visitor. Interpretation boards will help give sense and meaning to the various historical and natural features found within the park. Ideally both the interpretation and information boards will be part of a generic family with a similar style and detailing.

5.6.2 There is considerable opportunity to include artwork in the Alver Valley, especially if local artists can be commissioned. This would help to give the park its own identity and help to reinforce its local distinctiveness. As well as using stand-alone art pieces, works of art can be created from utilitarian elements.



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## 6 THE ALVER VALLEY PARK: MAKING IT HAPPEN

### 6.1 Phasing and Priority Activities

6.1.1 The project has been divided into three phases to simplify the application of resources across the whole process of development, from initial studies and consultation through to the management of the established park.

6.1.2 Phase I began in 2000 with the feasibility study prepared for Gosport Borough Council by Groundwork Solent, which brought together the existing information and examined some of the opportunities and the constraints. This phase has included information collection, in depth consultations, fundraising, the writing of the Masterplan document and the 'Priority Activities'. It will end with the approval of the Masterplan, expected in June 2003.

6.1.3 The Alver Valley Steering Group gave its consent to implement a number of priority activities prior to completion of the Masterplan. These advance works would demonstrate to the public that the creation of the park was a reality and would ensure that some facilities would be well established in readiness for public opening. They included tree and hedgerow planting, habitat improvements and provision for access, such as improvements to the route linking Rowner with the site, a number of internal paths and the renovation of Apple Dumpling Bridge.

6.1.4 Phase II will follow on from Phase I during 2003. Its activities will consist of the provision of the remaining facilities in the park, as determined by the proposals in the Masterplan. Consultation and dialogue between the Borough Council, the public, and all interested organisations and agencies will continue at intervals. Fundraising activities will also be an on-going process. The business plan will outline in detail the issues of management and long term maintenance of the park.

6.1.5 Phase III is the setting up and operation of a management service for the maintenance and protection of the Alver Valley for a period of three years. Options for the management of the park will be considered during Phases I and II and will be fully addressed in the business plan, to be prepared during 2003 following the final approval of the Masterplan.

### 6.2 Cost Estimates

6.2.1 Phase I is now almost complete and costs can be estimated with some certainty. For the Masterplan study and the Priority Activities the total is likely to be around £150 000.

6.2.2 Phase II costs cover the bulk of the capital expenditure as well as further studies and the business plan. In most cases the costs will depend on the scale of the facility being provided, and so can realistically only be provided as a general guide. The finished product will ultimately depend on the funding available. An indicative estimate for the cost of Phase II might be £2 500 000. Further details are provided in Appendix D.

6.2.3 Phase III costs are based on estimated set up costs and three years of running costs: staff consisting of one senior ranger and three junior plus overheads, office running costs and a vehicle.

## Alver Valley Park



They are likely to be in the region of £310 000. The issues of the operation of the Alver Valley Country Park will be dealt with fully in the business plan.

### 6.3 Funding

6.3.1 Income to date secured by Gosport Borough Council has been in the form of Section 106 payments totalling £605 000 from the housing development at Cherque Farm. Some is earmarked for management costs in setting up the park and some for investment in sports facilities. Further Borough Council funding opportunities are limited, and Members are keen to ensure as far as possible that the park will become self financing.

6.3.2 Groundwork Solent, as an independent charity, is well placed to access external funding, some of which is unavailable to local authorities. So far Groundwork has been successful in obtaining funding totalling £500,100. Sources include the Landfill Tax Credit Scheme (LTCS), the Aggregate Levy Sustainability Fund (ALSF) and the Forestry Commission's Woodland Grants Scheme.

6.3.3 Total funding available so far is shown in Table 1 below.

Source of Funding	Amount
Section 106 Management	£65 000
Section 106 Playing Field Contribution	£540 000
Onyx Environmental Trust (LTCS)	£278 400
RMC Environment Fund (LTCS)	£51 800
Forestry Commission	£20 000
Countryside Agency (ALSF)	£119 700
English Nature (ALSF)	£30 200
<b>Total</b>	<b>£1 105 100</b>

#### Table 1 Funding secured

6.3.4 Other funding such as additional landfill tax grants are being investigated. Both English Nature and English Heritage offer grant opportunities from the Aggregate Levy Sustainability Fund for the financial year 2003/2004.

6.3.5 The completion and adoption of the Masterplan and the granting of planning permission will enable Groundwork to apply for funding from other sources. Potential funders not yet approached are the Lottery, Arts Council and SRB6. Other bodies to be approached include charitable trusts and private companies.

6.3.6 It is not possible however to do more than speculate what funding may actually be secured. The consequence is that the timing and scale of any particular proposed facility, or whether it may be provided at all, will be determined by the availability of funds. If funds are insufficient, decisions



## Alver Valley Park



will need to be taken whether to proceed on a small scale, or wait until more funds become available.

### 6.4 Phase I implementation

6.4.1 Implementation of Phase I is expected to be completed in June 2003 with the approval of the Masterplan by the Community and Environment Board of Gosport Borough Council.

6.4.2 At this time, 'Priority Activities' completed will be:

- Apple Dumpling Bridge restoration
- 'Rowner Gateway' route improvements
- improvements to existing access in the West of the River nature reserve and addition of disabled access to the Middle Barn Interpretation Centre at the Wildgrounds reserve.
- 1.85 km amenity hedgerow planting and 5.2 ha woodland planting
- habitat improvements such as willow coppicing, invasive pine clearance, and conservation mowing.
- These works are restricted to areas already owned by or accessible to Gosport Borough Council, or by permission of the landowner Persimmon Homes, the balancing pond field and the restored field immediately to the south of the balancing pond (areas F2 and F3 on the site plan).

### 6.5 Phase II implementation

6.5.1 Following the approval of the Masterplan in the summer of 2003, an outline planning permission application will be made for the park as a whole that will change the planning status of Cherque Farm amenity land to recreation and make provision for the major facilities in the park. A detailed planning application will be made at the same time for the remainder of the internal routes of the park, to include signage, information, furniture and artwork, as well as the BMX site. All other facilities will require detailed planning permission on an individual basis once preliminary designs have been carried out.

6.5.2 Access to the land areas F2, F3, F4, F5 and F6 will be restricted until the beginning of 2004 when all the land within the lease agreement with Persimmon Homes should be in the possession of Gosport Borough Council. However during 2003 further work on providing access and services will be carried out in areas F2 and F3 by agreement with Persimmon Homes following survey and design. A further 6 km of amenity hedgerow and 3.75 ha of woodland planting is also expected to take place on this land.

6.5.3 The Biodiversity Action Plan (BAP) will be completed in June 2003. Habitat improvements in accordance with the BAP may then begin and will become on-going: planting, seeding, grazing, mowing, wetland creation and enhancement, all carried out according to season. Grange Farm nursery could be adapted to provide the park with local native plants.

## Alver Valley Park



6.5.4 Detailed designs on the renovation and the improvements to the motte and bailey (a Scheduled Ancient Monument) will be prepared in partnership with English Nature and Hampshire County Council.

6.5.5 After the approval of the Masterplan, a study may be commissioned on the viability of operation of the equestrian centre on a commercial basis, and the renovation and modification costs and requirements for the buildings at Grange Farm. A study will also be necessary for the golf driving range, to recommend on the commercial arrangement, likely to be with a specialist operator to manage the facility.

6.5.6 It is conceivable that RMC Aggregates as part of their restoration agreement would landscape the amphitheatre and events area (F4), providing a major saving to the project. This will require the preparation of a detailed design and engineering study, which can only be implemented once land availability issues are resolved.

6.5.7 Following the outline planning approval, funding may be sought for visitor centre designs that should provide flexibility such that core elements may be built first if construction funding is limited. Funding for the approved designs may then follow, and construction during 2004.

6.5.8 With planning permission, some of the sports facilities may be installed during the autumn of 2003 since funding is already available through the Section 106 agreement.

6.5.9 A study will be necessary to show how all the facilities may be provided with linked services and recommending the means of achieving this.

6.5.10 Survey, design and construction for other routes will be dependent on the handover of the remainder of the amenity land by Persimmon Homes: a tarmac link connecting Sandhill Lane to Apple Dumpling Bridge to create a single service route; primary cycle access connecting the service route to the new link road; vehicular access off link road roundabout and landscaped car park. Provision of routes on Sandhill and other landfill areas will be dependent on the remedial measures that may be necessary to comply with current landfill regulations.

6.5.11 Construction of fencing, gates and water sources for managed livestock grazing, the nature-study hides and other miscellaneous facilities may take place during 2004 subject to funding.

6.5.12 Gosport Borough Council will seek to achieve the availability for public access of the 10 ha of land that is privately owned by the House Farm Settlement Trust. Work to improve access is desirable as well as habitat improvements within the sedge and reed beds.

### 6.6 Phase III implementation

6.6.1 The launch of the park perhaps in June 2004 will see the establishment of a permanent Alver Valley ranger service. Before this date however a new body will be required that will be accountable to the Borough Council and will oversee the management of the park and its individual facilities. Existing byelaws will need to be reviewed and new ones created.

## Alver Valley Park



6.6.2 The park will remain a growing entity, and the development of visitor attractions, the formation of unique landscapes, and the enhancement of biodiversity will take many years. During this time a commitment is required to ensure sufficient resources are available to realise the Vision for the park.

### **6.7 Policy and Future Management**

6.7.1 Long-term responsibility for the Alver Valley Park, the setting of policies and future management will rest with Gosport Borough Council. However the Borough Council may decide that the management of the park should be devolved to a trust or a private company. This will be addressed further in the business plan.

6.7.2 Periodic reviews will need to be made to decide on policy issues, the on-going development of new facilities or use of existing ones.



**APPENDICES**



## Alver Valley Park



### A. Site Analysis

#### A.1 Landscape description

A.1.1 The perception of the site is of remnant countryside that forms a strategic gap between the settlements of Rowner and Lee-on-the-Solent.

A.1.2 The site can be divided into four distinct visual types. These are:

- woodland and scrub
- River Alver floodplain and reed beds
- mosaic of scrub and grassland
- featureless, restored fields and heavily disturbed land (still in use)

A.1.3 Woodland covers approximately a quarter of the proposed park. There is an almost continuous belt of woodland along the park's eastern boundary that provides a dramatic juxtaposition to the urban fringe of Gosport. Views within the woodland are limited and the spaces are generally of a human, intimate scale as typified by the image of Carter's Copse.

A.1.4 Other patches of woodland occur immediately to the west of the River Alver such as the Alder Copses. This latter area of remnant ancient woodland forms a landmark feature within an otherwise open landscape.

A.1.5 The River Alver and its associated wetlands extend over 14 ha of the proposed park. The reed and sedge-beds limit access to the riverbank. Consequently, views of the water are mainly glimpses seen from vantage points such as Apple Dumpling Bridge.

A.1.6 Alver Meadow (mainly short amenity grassland) and Sandhill (rough grassland) provide wide-open spaces with dramatic and open vistas. Sandhill is the result of the only raised-capped landfill in the Borough, which not only acts as a landmark, but is the highest point above sea level (14m) in Gosport with impressive views to the coast and the Isle of Wight in the distance.

A.1.7 West of the River and Browdown Common provide a labyrinth of gorse and scrub that open into wider spaces of rich grassland and some heathland.

A.1.8 The RMC gravel works and land associated with the new housing development adjoining the park are currently a visually unappealing and degraded landscape, which will be restored to flat, featureless fields. Three such fields occupy land to the east of Sandhill Lane. The middle of these now contains a large balancing pond, which in addition to its practical use for run-off control will provide an impressive visual landmark.

#### A.2 Land Ownership

A.2.1 Gosport Borough Council currently owns 120 ha of the approximate 200 ha of the proposed Alver Valley Park (see Figure A.1). A further 70 ha of land (Cherque Farm amenity land) will come





## Alver Valley Park



into the possession of the Borough Council on a 999-year lease from Persimmon Homes by January 2004.

A.2.2 Approximately 10 ha of land, at the centre of the proposed park, remains in the private ownership of the House Farm Settlement Trust. It is currently used by a gun club that some years ago took on the shooting rights. At present clay pigeon shooting takes place regularly. Discussions are in progress with a view to this land being purchased by Gosport Borough Council to incorporate it into the proposed park.

A.2.3 A further 33 ha of land to the south, known as Browndown Common, has been included in the Masterplan Study for the proposed park. It is owned by the Ministry of Defence, but public access is permitted when the site is not being used for training. However, the public must comply with the various regulations that are clearly marked on signs around the Common.

A.2.4 A parcel of land south of Shoot Lane within Lee-on-the-Solent golf course and owned by the golf club will be surrounded on three sides by the proposed park. However, it will not form part of the Alver Valley Park either formally or informally.

### A.3 Land Restoration

A.3.1 Approximately 100 ha of the proposed park has been quarried for gravel since the fifties. The extent of gravel extraction covers almost the entire area owned by Persimmon Homes, parts of the House Farm Settlement Trust land, Sandhill, West of the River Local Nature Reserve, Alver Meadow, and the water meadow in the Wildgrounds. Gravel extraction on the site has now ceased and the former works have been subject to landfill, the locations and type of which are shown in Figure A.2.

A.3.2 Problems so far encountered with landfill in the valley range from exposure of buried waste as a result of erosion and fallen trees to unknown leachate impact on the ecosystem. There have been very few studies into the pollutants entering the river and the water table, and results are inconclusive. Most worrying is the uncertain future of Sandhill, which was restored as a 'dilute and disperse' landfill. This consists of a basic earth covering allowing rainwater to wash leachate out and speed up the decomposition process. A study commissioned by GBC concluded that remediation was essential owing to the high levels of methane emissions. No improvements can take place until the problem has been addressed. However, this is unlikely to be soon, as further studies will be required, and the respective responsibilities of both the Borough and the County Councils are yet to be clarified.

A.3.3 Several areas of former landfill remain in use by the housing developers and by RMC Aggregates for current activities, and the land remains to be reinstated (see figure A.3). These areas are designated in the Section 106 agreement as tranche 3 (see Appendix B.13), and further identified on the Layout Plan as fields F4, F5 and F6. The details of the remediation works have yet to be finalised for Hampshire County Council approval. These works will include the filling in of the majority of the silt/settlement ponds (one pond may be retained and restored as an area to attract







wildlife) and the regrading of the works to leave a level area that inclines towards the River Alver. There is the potential for RMC to adapt their landscape plan in line with the approved Masterplan.

### **A.4 Vegetation, Ecology and Conservation Status**

A.4.1 The site represents a vital wildlife corridor linking the ecologically important coastal zone with the Fareham strategic gap and the wider Hampshire countryside beyond (see Figure A.4). The semi-natural woodland here represents the only major expanse of this habitat on the coastal plain in south east Hampshire. It shows up very clearly on the distribution maps of breeding woodland birds in 'Birds of Hampshire' for example.

A.4.2 The areas of wildlife value, shown in Figure A.5, contain a diverse vegetation cover. This diversity is reflected through a combination and pattern of vegetation types that has now disappeared from elsewhere in Gosport and to a lesser or greater degree from the rest of southern Hampshire. The ecology of the site is varied owing to the differing vegetation types, some species of flora and fauna being locally common that are rare elsewhere in Hampshire.

The consequence of this biological diversity means that many parts of the proposed park have some kind of a formal environmental protection/planning designation applied to them.

## Alver Valley Park



A.4.3 Of particular importance in terms of vegetation and ecology are The Wildgrounds Local Nature Reserve which has been designated a Site of Special Scientific Interest (SSSI.). The reason for the area designation is because, "though not specifically rich, The Wild Grounds (sic) represent a woodland type formerly widespread on coastal commons in Hampshire. Its natural origins and age structure, dominated by old trees which will be permitted to live their natural life span, are of great ecological and historical interest". As a SSSI any intention to carry out certain operations within The Wildgrounds must first be approved by English Nature. Such operations include, amongst a list of 30, "Construction", "Use of vehicles or craft likely to damage or disturb vegetation or soils" and "Recreation or other activities likely to damage vegetation or soils". Such restrictions have obvious implications for the uses of the site.

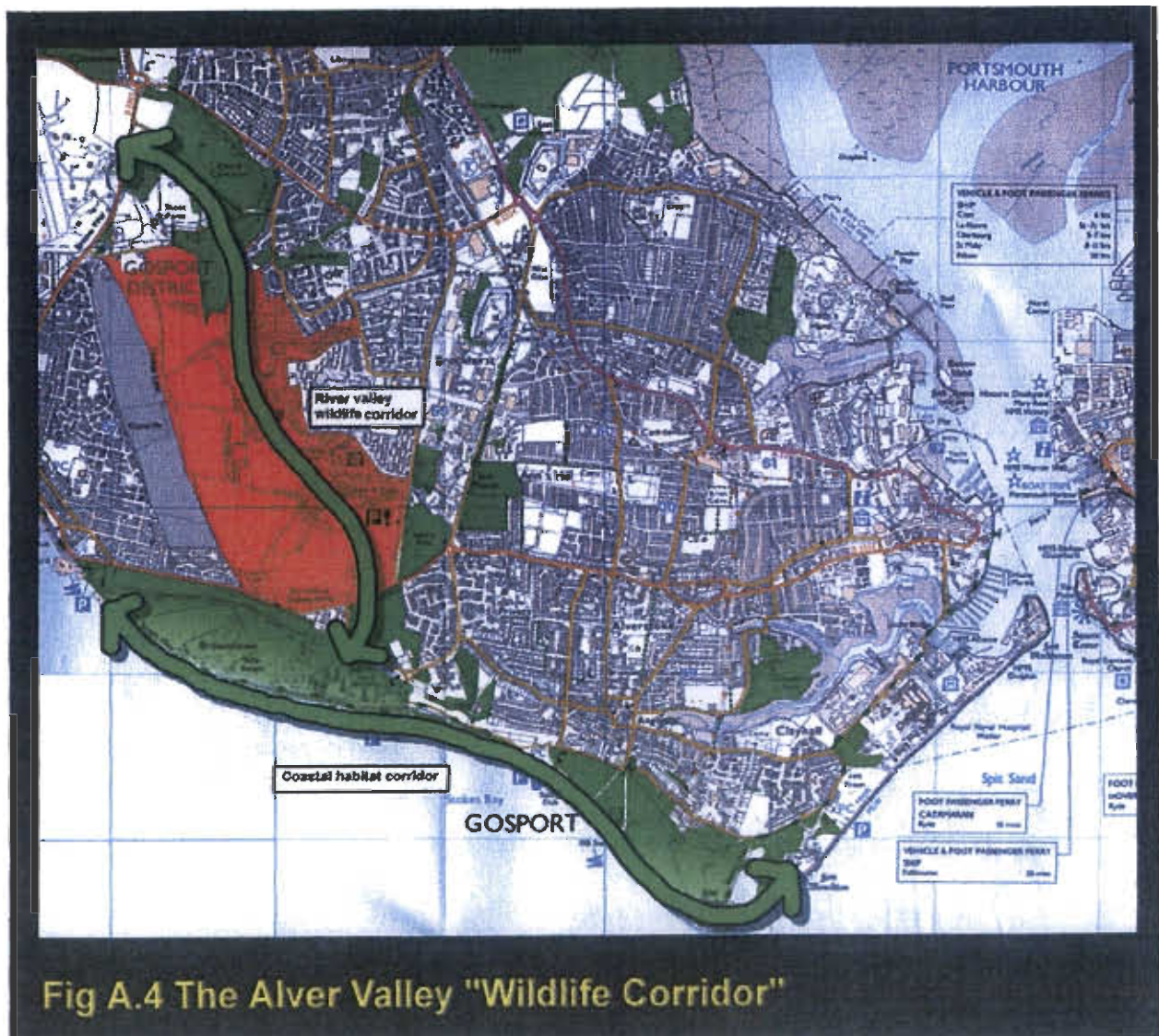


Fig A.4 The Alver Valley "Wildlife Corridor"



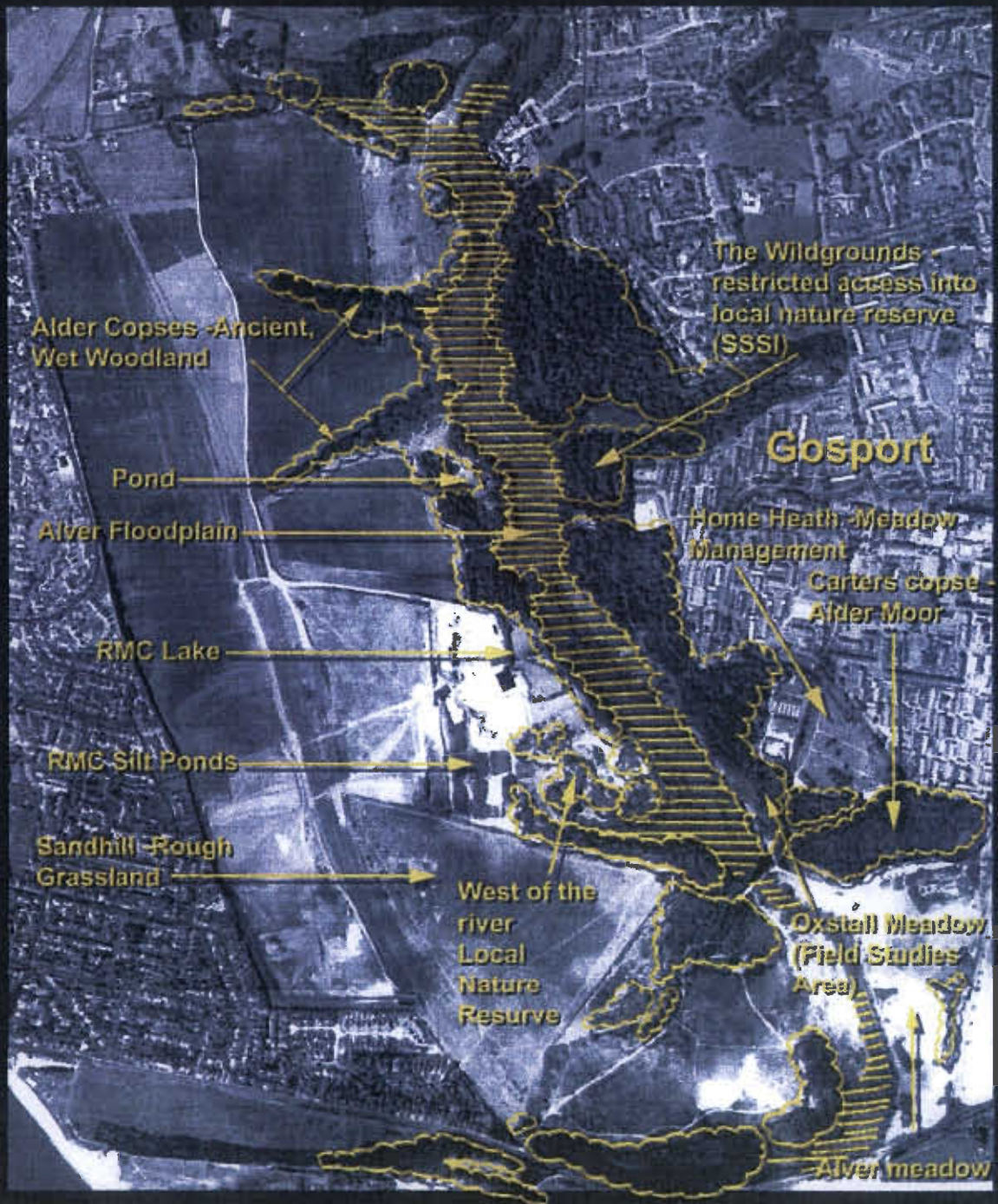


Fig A.5 Areas of Wildlife Value.

## Alver Valley Park



A.4.4 Additional formal nature conservation status has been given to the following areas:

- West of the River - Local Nature Reserve (LNR)
- The Alver Valley reed beds - Site of Importance for Nature Conservation (SINC)
- Carter's Copse and Oxstall Meadow - SINC
- The two alder copses adjacent to the new balancing pond - SINC
- Browndown Common – SINC
- The RMC fishing lake – SINC
- The RMC silt ponds - SINC

As planning designations these are detailed further Appendix B.7.

A.4.5 The 1810 OS map appears to show the whole valley as grazed, unenclosed heath, fen and woodland. There has been no cultivation in the area for several decades so artificial enrichment from agriculture is negligible. This reduces invasive species such as nettles, cleavers and hogweed, allowing a greater diversity of flora to colonise. Hampshire Wildlife Trust's October 2002 management report recommends that the most suitable conservation tool would be to introduce free-ranging stock for grassland management purposes.

### **A.5 History and Archaeology**

A.5.1 The site of the proposed park has a long recorded history. However, archaeological evidence for this history is scant.

A.5.2 Most of the sites and monuments recorded by Hampshire County Council relate to pottery and small artefact finds of differing periods from across the site. There are three significant historic features on site.

A.5.3 Grange Farm - a late sixteenth century farmhouse, and one of the oldest buildings remaining in Gosport, on the site of a 1295 stone-built building constructed by monks from the Isle of Wight's Quarr Abbey.

A.5.4 Motte and Bailey - a Scheduled Ancient Monument. Attention is required to prevent further scrub encroachment and tree root damage. Ideally the structure's shape would be exposed by clearing the vegetation. Concerns about erosion from motorcycles have prevented this being implemented.

A.5.5 Apple Dumpling Bridge - formerly the primary crossing over the River Alver from medieval times onwards, was rebuilt in its present form during the 1940s to withstand heavy vehicles. The concrete structure has since endured heavy quarry traffic, and regular flooding that have led to signs of cracking and erosion. Structural and aesthetic improvements are required, providing the opportunity to make a fine feature of the only access link between the east and west within the



## Alver Valley Park



Alver Valley Park. The two adjacent tank traps are now protected (see Appendix B.8) and should be left intact.

### A.6 Grange Farm complex

A.6.1 This unofficial title has been used for the purposes of the Masterplan to identify the following facilities in the east of the Park:

- Grange Farm
- GBC plant nursery
- The 17<sup>th</sup> Century village
- Home Heath
- The Motte and Bailey (Scheduled Ancient Monument)
- Oxstall Meadow
- The green waste recycling unit or 'tree tip'
- The household waste recycling centre

A.6.2 The complex has enormous potential for contributing positively to the new park by virtue of the existing features, and by providing accommodation for some of the new facilities and activities that might be developed.

A.6.3 The Grange Farm farmhouse is now divided into three private residences. The farm buildings are owned and used by the Borough Council.

A.6.4 The seventeenth century village is a unique and attractive facility that both educates and entertains, and is proving an important asset to Gosport's tourism.

A.6.5 Home Heath is a former military caravan site with internal access roads but now managed as a conservation meadow by the Borough Council Countryside Section

A.6.6 Oxstall Meadow is a fenced off conservation area with nature trail used by GBC for educational purposes.

A.6.7 Some of the issues that affect the use of the Grange Farm complex are:

- poor access that requires vehicles and pedestrians to share a single track.
- the presence of the green waste recycling unit and the need to relocate it.
- the current use by Borough Council of the farm buildings and plant nursery
- lack of adequate signage that means the complex is difficult to find.
- the absence of any real interpretation.
- the need to maintain privacy for the private houses within the old farm building.

## Alver Valley Park



- the constant threat of vandalism owing to the lack of security and the absence of full time occupation of the out buildings and seventeenth century village.
- the proximity of Home Heath as a potential events area and car park

### **A.7 People, Access, Recreational Use**

A.7.1 The park boundary lies within easy walking distance (1 km) of Lee-on-the-Solent, Rowner, Gomer and parts of Alverstoke and Bridgemary. By bus, cycle and car the site is accessible to a potentially much larger catchment. At present those areas of the site that already allow for public access are a local resource used informally by people from the surrounding area.

A.7.2 Access into the site is currently limited. At the time of writing, construction of the new housing to the west of the site forms a substantial barrier for those seeking access from Lee-on-the-Solent. In the middle to long term this situation will change with the completion of new footpath, cycle and bridleway connections being undertaken as part of the housing's overall development plan.

A.7.3 The primary pedestrian access points into the site are currently from Little Woodham Lane, off Grange Road (east) or from Privett Rd (south) through Browndown Common.

A.7.4 The primary vehicular access is from the east and Sandhill Lane from the north. At present there is no through route along the Lane.

A.7.5 A bridleway surrounds the base of Sandhill, which until the new link with Common Barn Lane to the west is completed is unconnected to the wider bridleway network. Equestrian access from the east requires leaving a deposit for a gate key with GBC Countryside Section at Grange Farm.

A.7.6 The recreational uses on site are limited at present and are of an informal nature. Walking, dog walking and picnicking are popular and so too is the flying of model aircraft. Entry to the Wildgrounds Local Nature Reserve (SSSI) is via a permit obtained from the tourist office. Some angling occurs on the RMC owned lake in the centre of the site and clay pigeon shooting takes place on the House Farm Settlement Trust land. One increasing use that is causing problems for conservation and recreation is the illegal riding of motorcycles throughout much of the site.



### B. Planning and Policy Issues

#### Part One – Planning Policy - Detailed Assessment.

##### B.1 Introduction

B.1.1 The Alver Valley Masterplan has been prepared in accordance with national, regional and local planning policies. Detailed proposals will need to accord with policies in both the emerging Gosport Borough Local Plan Review and the Adopted Gosport Borough Local Plan. The allocation of the Alver Valley for recreational, ecological and amenity purposes is a major proposal in both Local Plans. A detailed assessment of the planning policies that relate to the Alver Valley is outlined below.

##### B.2 Central Government Guidance

B.2.1 The following Planning Policy Guidance Notes (PPGs) form the main Government advice relating to the principle of developing the Alver Valley Park as well as providing a framework for detailed proposals.

- PPG1 General Policies and Principles
- PPG7 The Countryside-Environmental Quality and Economic and Social Development
- PPG9 Nature Conservation
- PPG13 Transport
- PPG15 Planning and the Historic Environment
- PPG17 Planning for Open Space, Sport and Recreation
- PPG23 Planning and Pollution Control
- PPG25 Development and Flood Risk

Other PPG's may be relevant for specific issues such as noise and archaeology.

B.2.2 PPG1 promotes sustainable development and includes the need to protect natural resources such as wildlife and their habitats. The guidance also encourages good design which can improve the quality of the existing environment and create a sense of place. Proposals for the development of land should provide the opportunity to secure a more accessible environment for everyone, including wheelchair users, other people with disabilities, elderly people and those with young children.

B.2.3 PPG7 is particularly relevant, as it recognises the value of urban fringe areas, such as the Alver Valley, and acknowledges that these areas require a positive approach to planning and management. There is a need to secure environmental improvements, reduce conflicts between neighbouring land uses, improve public access and cater for appropriate leisure and recreation facilities so as to reduce pressure on the wider countryside and reduce the need to travel.



## Alver Valley Park



B.2.4 PPG9 sets out the Government's objectives for the conservation of habitats and species and is particularly relevant to the Alver Valley. PPG13 aims to reduce the need to travel by car and to enable realistic opportunities for recreation facilities to be accessed by alternative modes of travel such as walking, cycling and the use of public transport.

B.2.5 The Alver Valley Park area includes a Scheduled Ancient Monument (the Motte and Bailey) and a Listed Building (Grange Farm House) and consequently PPG15 is of relevance.

B.2.6 The revised PPG17 recognises that open spaces, sport and recreation underpin people's quality of life. It states that in urban fringe areas, local authorities should encourage the creation of sport and recreational facilities such as country parks. Recreational sites should promote accessibility, avoid any significant loss of amenity to residents, safeguard biodiversity, improve quality through good design, carefully consider security and personal safety and encourage social inclusion.

B.2.7 PPG23 includes advice on contaminated land issues. It states that local planning authorities should consider whether there is a contamination hazard, what further information is required, whether a proposed use of a site could rise to unacceptable risks to health and the environment, and if so, what steps should be taken to reduce these risks.

B.2.8 PPG25 explains how flood risk should be considered at all stages of the planning and development process. It is necessary to ensure that new development is safe and allows the flood plain to function effectively.

### **B.3 Regional Planning Guidance**

B.3.1 Policy Q3 of Regional Planning Guidance for the South East (RPG9) (March 2001) recognises that land in the urban fringe should be enhanced, effectively managed and appropriately used, including the identification of areas that have nature conservation or recreational importance.

### **B.4 Hampshire Structure Plan 1996-2011 (Review)**

B.4.1 Policy R1 of the Hampshire Structure Plan 1996-2011 (Review) aims to protect, and provide for, a variety of open spaces. The document recognises the value of open space for recreation, amenity, education and nature conservation as well as contributing to the image of a locality.

B.4.2 Importantly the document identifies the Alver Valley as part of the Stubbington/Lee-on-the-Solent - Fareham/Gosport Strategic Gap (Policy G1). Strategic Gaps are areas that provide clear visual and physical breaks between urban areas. Consequently proposals should not compromise individually or cumulatively with other proposals, the integrity of the gap. It is therefore clear that the proposals for the Alver Valley Park will protect the open nature of the Gap.



### B.5 Gosport Borough Local Plan and Local Plan Review

B.5.1 The Gosport Borough Local Plan, adopted in 1995, and the emerging Gosport Borough Local Plan Review, which covers the period to 2011, contain a number of policies that will need to be considered when creating the Alver Valley Park. The Local Plan Review provides the latest policy context for making detailed development control decisions about schemes for the park. The First Deposit of the Plan Review was published in December 2002 for consultation see figure 1, with a Revised Deposit due to be published at the end of 2003. Due to the early stage of the Local Plan Review it is also necessary to have regard to the Adopted Local Plan.

B.5.2 **Strategic Gap** The Alver Valley Park area is outside the urban area boundary and is within the Strategic Gap, as shown on the Proposals Map of the Local Plan Review (Policy R/OS1). Consequently there is a presumption against development although, importantly, appropriate recreational uses will be acceptable providing proposals do not physically or visually diminish the openness of the Strategic Gap. Policy CY1 of the Adopted Plan has similar objectives.

B.5.3 **Provision for, and protection of, open space and ancillary facilities.** The proposed park represents a key proposal in both the Review and Adopted Local Plans. Policy R/OS5 of the Local Plan Review allocates a significant area west of the River Alver for recreational and leisure uses (RL1, RL7 & RL8 of the Adopted Plan). It will be necessary for detailed proposals to be appropriate to a non-urban location and safeguard the ecological value of the site. Detailed schemes on the site including new buildings, such as a visitors centre, will need to accord with the criteria of Policy R/DP1 of the Local Plan Review, which sets out general standards for development. Proposals will therefore need to be in keeping with the character of the surrounding area and should not have an adverse impact on the historic built environment and nature conservation interests. The proposals should not affect the amenities of local residents and it will be necessary to provide appropriate infrastructure to serve the site. Policy R/OS4 relates to new open space provision and has similar criteria as well as expressing the need to have good access for pedestrians and cyclists. Policy CY3 of the Adopted Plan contains criteria for appropriate development within Strategic Gaps, BE1 relates to the design and compatibility of development and RL5 contains criteria for new recreation development including the need to be easily accessible to residents and visitors.

B.5.4 There are other areas included within the Masterplan that are shown on the Proposals Map as existing open space rather than a proposed open space allocation. Such areas include Browndown Common, and a large area east of the River Alver including Home Heath and Alder Moor. These areas are protected as open spaces by Policy R/OS3 of the Local Plan Review (RL6 and RL9 of the Adopted Plan). These established recreational areas will be incorporated into the wider Alver Valley Park and similarly any proposed development will be subject to the criteria of Policy R/DP1

### B.6 Transport

B.6.1 There are a number of transport policies contained in the Local Plan Review that have relevance for the Alver Valley Park. Policy T2 relates to new development proposals that are likely

## Alver Valley Park



to generate significant levels of travel demand. It aims to ensure that such sites are served by public transport and have good pedestrian and cycle access. The proposed road access and traffic generated by the development should not have any unacceptable environmental implications, nor create highway safety hazards. Policy R/T8 safeguards the route of the Cherque Farm Link Road, which will form the main vehicular access to the Park (T1 of the Adopted Plan). Policy R/T9 aims to ensure the cycleway network is extended. R/T10 relates to traffic management measures and R/T11 to access and parking (T6 of the Adopted Plan). The Hampshire Parking Strategy and Standards have been incorporated into the Local Plan Review and are set out in Appendix F of the document. It will be necessary for the Alver Valley Park proposal to provide satisfactory access and parking arrangements that will not be detrimental to highway safety.

### **B.7 Nature conservation**

B.7.1 The Wildgrounds Nature Reserve is a Site of Special Scientific Interest and consequently the site is of national significance. Policy R/OS10 of the Local Plan Review protects such sites (NC1 of the Adopted Plan). The current access arrangements that limit numbers of visitors through a permit system will continue once the site forms part of the Alver Valley Park.

B.7.2 The Alver Valley also contains a number of Sites of Importance for Nature Conservation (SINCs). Policy R/OS11 of the Local Plan Review aim to protect such sites as well as the two designated Local Nature Reserves. These sites are defined on the Proposals Map and a full list of the SINCs is included in Appendix Q of the Local Plan Review. In the Adopted Local Plan the SINCs were previously known as Areas of Significant Conservation Value and are safeguarded by Policy NC2. Policy R/OS12 aims to preserve habitats supporting protected species.

### **B.8 Built Heritage**

B.8.1 For certain proposals in the Alver Valley Park, policies protecting the Borough's built heritage will be applicable. The Grange Farmhouse (No.s 3, 4 & 5) is a Listed Building and consequently Policy R/BH3 is relevant and aims to safeguard Listed Buildings and their setting (BE11 & BE13 of the Adopted Plan). The Motte and Bailey castle near Apple Dumpling Bridge is a Scheduled Ancient Monument and will continue to be managed by the Borough Council once it forms parts of the Alver Valley Park. Policy R/BH7 is applicable in this instance (BE15 of the Adopted Plan). In addition the Tank Traps adjacent to Apple Dumpling Bridge have been recognised as being of local importance and consequently Policy R/BH5, which aims to safeguard structures on the Local List, is applicable (BE14 of the Adopted Plan).

B.8.2 **New school.** Policy R/CF7 of the Local Plan Review identifies that a site in the northern part of the Alver Valley should be identified as a secondary school site. The three existing secondary schools within the Borough exceed the optimum size range and consequently there may be the requirement for an additional school within the Plan period. A site has been identified within the Masterplan.

### **B.9 Environmental Controls**

## Alver Valley Park



B.9.1 Certain areas of the Park form part of the flood plain and consequently proposals, including buildings and any structural landscaping, need to accord with the Local Plan Review policy relating to flood plains (R/ENV 1). Other considerations include river and groundwater protection (R/ENV2), treatment of foul sewage and disposal of surface water (R/ENV3), contaminated land (R/ENV5), noise pollution (R/ENV6), minimising light pollution (R/ENV7) and energy conservation (R/ENV10).

### **B.10 Ministry of Defence**

B.10.1 The Browdown Common site has been included in the Alver Valley Park Master Plan but will remain in the ownership of the Ministry of Defence (MoD). It will form part of the proposed park as public access is permitted when the MoD is not using the site for training. The public must comply with a number of regulations when using the site. As mentioned above the area is shown as an existing open space on the Local Plan Review Proposals Map, where Policy R/OS3 aims to protect the open space provision. In addition there are two policies which relate specifically to the MoD. Policy R/MOD1 relates to operational MoD development. Any proposals in relation to the site's military use will need to respect the sensitive location within the Strategic Gap. R/MOD2 relates to issues concerning circumstances where land is declared surplus to Ministry of Defence requirements. In the case of Browdown Common it is envisaged that the site would be fully incorporated into the Alver Valley Park.

### **B.11 Supplementary Planning Guidance**

B.11.1 The Borough Council has produced a Development Brief relating to the adjacent Cherque Farm site. Planning permission has now been granted for residential development and associated facilities. Part of the requirement of the Development Brief and planning permission is for the developer of the site to contribute towards the provision of sports pitches within the Alver Valley Park.





### Part two – Other Considerations

#### B.12 Land Covenants

B.12.1 The majority of the site of the proposed Park will be under the control of Gosport Borough Council. However, various parcels of land have historically been in different ownerships. This has led to numerous covenants being created. Different covenants apply to different parcels of land and this does have certain implications for the park Masterplan.

B.12.2 Not all the covenants are restrictive ones. However, examples of the latter type are:

- the need for the owner of the land bordering Browndown to erect and maintain a concrete post and six strand wire boundary fence to the satisfaction of the Ministry of Defence
- the need to gain approval of the Ministry of Defence to erect temporary or permanent buildings or structure on certain parts of Aldermoor and in the environs of Apple Dumpling Bridge.
- the need to erect and maintain a stock proof fence and barrier along the northern and western boundary of the West of the River Nature Reserve
- the right of passage and running of services across the extreme north west corner of the proposed Park

B.12.3 The main constraint of the above examples is the ongoing financial liability of conforming to the covenants over time. More potentially onerous for the Masterplan are those covenants that prevent, in certain areas of the park adjoining MoD land, “any noxious, noisy or offensive trade, or business or any purpose which may be or may become a nuisance, damage or annoyance to the ...MoD”. It would be hoped that nothing proposed as part of the Masterplan would come under the latter category.

B.12.4 Those covenants working in favour of the Masterplan are the ones making provision for the making good of the majority of the land formerly used for gravel extraction.

#### B.13 Section 106 – summary of requirements

B.13.1 This agreement was made in 1999 between Gosport Borough Council (Local Authority), Hampshire County Council (Highway Authority) and RMC Properties Ltd (former land owners). It relates to all of the Cherque Farm land that was used by the aggregate company and agrees the use of the western side for housing, the construction of the new link road and the lease of all of the land east of this road to Gosport Borough Council (GBC) for ‘amenity’ use.

B.13.2 The land to be handed over to GBC on a 999 year lease is divided into three tranches, with the handover of each linked to a phase of the housing development. This can be no later than 20 working days following the 31<sup>st</sup> December 2003.

B.13.3 RMC is committed to restoring and levelling the land, top soiling and seeding, save where the local authority requests existing features such as ponds and trees are left.

## Alver Valley Park



B.13.4 Included in the handover are contributions of £65,000 for costs of management of the amenity land for the benefit of local residents, and £540,000 towards the costs of providing playing fields on the amenity land.

B.13.5 The Agreement requires the tenant (GBC) to maintain the land in a neat and tidy condition and maintain all fences along the boundaries of the property.

B.13.6 The Agreement requires the tenant (GBC) not to use the property other than as public open space for quiet informal recreation. Other sporting/leisure activities, community uses or letting of space must be approved in writing by the landlord (at present time Persimmon Homes).

B.13.7 No buildings or other structures may be erected without prior written consent of the landlord. However, consent for this or the other land uses referred to in paragraph B.13.6 cannot be unreasonably withheld or delayed.

B.13.8 The only provision for an alternative use to the above is land used as a secondary school.

B.13.9 Without a formal planning application for a change of use for the Cherque Farm amenity land, this area will automatically revert to its original agricultural status. It is expected that an official change to 'recreation' will be submitted with this document.

### **B.14 Byelaws**

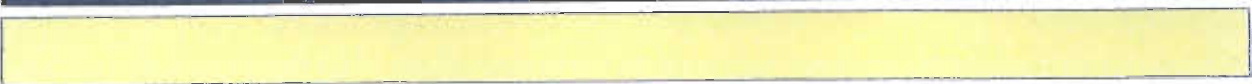
B.14.1 There are likely to be several Borough Council byelaws for the areas within the Council's existing control that may require review. These date back to 1978 and include permission to push but not to ride pedal bicycles/tricycles.

B.14.2 The Ministry of Defence also has a set of byelaws governing its land at Browndown Common that will not change. Although unlikely to affect proposals, they will require consideration when addressing links with the area. These prohibit riding of horses, cycles or motorised vehicles within the land, as well as grazing any animal, fishing or affixing any notices inside or on the boundary fences. Permission may however be granted by the Officer in charge.



**Numbers in favour at the following consultations**

		Bay House School October 2001	Magennis Hall, Rowner October 2001	Gosport Library display May 2002	Lee-on-the-Solent Community Centre June 2002	Gosport Town Hall market consultation December 2002
<b>Formal recreation:</b>						
Angling		59(%)	77(%)			70(%)
Camping and caravans		0(%)	0(%)			35(%)
Clay pigeon shooting (should it stop?)		92(%)	64(%)			32(%)
Children's Play area					? (discussed & majority approved)	89(%)
Equestrian Centre		56(%)	38(%)	7 comments for 3 comments against	?	59(%)
Events Arena				3 suggested	?	79(%)
Family attractions		4(%)	26(%)			
Garden Centre		58(%)	69(%)			59(%)
Golf Driving Range		52(%)	53(%)	8 comments for 6 comments against	?	53(%)
Motorcycling Facility (supervised)		4 comments			23 voted for 2 voted against	38(%)
Provision of sports facilities		Football pitches (x4)				65(%)
		Cricket pitch (x1)			?	63(%)
		Changing rooms/pavillion				69(%)
Youth activities		BMX facility				51(%)
		Assault course/gym			?	60(%)
Concerned that proposals may be to detriment of local wildlife				5 comments		



Numbers in favour at the following consultations					
	Bay House School October 2001	Magennis Hall, Rowner October 2001	Gosport Library display May 2002	Lee-on-the-Solent Community Centre June 2002	Town Hall & market consultations Dec 02; and Lee Library display 2003
<b>Countryside proposals:</b>					
Bridleways	56(%)	13(%)			68(%)
Camping (supervised groups only e.g. scouts)		56(%)		? (discussed & majority approved)	
Cycle routes	83(%)	67(%)			90(%)
New footpaths, nature walks	100(%)	70(%)			95(%)
New east-west footpath linking 'Rowner Walk' to park	56(%)	36(%)			
Small scale farming	83(%)	14(%)			65(%)
Visitor centre (interpretation & café)	94(%)	89(%)		?	92(%)
<b>Conservation</b>					
Grazing with hardy cattle					67(%)
Increased wetlands	100(%)	50(%)			70(%)
Wildlife meadows	100(%)	50(%)			89(%)
Wildlife observation platforms & hides	100(%)	78(%)			84(%)
Woodland & heath restoration	100(%)	100(%)			73(%)
In favour of proposals at this stage			64(%)		13 comments
Against proposals at this stage			13(%)		3 comments







### Appendix E

#### Conservation and Habitat Creation

E.1 All habitat work will follow management methods prescribed in the Biodiversity Action Plan, to be published in June 2003. These are likely to include essential and desirable improvements identified by the GBC Countryside Section and Hampshire Wildlife Trust, which are summarised as follows.

- Native woodland, hedgerow and ground flora planting.
- Sallow and gorse coppicing where maturity and density are limiting biodiversity.
- Increase length of Alver moat system to increase water/reed interface and improve security to sensitive reedbed environment.
- Increased reed/sedge cutting programme on rotation.
- Create new scrapes within sedge areas.
- Conservation mowing on Sandhill until grazing can be established.
- Bracken cutting in the Wildgrounds.
- Removal of alien sycamore from House Farm Trust land, conifers and invasive rhododendron from the Wildgrounds.
- Construct bird nesting cliff.
- Improvements to re-establish water vole population.



## Appendix F

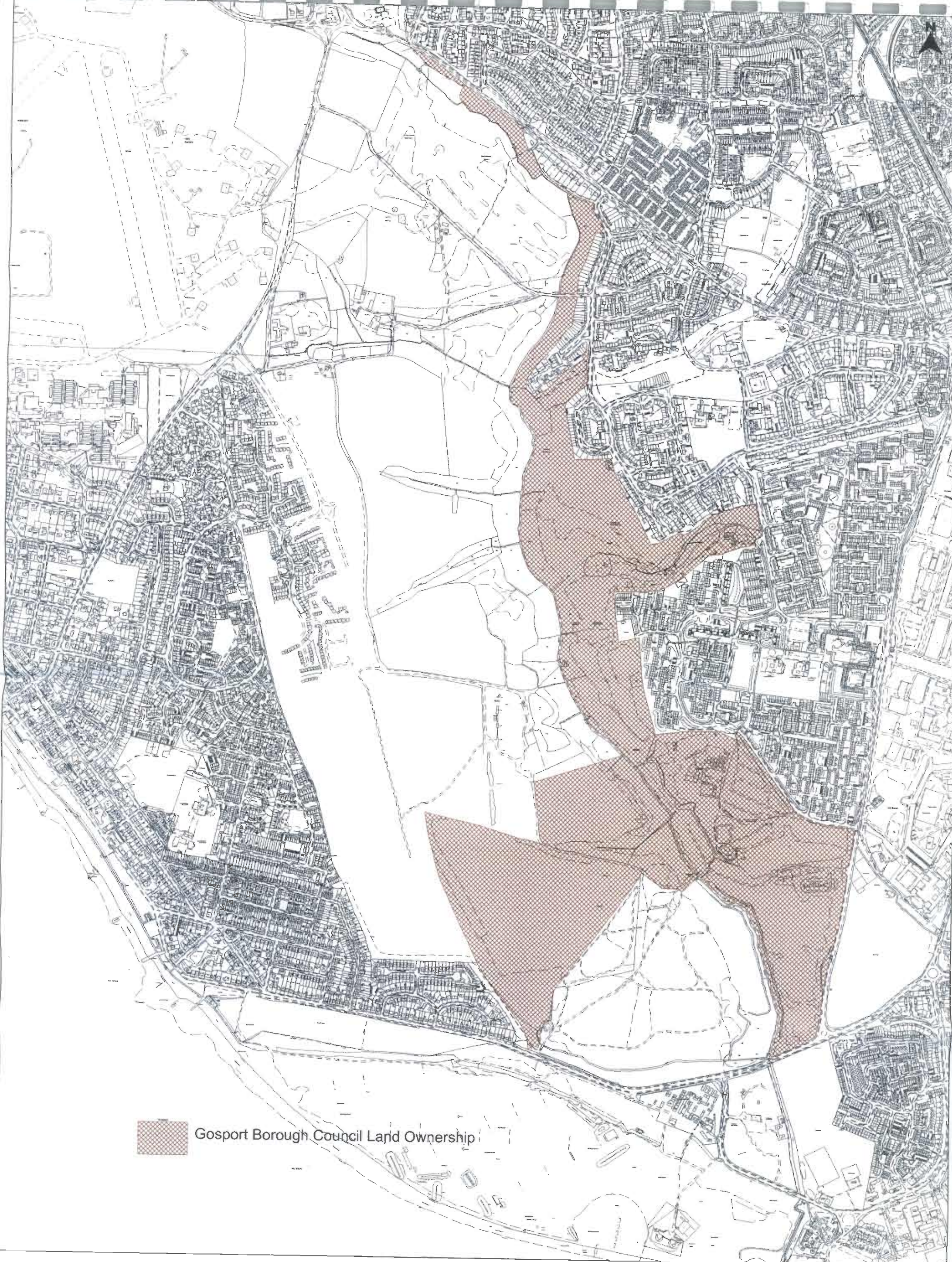
### References

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- Alver Valley Action Plan 1993/94 (Gosport Borough Council)
- Alver Valley, The – A vegetation survey and management recommendations (Hampshire Ecological Services Ltd, 2000)
- Alver Valley Corridor (1995 survey report by Hampshire Wildlife Trust)
- Alver Valley Management Plan 1988, The (Gosport Borough Council)
- Birds of Hampshire (Hampshire Ornithological Society)
- Landscape Study and Concept Plan – Fareport Countryside Project (Gosport Borough Council, 1992)
- Gosport Borough Landscape and Townscape Study (Gosport Borough Council, 1996)
- Gosport Landfill Site – Landfill Cap Investigation (Gifford and Partners, 2000)
- Gosport Leisure Strategy – Parks and Open Spaces 1998 – 2001 (Gosport Borough Council)
- Land to the East of Cherque Farm – Development Brief (Gosport Borough Council, 1999)
- Gosport Borough Local Plan 1995 (Gosport Borough Council)
- Gosport Borough Local Plan Review 2002 (Gosport Borough Council)
- Sandhill Management Plan November 1999 (Gosport Borough Council)
- Stepping Stones of Time at Grange Farm (Robert Whiteley, The Friends of Gosport Museum, 2000)
- West of the River Management Plan October 1999 (Gosport Borough Council)

### List of Figures

Fig.1	: Extract from Gosport Borough Local Plan Review	End of section 2
Fig.2	: Character Zones	End of section 3
Fig A.1	: Land Ownership	Appendix A
Fig A.2	: Landfill Type	Appendix A
Fig A.3	: RMC Aggregates Site	Appendix A
Fig A.4	: The Alver Valley 'Wildlife Corridor'	Appendix A
Fig A.5	: Areas of Wildlife Value	Appendix A





 Gosport Borough Council Land Ownership