

Gosport Borough Local Plan 2011-2029

Statement on Issues and Questions

Issue 1.4

Why have the following sites been classified as open space?

- (1) Brockhurst Gate.
- (2) Stokesmead.
- (3) Munitions stores

Date: 6th February 2015

1 Introduction

- 1.1 Gosport Borough is one of the most densely-populated districts in England with 32.6 people per hectare (according ONS analysis of the 2011 Census). Consequently the Borough is the 7th most densely populated district in the South East of England Region¹.
- 1.2 Open space is a finite resource and it is therefore important that the Borough maintains a sufficient supply to meet the needs of current and future residents. The regeneration of a number of strategic brownfield sites for a mix of uses including residential is one of the key objectives of the Gosport Borough Local Plan 2011-2029 (GBLP) (LP/A1/1) and consequently recreational open space needs to be maintained and quality enhanced to meet the requirements of these additional residents.
- 1.3 The National Planning Policy Framework (NPPF) and national Planning Practice Guidance (PPG) make it clear that Local Plans should include sufficient open space to meet a variety of open space functions. The merits of the three open space sites identified in the Inspector's Question are outlined separately in this response.

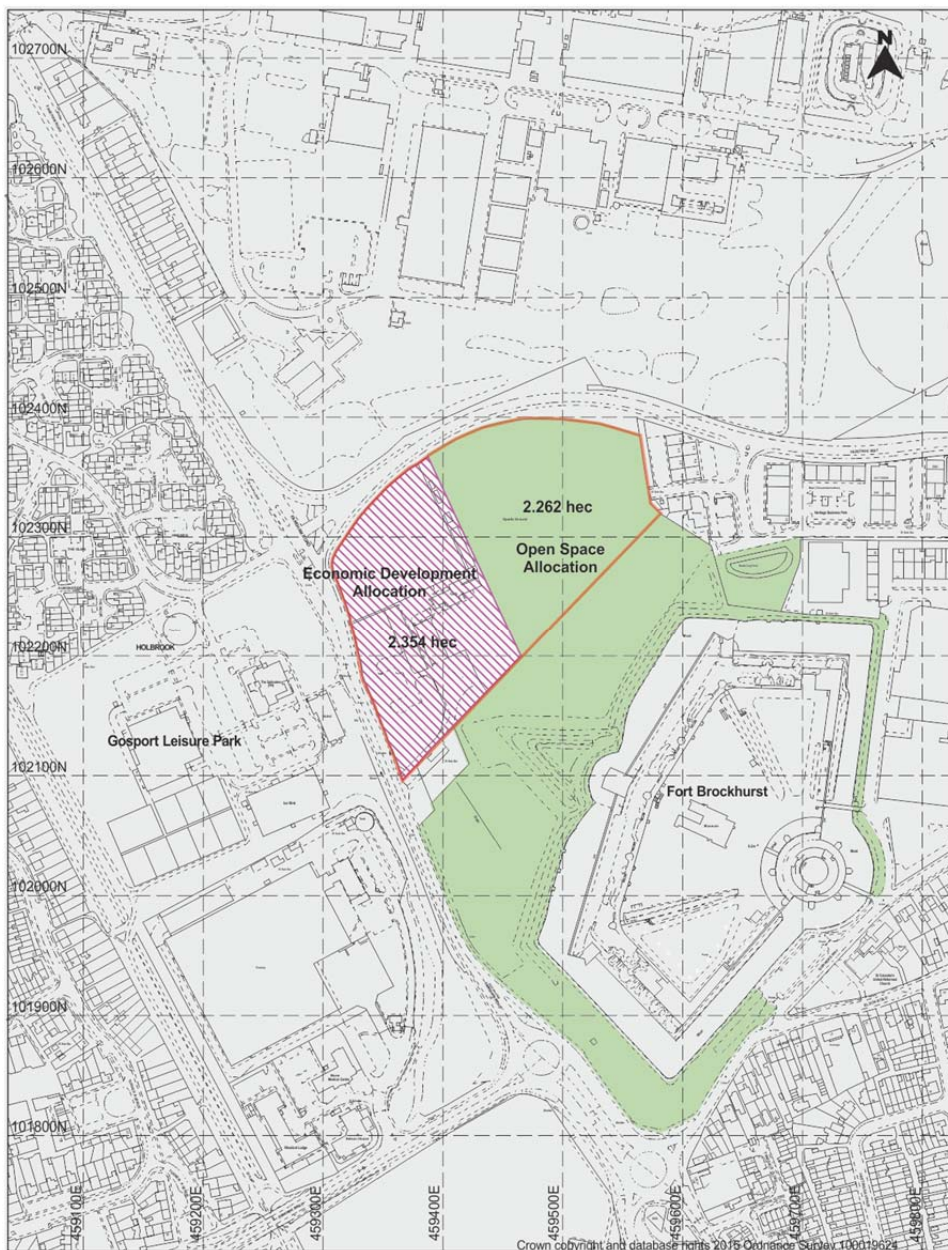
¹ After Portsmouth, Southampton, Slough, Reading, Oxford and Brighton & Hove.

2 Brockhurst Gate

Introduction

- 2.1 The Brockhurst Gate open space, also known as the former Civil Service Sports Ground has up until 2012/13 been used as a recreation ground which comprised of a playing field capable of accommodating a cricket pitch and football pitches (most recently one senior and one mini pitch). It also included a shooting range and was actively used by a pistol and gun club and an archery club. The site also included changing rooms and a social club (which have now been demolished following a fire on the site). The allocation as identified on the Policies Map (LP/A1/1/1) is identified in Plan 1.

Plan 1: Location of the Brockhurst Gate site



Existing and proposed open space designations

- 2.2 The Brockhurst Gate open space has been designated as 'Existing Open Space' in the GBLP and the designation covers an area of approximately 2.3ha. Policy LP35: *Protection of Existing Open Space* (page 172 of the GBLP) therefore aims to protect such sites for open space functions but importantly does set out circumstances where the site may still be developed including where, '*alternative provision is made available of equivalent or greater community benefit in terms of quality, quantity and accessibility and the proposed site cannot be used for an alternative form of open space for which there is an identified need.*'
- 2.3 The site is also shown in the Adopted Gosport Borough Local Plan Review (2006) (GBLPR) (LP/A5/1) as 'Existing Open Space' and is protected by a similar policy: R/OS4: *Protection of Existing Open Space* (p136). The extent of the designation is larger than that shown in the GBLP and covers an additional area of open space, associated parking and buildings.
- 2.4 These additional areas of land have been incorporated into the proposed Economic Development allocation (Policy LP9B in the GBLP) to enable it to be more developable in terms of size and shape. This amendment does not prejudice the use of the remaining open space for playing pitches. As part of the mitigation for the loss of this open space and associated parking and buildings Policy LP9B requires the developer of the economic development allocation to make alternative provision in terms of parking and changing facilities so that the open space can still adequately function.

Justification for proposed designation

- 2.5 The primary reason that this site is designated as an open space is because the Council consider that it has the potential to be restored as an active sports ground which is required to meet the needs of the recreation provision of local residents in terms of providing both the necessary quantity and quality of football and cricket pitches.
- 2.6 The Council considers that the sports pitches at Brockhurst Gate should be safeguarded as open space for a number of related reasons:
- The pitches are an important component of the supply of pitches in the Borough which is required to contribute to the population's requirement for sports pitches over the Plan period;
 - The pitches are some of the best quality pitches in the Borough and therefore to lose them would exacerbate pressure on poorer quality sites;
 - The sports pitches as open space provides an element of visual amenity which enhances the setting of the adjacent Fort Brockhurst (a scheduled ancient monument) with the potential to enhance the quality of the area by the creation of a multi-functional park.
- 2.7 Each of these reasons are now considered in further detail below:

Pitch supply

- 2.8 A key consideration for protecting the open space at Brockhurst Gate relates to the tests in Paragraph 74 of the NPPF in particular that existing open space, sports and recreational buildings and land including playing fields, should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements.
- 2.9 As identified below the Council contends that the site is not surplus to requirements due to the over-reliance of community teams in the Borough on sports pitches provided by the MoD and education providers which can be withdrawn from community usage at short notice.
- 2.10 The Council acknowledges that in its own study: *Playing Pitch and Sports Facility Assessment (PPSFA) 2014* (Strategic Leisure 2014) (LP/E9/3) that there is currently a theoretical surplus of sports pitches in the Borough of 1.9 football pitches although this will fall further to 1.3 by 2021. This includes the 10% buffer requirement of pitches for resting. Paragraphs 3.63-3.72 of the PPSFA explain the pressure on Council football playing pitches in more detail including the justification for the 'resting' provision. The Council considers that having a theoretical surplus is not the same as being surplus to requirements for the reasons set out below.
- 2.11 The Council considers that the identified theoretical surplus is not sufficient given the high dependence the Borough has on the use of pitches under the control of the MoD and education providers for community teams. These are largely not secured and consequently at relatively short notice the provision of this facility can be withdrawn for local community teams or the terms and conditions varied to the extent it makes local teams unable to use them. This has happened on various occasions in the past and demonstrates how vulnerable the supply is within the Borough. Appendix 1 identifies those pitches used by community teams in the Borough on secured and unsecured facilities. This clearly highlights the reliance on unsecured pitches with:
- 37.5% (12 pitches) of senior pitches used by community teams are unsecured;
 - 44.4% (4 pitches) of junior pitches used by community teams are unsecured; and
 - 53.8% (7 pitches) of mini-soccer pitches used by community teams are unsecured.
- 2.12 Appendix 2 is an extract from the *Playing Pitch and Sports Facility Assessment 2014* and identifies the significant number of teams that are using unsecured pitches within the Borough.
- 2.13 Importantly the tables in Appendix 1 or 2 do not include the Brockhurst Gate site as the site itself was not being used in 2013/14 season as the lease expired, which in itself demonstrates the vulnerability of supply as the site was used regularly by local teams up until the 2012/13 season after which the lease to use the site for sports pitches lapsed. Appendix 3 outlines the level of use of the Civil Service Sports Ground by various sports uses on the site between the 2008/09 and 2012/13 seasons. Appendix 4 identifies a number of local teams that used the site from previous sports pitch assessment work undertaken in the Borough.

- 2.14 There have been two other recent examples where sports pitches, which have been used extensively by community teams over the past decade, have now had their use by community teams restricted. This includes the HMS Sultan (Polo Fields) which was used extensively by a number of community teams including youth teams throughout the football season but due to changes in booking arrangements local youth teams only use the site on a much more limited basis (paragraph 3.24, LP/E9/3).
- 2.15 A further example relates to the Bay House School site where a number of pitches are used by the Football League's Portsmouth FC Youth squad and thereby reducing availability to local community teams.
- 2.16 The *Playing Pitch and Sports Facility Assessment 2014* considers that there is a view that once the new senior league becomes established there will be an increase in new teams which would put further pressure on the supply of sports pitches. The 1.3 pitch theoretical surplus by 2021 is not considered a particularly large margin particularly given the fact that once a pitch is lost to built development there is little scope to create additional facilities in the Borough which is already densely urbanised.
- 2.17 In relation to the Brockhurst Gate site it is noted from Millngate's representation (Paragraph 25 of REP29) that they contend that private sites do not accord with the NPPF's definition of open space.. The Council acknowledges that the Brockhurst Gate site is now in private ownership, although was until recently in public ownership as part of the MoD. However importantly the definition of open space in Annex 2 of the NPPF does not distinguish between public and private land instead it refers to public value. The definition is:
- 'All open space of public value... which offer important opportunities for sport and recreation and can act as a visual amenity.'*
- 2.18 The Council considers that public value can be demonstrated on private land including land which the public does not have secured access to, and maintains that the Brockhurst site has public value as it has been used by community teams and has the potential to be used again by the public. Indeed Sport England state that their protection of playing pitch policy, 'relates to all land in use as playing fields, last used as such, or allocated as playing field land in a development plan and is applied to all varieties of site ownership including local authority, education and private sports grounds.'²
- 2.19 This position has been confirmed specifically in relation to this site as Sport England have advised that it disagrees with the statement made by Millngate regarding privately pitches not meeting the NPPF definition of open space. It cites a recent appeal in Coventry (ref: APP/U4610/A/12/2176169) where the question of ownership

² <https://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/planning-application-faqs/>

and relevance to Paragraph 74 of the NPPF were considered. In that case, it was held that:

'... There is no distinction between privately and publicly available sports provision in the [National Planning Policy] Framework, In Paragraph 74, it is specified that existing open space, sports and recreational buildings and land, including playing fields should not be built upon unless various criteria are complied with...'(para 17 of the appeal decision).

'There is no definition of the word 'existing' in the glossary. Although the site is not currently in active use, it is capable of being used for that purpose...' (para 18)

Quality of pitches

2.20 There is a particular need to protect good quality pitches (such as the Civil Service pitch) due to the poorer quality of other pitches which are subject to flooding (for example at Stokes Bay). This will become increasingly important when considering the implications of climate change where there is likely to be wetter winter conditions as well as increased incidences of storms. Numerous pitches have been unplayable in recent winters due to coastal overtopping and excessive rainfall.

2.21 Appendix 5 highlights the relative high quality score for the Civil Service pitches compared with other pitches. The survey was undertaken in 1998 and 2011. An assessment was not carried out in the 2013/14 season as the pitches were no longer in use. The loss of good quality pitches will further exacerbate pressure on poor quality pitches which are prone to wear and tear and less able to withstand greater levels of use.

Townscape

2.22 The open space is also seen as important from a townscape perspective and in the Gosport Townscape Assessment (Michael Ricketts Associates 2013) (LP/E3/2) the sports field has been identified as having a particularly important role in protecting the setting of Fort Brockhurst (a scheduled ancient monument) which is adjacent the site. The assessment (Paragraph 2.91, p68) states, *'...with English Heritage's support, the Borough Council is keen to protect the open space to its north [Fort Brockhurst]. The open space contextually forms an important link with Fort Elson and the setting of the fort and the outworks if these ever were to be restored.'*

2.23 It is accepted that other arrangements of open space provision on the site could also enhance the setting of the Fort and improve the public experience for enjoying the space and appreciating the historic significance of the Fort and its surrounds.

Conclusion

2.24 The Council consider that the sports pitches at Brockhurst Gate should continue to be safeguarded under the provisions of Policy LP35 of the GBLP which include criteria that do allow for development in particular cases.

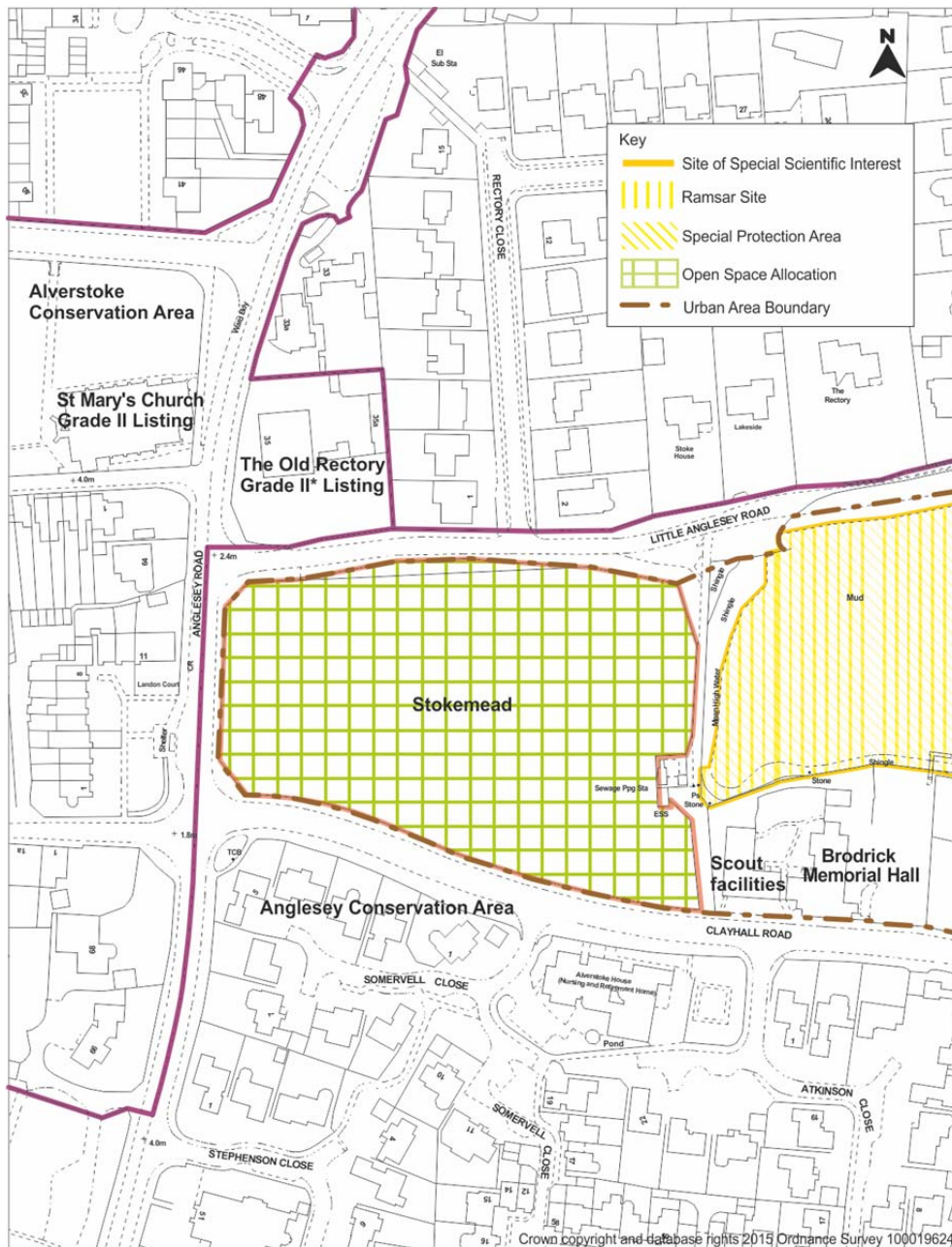
- 2.25 The main reason for this protection is that the pitches are not surplus to requirements given the high reliance by community teams in the Borough on unsecured pitches operated by the MoD and education providers, which can be withdrawn from community use at short notice.
- 2.26 Additionally this particular site has the potential to be restored to a good standard of pitch representing some of the highest quality in the Borough enabling greater use compared with poorer quality pitches elsewhere in the Borough.
- 2.27 The open space itself has townscape qualities in relation to the setting of Fort Brockhurst. A sports pitch would maintain these townscape characteristics and there is scope to enhance the setting and create a multi-functional park.
- 2.28 The Council is committed to improving sports and leisure facilities in the Borough to improve the health and well-being of the local community. There are particular health issues within the Borough including those identified by the recent Government statistics that highlight that Gosport has one of the highest levels (6th highest) of excessive weight (overweight and obesity) in England.³
- 2.29 It is hoped that the Council's new leisure centre which is in in close proximity to the Civil Service Sports Ground site can help contribute towards an improvement in health and well-being in the Borough. There is therefore potential that the Civil Service sports pitches can complement the facilities at the Gosport Leisure Centre.

³ <http://www.noo.org.uk/visualisation>- Local Authority Adult Excess Weight Prevalence Data

3 Stokesmead

- 3.1 The Stokesmead site of 1.18ha occupies a very prominent location in the Anglesey Conservation Area and adjacent the Alverstoke Conservation Area (Plan 2). This area of open space is located adjacent the picturesque Stoke Lake which forms part of the Portsmouth Harbour Special Protection Area (SPA), Ramsar site and Site of Special Scientific Interest (SSSI).

Plan 2: Location of Stokesmead site



Existing and proposed open space designations

- 3.2 The site was allocated for open space in the 1995 Gosport Local Plan and the Gosport Borough Local Plan Review (GBLPR) (2006) (LP/A5/1). Appendix 6 sets out

the GBLPR Inspector's key findings in relation to the Stokesmead site (see also LP/A5/2).

- 3.3 The Council, for reasons set out below, is maintaining this position in the emerging Gosport Borough Local Plan 2011-2029 and identifies the Stokesmead site in Policy LP9E as an open space allocation for the provision of a public park. It recognises that such proposals will need to accord with policies on internationally habitats, respect the setting of the Anglesey and Alverstoke Conservation Areas and adopt good open space design principles.
- 3.4 The site has a significant planning history a chronology is included in Appendix 7.

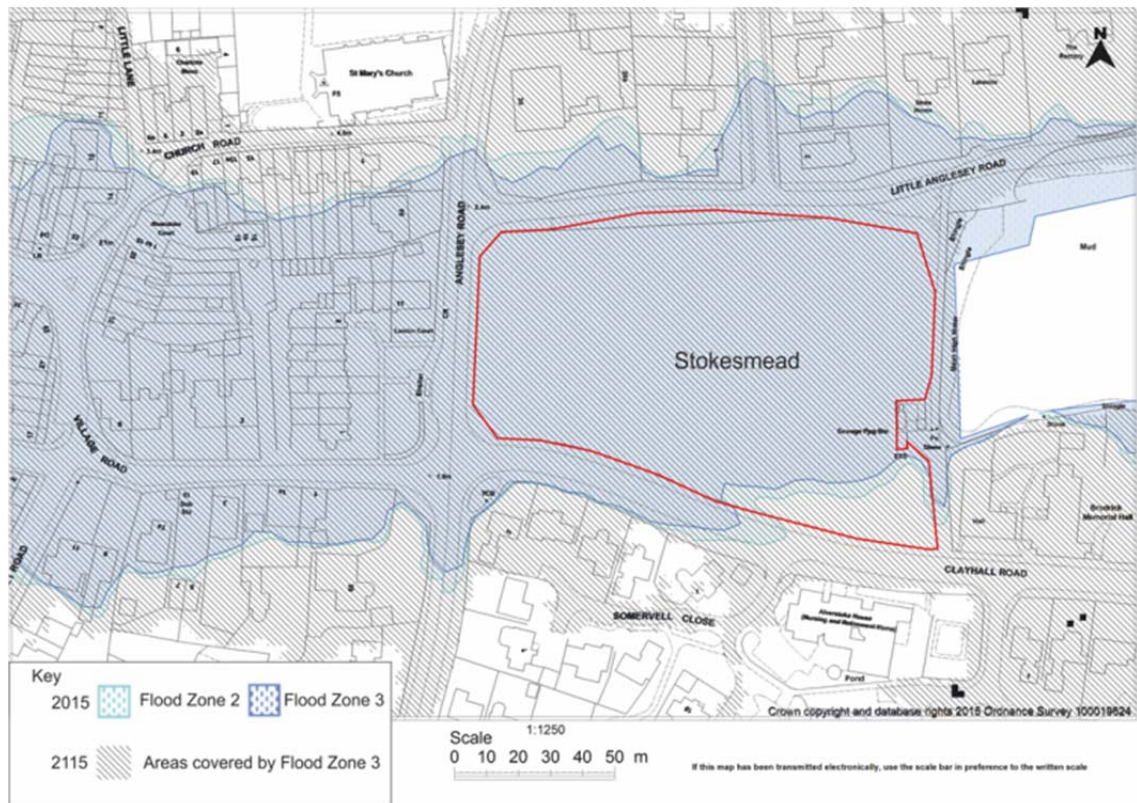
Justification for proposed designation

- 3.5 It has been the Council's long-standing objective to re-create an open space at this sensitive location. The site had previously been used as a recreational open space as part of a children's home (which closed in 1984) and then as a sport pitch leased out to the Council (between 1986-1990). There is significant local support to re-establish this site as a multi-functional open space for the local community including the use of the site by a number of community groups in the vicinity. It offers a number of opportunities for multi-functional open space functions including play facilities which there is a local deficiency in the Anglesey ward area.
- 3.6 The Council considers that the Stokesmead site should be allocated for a new public park for a number of related reasons:
- The environmental qualities of the site determine that the Council's preferred option for the site is an open space to serve the local community;
 - The creation of a multi-functional open space on the site would meet deficiencies for certain types of open space functions in the area including play areas and junior sports provision;
 - There is strong and long-standing support from the local community that this site should be re-created as an open space for community purposes.
- 3.7 Each of these reasons are now considered in further detail below:

The environmental qualities of the site

- 3.8 Flood Risk: As identified in Plan 3 most of the site is in Floodzone 3 (approximately 90%) which has the highest risk, with a very small area in Floodzone 2 and just under approximately 10% within Floodzone 1. By 2115 all the site will be within Flood Zone 3.

Plan 3: Floodzones at Stokesmead



- 3.9 Policy LP45 of the GBLP relates to flood risk, and is supported by the Environment Agency and is considered to be in conformity with the National Planning Policy Framework. The Policy requires that any proposal meets the Government’s sequential and exception tests as set out in the NPPF.
- 3.10 Historical assets: The site is within the Anglesey Conservation Area and adjacent the Alverstoke Conservation Area and is considered to be a significant open area within the setting and character of both Conservation Areas; as well as enhancing the setting of a number of Listed Buildings including St. Mary’s Church Alverstoke (Grade II) and the Old Rectory (Grade II*). The Inspector’s Report (LP/A5/2: Paragraph 11.14 p80) for the GBLPR agreed that, ‘*Stokesmead Field is a high value open space due to its waterside location, is an important feature of the Anglesey Conservation Area and provides a setting for a number of important buildings in the adjoining Alverstoke Conservation Area.*’
- 3.11 Nature conservation designations: The site is adjacent the internationally important habitats of Stoke Lake which form part of the Portsmouth Harbour Special Protection Area (SPA), Ramsar site, and Site of Special Scientific Interest (SSSI) due to the presence of over-wintering birds. The Inspector’s Report (Paragraph 11.16 p81) for the GBLPR also noted that, ‘*Its allocation as an open space under Policy R/OS3 provides the buffer required by the Council between the Portsmouth Harbour SPA/Ramsar site/SSSI and the urban areas.*’

- 3.12 Any proposed development on this site will need to consider and address any potential impacts on the internationally important habitats through an appropriate assessment. Guidance in the NPPF and Policy LP42 of the emerging Local Plan is particularly applicable.

The need for open space provision in the locality

- 3.13 The 2014 Open Space Monitoring Report (LP/E9/1) (see Table 19 on page 39) identifies that there is no provision of children's play space in the Anglesey Ward and whilst there are larger scale play facilities located at Stokes Bay in adjoining Alverstoke Ward these are strategic play facilities used by children across the Borough. Consequently a local facility to serve children in the Anglesey and Alverstoke areas would be beneficial to local children. The combined population of under 15's in the two wards only have 0.3ha of provision which equates to 0.26 ha per 1,000 of the 0-15 population, which is significantly lower than the Borough average of 0.47ha.
- 3.14 A new junior or mini-soccer pitch would also meet local needs and help reduce the dependency on pitches provided by the MoD and education providers as highlighted in Paragraph 2.11 above.
- 3.15 The site is also well-located adjacent a scout facility which could also make use of the open space facilities as well as community buildings such as Broderick Hall.

The community support for re-creating an open space on this site.

- 3.16 The re-creation of open space at this site is well-supported by the local community and has been maintained over a number of years as identified in the chronology in Appendix 7. In 2008 a local campaign to try to bring Stokesmead into public ownership resulted in a petition of 582 people seeking the Council to acquire Stokesmead Field and bring the site back into use as public open space for the benefits of the local community. Unfortunately despite a number of attempts by the Council to discuss arrangements with the landowners no success has been forthcoming.

Conclusion

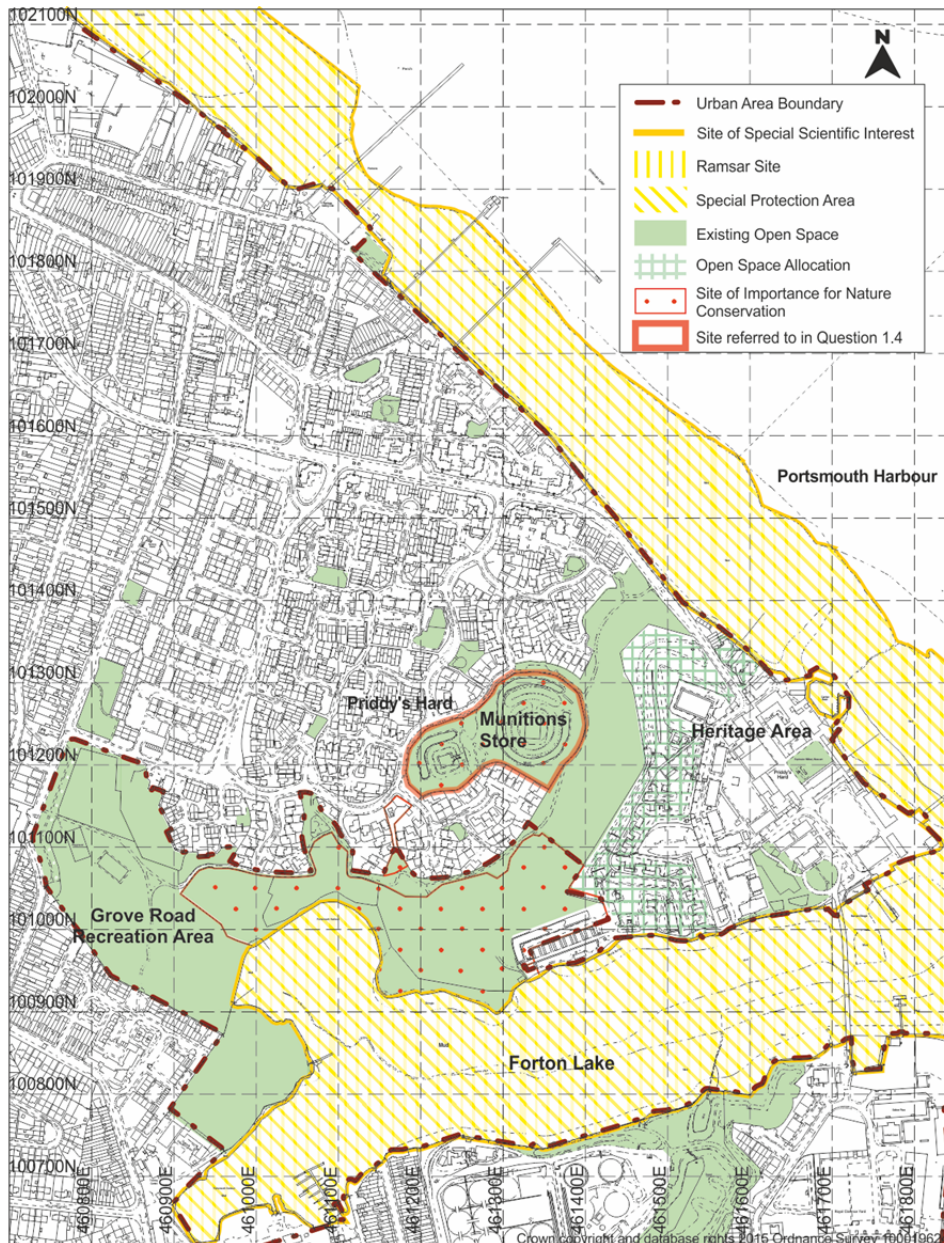
- 3.17 It is considered that the environmental attributes of this site make it very appropriate for a high quality multi-functional open space. The site contributes significantly to the setting of the Alverstoke Conservation Area including St Mary's Church and its to the setting of Stoke Lake. The site is in a high flood risk area which is not appropriate for other forms of development, and is adjacent an internationally and nationally important habitats so open space provision would need to be carefully considered but would likely have less impact than residential development.
- 3.18 The site would contribute to improving the provision of children's and young people's play and sporting provision in the area with options for play areas and a junior pitch. The re-establishment of open space at this site in the form of a public park is very much supported by the local community.

4 Munitions Store, Priddy's Hard

Background

- 4.1 The Munitions Store (Plan 4) at Priddy's Hard (often referred to as the Cordite Store) originally formed part of the Priddy's Hard Ordnance Depot. Following the closure of Priddy's Hard, the Ministry of Defence applied for Outline Planning Permission for up to 700 houses under planning reference K14026.

Plan 4: Location of the Munitions Store



- 4.2 In approving that application the Secretary of State for Defence and Gosport Borough Council entered into an Agreement under Section 299A of the Town and Country Planning Act 1990 securing a 'Management Plan Relating to Environmental Protection', providing mitigation to the housing development approved. Within the agreement, the Munitions Store and the moat were to be retained and protected from

development to provide conditions suitable for the retention and breeding of the Great Crested Newt (GCN).

- 4.3 A Nature Conservation Management Plan was approved by the Council in July 1999 and the residential scheme was then developed around this acknowledged area of nature conservation importance. Further details of the Management Plan and other aspects relating to its nature conservation importance are set out in the Council's response to Question 1.5.
- 4.4 As further background, this site has recently been subject to a planning application for a new dwelling which was refused by the Council. The Regulatory Board report for this application can be viewed for 2nd December 2014 at the following link: <http://www.gosport.gov.uk/sections/democratic-services/agendas-minutes/regulatory-board/agendas/2014/> (see 2/12/14: Item 7-p11 of the pdf).
- 4.5 The proposal has recently (30th January 2015) been dismissed on appeal (Appeal Ref: J1725/A/14/222/7762) which can be viewed in Appendix 4 of the Council's Response to Question 1.5. This decision supports the SINC designation covered by the Council's Response to Question 1.5. It is noted that the Inspector's decision gives little weight to the policies of the GBLP as the Examination has not yet taken place and consequently little weight is attributed to Policy LP35 of the GBLP which seeks to protect this site as open space.

Justification for proposed open space designation

- 4.6 The site is covered by Policy LP35 of the GBLP which seeks to protect existing open space except where certain criteria are met including where a proposal may result in the redevelopment of part of a site for appropriate recreation or community facilities; or alternative provision is made available of equivalent or greater community benefit in terms of quality, quantity and accessibility.
- 4.7 The Council consider that the designation of this site as open space is justified as it forms part of a corridor of open space that links high density residential development with the shoreline creating a pleasant walkway for residents. The Munitions Store site forms part of a nature conservation mitigation scheme for the 700 dwellings created as part of the main Priddy's Hard residential development to the north of the open space corridor. Whilst the Munitions Store site itself is not accessible to the public it provides a popular observable area of open space together with the more extensive nature conservation area adjacent Forton Lake that people can walk by on the adjacent public path and enjoy the setting. It creates a welcome buffer between the public walkway and the housing estate. When approaching the Munitions Store site from the public open space area it can be considered to visually contribute to the wider corridor of open space. It is noted that the NPPF definition for open space (Annex 2) includes '*all open space of public value*', which amongst other things, '*can act as a visual amenity.*'
- 4.8 The Council considers that sites with nature conservation value are in themselves appropriate to be identified as open space. The NPPF recognises that open spaces

can be designated for their nature conservation value. This includes guidance on Local Green Space (Paragraph 77) which states such spaces should be designated:

- where a green space is reasonably close proximity to the community it serves;
- where the green space is demonstrably special to a local community and holds a particular local significance, for example because of its...tranquillity or richness of its wildlife;
- where the green area concerned is local in character and is not an extensive tract of land.

4.9 The national Planning Practice Guidance (Para Paragraph: 017 Reference ID: 37-017-20140306) adds that such land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty). It clarifies the designation does not in itself confer any rights of public access over what exists at present.

4.10 The approach of defining areas of nature conservation interest as open space has been established in the Council's Open Space Monitoring Report 2014 (OSMR) (LP/E9/1) which uses a typology used in previous Government advice on producing open space audits. The OSMR sets out the typology in Table 1 (p3) of that document.

4.11 The Council considers that residential development on part of the area of open space is likely to compromise the intrinsic qualities of this open space which is valued by local residents. This would potentially result in a disjointed and unsuccessful open space as well as affecting the biodiversity interests on the site (see also GBC response to the Inspector's Question 1.5). The presence of residents and the paraphernalia associated with domestic use would impinge on the quality of this more natural and tranquil component of the open space corridor.

Conclusion

4.12 The site provides mitigation, particularly for its significant biodiversity interests, for the extensive earlier residential development to the north comprising some 700 dwellings. This site forms part of a wider open space network of significant importance to the local community linking dense residential areas to the shoreline. Due to its biodiversity importance alone it is considered that this site should be retained as an open space which can be enjoyed by the local community as part of the wider setting.

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Appendix 1: Brockhurst Gate: List of Secured and Unsecured Pitches used by Community Teams (extract from the Playing Pitch and Sports Facility Assessment 2014)

Tables 1a and 1b below highlight the reliance of the Borough supply on non-secured community use pitches in the Borough.

Table 1A: Secured Community Use Pitches:

Site Name	Address	Ownership / Management	Senior Football	Junior Football	Mini Soccer	9 v 9	7 v 7
Gosport Borough Council							
Stokes Bay	Stokes Bay Road	GBC	4	1	1	1	0
Nobes Avenue	Nobes Avenue,	GBC	1	0	0	0	0
Elson Recreation ground	Elson Road,	GBC	2	0	1	0	0
Howe Road recreation ground	Howe Road	GBC	1	0	0	0	0
Lee Recreation Ground	Hollybank, Lee-on-the-Solent	GBC	2	2	1	1	1
Brookers Field	The Drive, Woodcot	GBC	5	1	1	0	1
Privett Park	Privett Road	GBC	5	0	0	0	0
Grange Lane	Grange Lane	GBC	0	1	0	0	0
Sub total			20	5	4	2	2
Education							
Bridgemary Community School	Wych Lane	Hants CC	1	0	2	0	0
St Vincent's College	Ferrol Road, Gosport	Hants CC	1	0	0	0	0
Sub total			2	0	2	0	0
Overall Total of pitches in secured community used			22	5	6	2	2

Table 1b: Unsecured Community Use Pitches:

Site Name	Address	Ownership / Management	Senior Football	Junior Football	Mini Soccer	9 V9	7 V7
<i>MoD/Military-related</i>							
HMS Dolphin / Fort Blockhouse	Haslar Road, Clayhall	MoD	1	0	0	0	0
Monkton Sports Ground (HMS)	Fort Road, Anglesey	MoD	1	2	3	0	0
Fleetlands Sports Ground	Fareham Road, Bridgemary	Private	1	0	0	0	0
HMS Sultan - Main Fields Site	Military Road, Gosport	MoD	1	0	0	0	0
Arden Park	Mumby Road, Gosport	MoD	2	0	3	0	0
Sub total			6	2	6	0	0
<i>Education</i>							
Brune Park Community College	Military Road, Gosport	Hants CC	2	1	0	0	0
Lee-on-Solent Infant & Junior School	Salisbury Terrace, Lee-on-Solent	Hants CC	0	0	1	0	0
Bay House School (Military Road)	Military Road, Gosport	Hants CC	4	1	0	0	0
Sub total			6	2	1	0	0
Overall Total of pitches used by the community - unsecured			12	4	7	0	0

Appendix 2: Brockhurst Gate: Community teams using unsecured sports pitches (extract from the Playing Pitch and Sports Facility Assessment 2014)

The table below identifies that teams that use unsecured community pitches. There are an additional 10 teams identified in the Appendix 9 in the Playing Pitch and Sports Facility Assessment 2014 (Strategic Leisure) that do not have a specified home venue, this is most probably that the teams book pitches where they are available rather than having a specific home venue. These teams play in leagues and therefore will also require local sports pitch provision.

	Home Venue	Ward	Age Group / Pitch Required	Team	Gender	League	Mid Week	Sat AM	Sat Pm	Sun AM	Sun PM	Senior	Junior	Mini
MoD														
Gosport Falcons JFC - Under 11- Purple	Monkton Sports Ground	Angelsey	Junior / Youth	Junior U11	M	Portsmouth Youth League				1			1	
Gosport Falcons JFC - Under 11 - Black	Monkton Sports Ground	Angelsey	Junior / Youth	Junior U11	M	Portsmouth Youth League				1			1	
Gosport Falcons JFC - Under 12 - Purple	Monkton Sports Ground	Angelsey	Junior / Youth	Junior U12	M	Portsmouth Youth League				1			1	

	Home Venue	Ward	Age Group / Pitch Required	Team	Gender	League	Mid Week	Sat AM	Sat Pm	Sun AM	Sun PM	Senior	Junior	Mini
Gosport Falcons JFC - Under 12 - Black	Monkton Sports Ground	Angelsey	Junior / Youth	Junior U12	M	Portsmouth Youth League				1			1	
Gosport Falcons JFC - Under 13	Monkton Sports Ground	Angelsey	Junior / Youth	Junior U13	M	Portsmouth Youth League				1			1	
Gosport Falcons JFC - Under 14	Monkton Sports Ground	Angelsey	Junior / Youth	Junior U14	M	Mid Solent Youth League		1					1	
Gosport Falcons JFC - Under 15 - Purple	Monkton Sports Ground	Angelsey	Junior / Youth	Junior U15	M	Portsmouth Youth League				1			1	
Gosport Falcons JFC - Under 15 - Black	Monkton Sports Ground	Angelsey	Junior / Youth	Junior U15	M	Portsmouth Youth League				1				
Gosport Falcons JFC - Under 16	Monkton Sports Ground	Angelsey	Junior/Youth	Junior U16	M	Mid Solent Youth League		1						1
Gosport Falcons JFC -	Monkton Sports Ground	Angelsey	Mini Soccer	Mini U9	M	Portsmouth Youth League				1				1

	Home Venue	Ward	Age Group / Pitch Required	Team	Gender	League	Mid Week	Sat AM	Sat Pm	Sun AM	Sun PM	Senior	Junior	Mini
Under 9														
Gosport Falcons JFC - Under 8	Monkton Sports Ground	Anglesey	Mini Soccer	Mini U8	M	Portsmouth Youth League				1				
Gosport Falcons JFC - Under 7	Monkton Sports Ground	Anglesey	Mini Soccer	Mini U7	M	Portsmouth Youth League				1				
Gosport Borough Youth FC - Under 7 Red	Monkton Recreation Ground	Anglesey	Mini Soccer	Mini U7	M	Portsmouth Youth League				1				1
Gosport Borough Youth FC - Under 7 Blue	Monkton Recreation Ground	Anglesey	Mini Soccer	Mini U7	M	Portsmouth Youth League				1				1
Gosport Borough Youth FC - Under 8 Red	Monkton Recreation Ground	Anglesey	Mini Soccer	Mini U8	M	Portsmouth Youth League				1				1
Gosport Borough Youth FC - Under 8 Blue	Monkton Recreation Ground	Anglesey	Mini Soccer	Mini U8	M	Portsmouth Youth League				1				1

	Home Venue	Ward	Age Group / Pitch Required	Team	Gender	League	Mid Week	Sat AM	Sat Pm	Sun AM	Sun PM	Senior	Junior	Mini
Gosport Borough Youth FC - Under 8	Monkton Recreation Ground	Angelsey	Mini Soccer	Mini U8	M			1						
Gosport Borough Youth FC - Under 9	Monkton Recreation Ground	Angelsey	Mini Soccer	Mini U9	M	Portsmouth Youth League				1				1
Gosport Borough Youth FC - Under 9	Monkton Recreation Ground	Angelsey	Mini Soccer	Mini U9	M					1				
Gosport Borough Youth FC - Under 9	Monkton Recreation Ground	Angelsey	Mini Soccer	Mini U9	M					1				
Gosport Borough Youth FC - Under 10 Panthers	Monkton Recreation Ground	Angelsey	Mini Soccer	Mini U10	M	Portsmouth Youth League				1				1
Gosport Borough Youth FC - Under 10 Pumas	Monkton Recreation Ground	Angelsey	Mini Soccer	Mini U10	M	Portsmouth Youth League				1				1
Gosport Borough Youth FC - Under 10	Monkton Recreation Ground	Angelsey	Mini Soccer	Mini U10	M			1						

	Home Venue	Ward	Age Group / Pitch Required	Team	Gender	League	Mid Week	Sat AM	Sat Pm	Sun AM	Sun PM	Senior	Junior	Mini
Tigers														
Gosport Borough Youth FC - Under 11 A	Monkton Recreation Ground	Angelsey	Junior/Youth	Junior U11	M	Portsmouth Youth League				1			1	
Gosport Borough Youth FC - Under 11	Monkton Recreation Ground	Angelsey		Junior U11		Portsmouth Youth League				1			1	
Gosport Borough Youth FC - Under 12 Sun	Monkton Recreation Ground	Angelsey	Junior/Youth	Junior U11	M	Mid Solent Youth League				1			1	
Gosport Borough Youth FC - Under 13 A	Monkton Recreation Ground	Angelsey	Junior/Youth	Junior U13	M	Portsmouth Youth League				1			1	
Gosport Borough Youth FC - Under 14 A	Monkton Recreation Ground	Angelsey	Junior/Youth	Junior U14	M	Portsmouth Youth League		1					1	
Gosport Borough Youth FC - Under 14 B	Monkton Recreation Ground	Angelsey	Junior/Youth	Junior U14	M	Portsmouth Youth League				1			1	

	Home Venue	Ward	Age Group / Pitch Required	Team	Gender	League	Mid Week	Sat AM	Sat Pm	Sun AM	Sun PM	Senior	Junior	Mini
Gosport Borough Youth FC - Under 16	Monkton Recreation Ground	Anglesey	Junior/Youth	Junior U16	M	Portsmouth Youth League				1			1	
Gosport Borough Youth FC - Under 16	Monkton Recreation Ground	Anglesey	Juniuor/Youth	Junior U16	M			1						
Fleetlands FC - Firsts	Lederle Lane	Bridgmary North	Adult	Senior	M	Hampshire Premier League			1			1		
Fleetlands Ladies	Lederle Lane	Bridgmary North	Adult	Senior	F	Southern Region Womens					1			
Fleetlands FC - Reserves	Lederle Lane	Bridgmary North	Adult	Senior	M	Hampshire Premier League			1			1		
HMS Sultan Firsts	Military Road PO12 3BX	Brockhurst	Adult	Senior	M	United Services League	1					1		
Gosport Youth - Under 7	Arden Park St Georges Barracks	Town	Mini Soccer	Mini U7	M	Mid Solent Youth League		1						1
Gosport Youth FC - Under 8 Sat	Arden Park St Georges Barracks	Town	Mini Soccer	Mini U8	M	Mid Solent Youth League		1						1

	Home Venue	Ward	Age Group / Pitch Required	Team	Gender	League	Mid Week	Sat AM	Sat Pm	Sun AM	Sun PM	Senior	Junior	Mini
Gosport Youth FC - Under 8 Sun	Arden Park St Georges Barracks	Town	Mini Soccer	Mini U8	M	Portsmouth Youth League				1				1
Gosport Youth FC - Under 9 Sat	Arden Park St Georges Barracks	Town	Mini Soccer	Mini U9	M	Mid Solent Youth League		1						1
Gosport Youth FC - Under 10 Sat	Arden Park St Georges Barracks	Town	Mini Soccer	Mini U10	M	Mid Solent Youth League		1						1
Gosport Youth FC - Under 10 Sun	Arden Park St Georges Barracks	Town	Mini Soccer	Mini U10	M	Portsmouth Youth League				1				1
Gosport Youth FC - Under 10 Shane	Arden Park St Georges Barracks	Town	Mini Soccer	Mini U10	F	Southampton & District Girls					1			
Gosport Youth FC - Under 11 Sun	Arden Park St Georges Barracks	Town	Junior / Youth	Junior U11	M	Portsmouth Youth League				1			1	
Gosport Youth FC - Under 11 Bullets	Arden Park St Georges Barracks	Town	Junior / Youth	Junior U11	M	Mid Solent Youth League		1					1	

	Home Venue	Ward	Age Group / Pitch Required	Team	Gender	League	Mid Week	Sat AM	Sat Pm	Sun AM	Sun PM	Senior	Junior	Mini
Gosport Youth FC - Under 11 Arrows	Arden Park St Georges Barracks	Town	Junior / Youth	Junior U11	M	Mid Solent Youth League		1					1	
Gosport Youth FC - Under 12 Girls	Arden Park St Georges Barracks	Town	Junior / Youth	Junior U12	F	Southampton & District Girls					1		1	
Gosport Youth FC - Under 12 Sun Arrows	Arden Park St Georges Barracks	Town	Junior / Youth	Junior U12	M	Portsmouth Youth League				1			1	
Gosport Youth FC - Under 12 Sat Arrows	Arden Park St Georges Barracks	Town	Junior/Youth	Junior U12	M	Mid Solent Youth League		1						
Gosport Youth FC - Under 12 Sat Bullets	Arden Park St Georges Barracks	Town	Junior/Youth	Junior U12	M	Mid Solent Youth League		1						
Gosport Youth FC - m Under 12 Sun Bullets	Arden Park St Georges Barracks	Town	Junior/Youth	Junior U12	M	Portsmouth Youth League				1				
Gosport Youth FC - Under 13	Arden Park St Georges Barracks	Town	Junior/Youth	Junior U13	M	Portsmouth Youth League				1				

	Home Venue	Ward	Age Group / Pitch Required	Team	Gender	League	Mid Week	Sat AM	Sat Pm	Sun AM	Sun PM	Senior	Junior	Mini
Gosport Youth FC - Under 13 - Black	Arden Park St Georges Barracks	Town	Junior/Youth	Junior U13	M	Portsmouth Youth League				1				
Gosport Youth FC - Under 14 Bullets	Arden Park St Georges Barracks	Town	Junior/Youth	Junior U14	M	Portsmouth Youth League				1			1	
Gosport Youth FC - Under 14 Arrows	Arden Park St Georges Barracks	Town	Junior/Youth	Junior U14	M	Portsmouth Youth League				1				
Gosport Youth FC - Under 14 Sat	Arden Park St Georges Barracks	Town	Junior/Youth	Junior U14	M	Mid Solent Youth League		1					1	
Gosport Youth FC - Under 15 Arrows	Arden Park St Georges Barracks	Town	Junior/Youth	Junior U15	M	Portsmouth Youth League				1				
Gosport Youth FC - Under 15 Bullets	Arden Park St Georges Barracks	Town	Junior/Youth	Junior U15	M	Portsmouth Youth League				1				
Gosport Youth FC - Under 16 Sat	Arden Park St Georges Barracks	Town	Junior/Youth	Junior U16	M	Mid Solent Youth League		1						

	Home Venue	Ward	Age Group / Pitch Required	Team	Gender	League	Mid Week	Sat AM	Sat Pm	Sun AM	Sun PM	Senior	Junior	Mini
Gosport Youth FC - Under 16 Sun	Arden Park St Georges Barracks	Town	Junior	Junior U16	M	Portsmouth Youth League				1		1		
Haslar Immigration Removal Centre	St Georges Barracks	Town	Adult	Senior	M	United Services League	1					1		
Education														
Green Dragon	Brune Park Community College	Brockhurst	Adult	Senior	M	Gosport Fareham Solent league				1		1	0	0
Lee Rangers U6	Lee Junior School	Lee East	Mini Soccer	Mini U7	M	Mid Solent Youth League		1						
Lee Rangers U7	Lee Junior School	Lee East	Mini Soccer	Mini U7	M	Mid Solent Youth League		1						
Lee Rangers U8	Lee Junior School	Lee East	Mini Soccer	Mini U8	M	Mid Solent Youth League		1						
Lee Rangers FC - U9	Lee Junior School	Lee East	Mini Soccer	Mini U9	M	Mid Solent Youth League		1						1

	Home Venue	Ward	Age Group / Pitch Required	Team	Gender	League	Mid Week	Sat AM	Sat Pm	Sun AM	Sun PM	Senior	Junior	Mini
White														
Lee Rangers FC - U9 Blue	Lee Junior School	Lee East	Mini Soccer	Mini U9	M	Mid Solent Youth League		1						
Lee Rangers FC - U10 White	Lee Junior School	Lee East	Mini Soccer	Mini U10	M	Mid Solent Youth League		1						
Lee Rangers FC - U10 Blue	Lee Junior School	Lee East	Mini Soccer	Mini U10	M	Mid Solent Youth League		1						

Appendix 3: Brockhurst Gate: Evidence of recent usage by local teams at the Civil Service Sports Ground

The former Secretary of the Civil Service Sports Ground has answered the following questionnaire (May 2013). He has answered the questions in terms of the total number of pitches played throughout the season (rather than average per week). He notes that the number of football matches in the 2011/12 and 2012/13 seasons ((61 matches) were pitch bookings rather than matches played and that not all were played due to weather conditions.

Recent use of the Civil Service Sports Ground, Fareham Road Questionnaire

FOOTBALL

- 1) Please could you identify the level of use in terms of the number of matches played on an average week over the 2012/13 season?

	Saturday AM	Saturday PM	Sunday AM	Sunday PM	Other times please comment
Number of Junior matches	15		NIL		
Number of Adult PITCH matches	5		36		5 MIDWEEK
Total number of matches	20		36		

- 2) Is this about the same as the previous four seasons? Please give details of the total average number of matches during the week and weekend

Season	Total average number of matches at a weekend (approximately)	Total average number of matches during the week (approximately)
2011/12	70	10
2010/11	72	10
2009/10	85	10
2008/09	90	10

Please use the back of this sheet if you would like to add anything further.

- 3) Is the sports ground used for football training, if so please give details (how many hours per week, how many clubs/teams etc)?

2 HRS. X 2 TEAMS

- 4) Would you like to add any comment about the usage for football over the past five years?

DUE TO GROUND UNCERTAINTY AND THE DEMISE OF LOCAL SATURDAY MENS FOOTBALL USAGE HAS DECLINED. ALSO UNDER 18 TEAMS HAVE OUTGROWN JUNIOR FOOTBALL LEAGUES.

Note
THIS SEASONS FOOTBALL NOT
WAS PITCH BOOKINGS NOT ALL
PLAYED DUE TO WEATHER.
ALSO LAST SEASONS APPLIES SAME
CRITERIA BOOKINGS.

CRICKET

- 5) Please could you identify the level of use in terms of the number of matches played on an average week over the Summer 2012 season?

	Saturday	Sunday	Other times please comment (such as evening/weekdays)
Number of Junior matches			FRI AFTERNOON - INTER DEPARTMENT 6
Number of Adult matches	4	12	MIDWEEK CRICKET LEAGUE 2 TEAMS 10
Total number of matches	4	12	16

- 6) Is this about the same as the previous four seasons? Please give details of the total average number of matches during the week and weekend

Season	Total average number of matches at a weekend (approximately)	Total average number of matches during the week (approximately)
2011	15	15
2010	12	16
2009	10	20
2008	10	20

- 7) Is the sports pitch used for cricket training, if so please give details (how many hours per week, how many clubs/teams etc)?

1 TEAM 2 HRS WEEK

- 8) Would you like to add any comment about the usage for cricket over the past five years?

DEMIKE OF MIDWEEK LEAGUE TEAM NO'S HAS REDUCED BUT WEEKEND TEAM FRIENDLY FIXTURES HAS INCREASED

Please use the back of this sheet if you would like to add anything further.

Other sports

- 9) I understand that over the last five years that there have been other sports using the site (such as archery) please could you give a brief description about the level of use of these sports

GOSPORT BOWMAN USE THE GROUND SUNDAYS AND 1 EVENING A WEEK WHEN WEATHER PERMITS. AND SUNDAYS DURING WINTER

- 10) Do you have any other comments which may be of assistance

THE CSSC LOCAL RIFLE AND PISTOL CLUB (32 MEMBERS) USE THE RIFLE AND PISTOL RANGE ON THE SPORTS GROUND (6 DAYS A WEEK).
TABLE TENNIS WAS PLAYED IN CLUBHOUSE ONCE A WEEK IN LOCAL LEAGUE.
THE CRICKET AND FOOTBALL TEAMS WILL NOW SEEK COUNCIL OWNED FACILITIES THE BOWMEN ARE HOMELESS.
THE RIFLE AND PISTOL ARE HOPEFULLY MOVING INTO HMS SULTAN RANGE

Thanks very much for your assistance

PLEASE NOTE NEW OWNERS I BELIEVE ARE NOW ALLOWING PITCHES TO RETURN TO MEADOWLAND

Appendix 4: Brockhurst Gate: Local teams known to have used the Civil Service Sports Ground

The 2008 Gosport Sports Facility Strategy (Appendix 3-Football-Demand) identifies that the Civil Service Sports Ground Council was used regularly by a number of teams. These included:

Civil Service (Royals) FC

- Men's team in the Portsmouth League (Saturday afternoon)
- Under 11 boys (Saturday morning)
- Under 14 boys (Saturday morning)
- Under 16 boys (Saturday morning)

Gosport Borough FC-Ladies

- Ladies (Sunday afternoon)

Spartan Colts FC

- Junior Under 15 boys in Portsmouth and District Youth League (Sunday morning)
- Junior Under 12 boys in Mid-Solent League (Saturday morning)
- Junior Under 11 boys in Portsmouth and District Youth League (Saturday morning)
- *Two teams of* mini Under 10 boys club in the Mid Solent League (Saturday mornings)
- Mini Under 9 boys club in the Portsmouth and District Youth League (Sunday mornings)

Gosport Girls FC

- Ladies team in Hampshire Women's league (Sunday afternoon)

For cricket in 2008 (Appendix 3-Cricket-Demand)

Civil Service Cricket Club

- Men's in the Gosport & Fareham Mid Week Business League (mid-week)

Ashford Cricket Club

- Men's in the Gosport & Fareham Mid Week Business League (mid-week)

In the Gosport Football Pitch Assessment (Strategic Leisure 2011)(Appendix 4) the following teams were known to be using the Civil Service Sports Ground on a regular basis (May 2011).

AFC Dynamo

- Two men's senior teams in the Solent League (Sunday mornings)
- Ladies senior team in the Hampshire County Women and Girls League (Sunday Afternoon)

Spartan Colts FC

- Junior Under 11 boys in Mid Solent Youth League (Saturday mornings)

Appendix 5: Brockhurst Gate: Summary of Pitch Quality Scores-Pitches with Community Use. Extract from the 2008 Gosport Sports Facilities Strategy (Strategic Leisure 2008 - Appendix 3)

The Civil Service Sports Ground is highlighted in yellow which in 2008 including 1 adult pitch and 1 mini football pitch, with a cricket pitch during the summer season⁴ This situation was maintained in 2011 (as included in Appendix 3 of the Gosport Football Pitch Assessment (Strategic Leisure 2011)).

GOSPORT BC - Summary of Pitch Quality Scores - Pitches with Community Use

Site No.	Community Use?	Site	Ownership / Management	Pitch Number	Pitch Type	Pitch Quality Score	Pitch Quality Rating	Ancillary Facility Score	Ancillary Facility Rating
PR1	Yes	Bay House School (Military Road)	Hants CC	1	Adult Football	78%	Good	78%	Good
PR1	Yes	Bay House School (Military Road)	Hants CC	2	Adult Football	78%	Good	78%	Good
PR1	Yes	Bay House School (Military Road)	Hants CC	3	Adult Football	78%	Good	78%	Good
PR1	Yes	Bay House School (Military Road)	Hants CC	4	Adult Football	78%	Good	78%	Good
PR1	Yes	Bay House School (Military Road)	Hants CC	5	Adult Football	78%	Good	78%	Good
AL3	Yes	Bay House School (North)	Hants CC	1	Rugby	73%	Good	83%	Good
AL3	Yes	Bay House School (North)	Hants CC	2	Rugby	73%	Good	83%	Good

⁴ This Appendix is replicated as the 2nd part of Appendix 8 in the Playing Pitch and Sports Facility Assessment 2014.

Site No.	Community Use?	Site	Ownership / Management	Pitch Number	Pitch Type	Pitch Quality Score	Pitch Quality Rating	Ancillary Facility Score	Ancillary Facility Rating
AL3	Yes	Bay House School STP (North)	Hants CC	1	STP	72%	Good	83%	Good
BMS10	Yes	Bridgemary Community School	Hants CC	1	Adult Football	67%	Good	83%	Good
BMS10	Yes	Bridgemary Community School	Hants CC	2	Rugby	76%	Good	83%	Good
PC1	Yes	Brookers Field	GBC	1	Adult Football	78%	Good	88%	Good
PC1	Yes	Brookers Field	GBC	2	Adult Football	79%	Good	88%	Good
PC1	Yes	Brookers Field	GBC	3	Adult Football	79%	Good	88%	Good
PC1	Yes	Brookers Field	GBC	4	Adult Football	76%	Good	88%	Good
PC1	Yes	Brookers Field	GBC	5	Mini Soccer	76%	Good	88%	Good
BH4	Yes	Brune Park Community College	Hants CC	1	Adult Football	70%	Good	51%	Average
BH4	Yes	Brune Park Community College	Hants CC	2	Adult Football	70%	Good	51%	Average
BH4	Yes	Brune Park Community College	Hants CC	3	Junior Football	70%	Good	51%	Average
BH4	Yes	Brune Park Community College	Hants CC	6	Cricket (Artificial)	63%	Average	51%	Average
E9	Yes	Civil Servants Sports Ground	Private	1	Adult Football	81%	Good	71%	Good
E9	Yes	Civil Servants Sports Ground	Private	2	Cricket (Artificial)	75%	Good	71%	Good
E9	Yes	Civil Servants Sports Ground	Private	3	Mini Soccer	78%	Good	71%	Good

Site No.	Community Use?	Site	Ownership / Management	Pitch Number	Pitch Type	Pitch Quality Score	Pitch Quality Rating	Ancillary Facility Score	Ancillary Facility Rating
E1	Yes	Elson Recreation Ground	GBC	1	Adult Football	78%	Good	63%	Good
E1	Yes	Elson Recreation Ground	GBC	2	Adult Football	78%	Good	63%	Good
BMN14b	Limited	Fleetlands Sports Ground	Private	1	Adult Football	85%	Good	66%	Good
T2	Yes	Gosport Park (RUFC)	GBC	1	Rugby	88%	Good	88%	Good
T2	Yes	Gosport Park (RUFC)	GBC	2	Rugby	91%	Excellent	88%	Good
T2	Yes	Gosport Park (RUFC)	GBC	3	Rugby	91%	Excellent	88%	Good
T2	Yes	Gosport Park (RUFC)	GBC	4	Rugby	91%	Excellent	88%	Good
T2	Yes	Gosport Park (RUFC)	GBC	5	Rugby	91%	Excellent	88%	Good
T2	Yes	Gosport Park (RUFC)	GBC	6	Rugby	91%	Excellent	88%	Good
T2	Yes	Gosport Park (RUFC)	GBC	7	Rugby	91%	Excellent	88%	Good
T2	Yes	Gosport Park (RUFC)	GBC	8	Rugby	91%	Excellent	88%	Good
T2	Yes	Gosport Park (RUFC)	GBC	9	Cricket	79%	Good	88%	Good
RH15	Yes	Grange Junior School	Hants CC	1	Mini Soccer	60%	Average	22%	Very Poor
AN10	Limited	HMS Dolphin / Fort Blockhouse	Private	1	Adult Football	n/a	Good	n/a	Good
AN10	Limited	HMS Dolphin / Fort Blockhouse	Private	2	STP (5 a side)	n/a	Good	n/a	Good

Site No.	Community Use?	Site	Ownership / Management	Pitch Number	Pitch Type	Pitch Quality Score	Pitch Quality Rating	Ancillary Facility Score	Ancillary Facility Rating
AN10	Limited	HMS Dolphin / Fort Blockhouse	Private	3	Cricket	n/a	Good	n/a	Good
AN10	Limited	HMS Dolphin / Fort Blockhouse	Private	4	Rugby	n/a	Good	n/a	Good
BH6	Limited	HMS Sultan - Polo Fields Site (North Site)	Private	1	Adult Football	n/a	Good	n/a	Good
BH6	Limited	HMS Sultan - Polo Fields Site (North Site)	Private	2	Adult Football	n/a	Good	n/a	Good
BH6	Limited	HMS Sultan - Polo Fields Site (North Site)	Private	3	Adult Football	n/a	Good	n/a	Good
BH6	Limited	HMS Sultan - Polo Fields Site (North Site)	Private	4	Adult Football	n/a	Good	n/a	Good
BH6	Limited	HMS Sultan - Polo Fields Site (North Site)	Private	5	Cricket (Artificial)	n/a	Good	n/a	Good
BH6	Limited	HMS Sultan - Polo Fields Site (North Site)	Private	6	Rugby	n/a	Good	n/a	Good
BH5	Limited	HMS Sultan - Main Fields Site	Private	1	Adult Football	n/a	Good	n/a	Good
BH5	Limited	HMS Sultan - Main Fields Site	Private	2	Rugby	n/a	Good	n/a	Good
BH5	Limited	HMS Sultan - Main Fields Site	Private	3	STP	n/a	Good	n/a	Good
BH12	Limited	HMS Sultan - Fort Grange Site	Private	1	STP	n/a	Good	n/a	Good
RH10	Yes	Holbrook Leisure Centre	GBC	1	Adult Football	75%	Good	71%	Good
RH10	Yes	Holbrook Leisure Centre	GBC	2	Adult Football	72%	Good	71%	Good
G2	Yes	Howe Road Recreation Ground	GBC	1	Adult Football	73%	Good	46%	Average

Site No.	Community Use?	Site	Ownership / Management	Pitch Number	Pitch Type	Pitch Quality Score	Pitch Quality Rating	Ancillary Facility Score	Ancillary Facility Rating
LSE2	Yes	Lee Recreation Ground	GBC	1	Adult Football	73%	Good	59%	Average
LSE2	Yes	Lee Recreation Ground	GBC	2	Adult Football	73%	Good	59%	Average
LSE2	Yes	Lee Recreation Ground	GBC	3	Junior Football	73%	Good	59%	Average
LSE5	Yes	Lee-on-Solent Infant & Junior School	Hants CC	1	Mini Soccer	58%	Average	10%	Very Poor
LL8	Yes	Leesland Junior School	Hants CC	1	Mini Soccer	55%	Average	17%	Very Poor
LL8	Yes	Leesland Junior School	Hants CC	2	Junior Football	52%	Below Average	17%	Very Poor
AN11	Limited	Monkton Sports Ground (HMS)	Private	1	Mini Soccer	n/a	Good	n/a	Very Poor
AN11	Limited	Monkton Sports Ground (HMS)	Private	2	Mini Soccer	n/a	Good	n/a	Very Poor
AN11	Limited	Monkton Sports Ground (HMS)	Private	3	Mini Soccer	n/a	Good	n/a	Very Poor
AN11	Limited	Monkton Sports Ground (HMS)	Private	4	Adult Football	n/a	Good	n/a	Very Poor
AN11	Limited	Monkton Sports Ground (HMS)	Private	5	Adult Football	n/a	Good	n/a	Very Poor
BMS5	Yes	Nobes Avenue	GBC	1	Adult Football	73%	Good	49%	Average
PR3	Yes	Privett Park	GBC	1	Adult Football	73%	Good	51%	Average
PR3	Yes	Privett Park	GBC	2	Adult Football	73%	Good	51%	Average
PR3	Yes	Privett Park	GBC	3	Adult Football	72%	Good	51%	Average

Site No.	Community Use?	Site	Ownership / Management	Pitch Number	Pitch Type	Pitch Quality Score	Pitch Quality Rating	Ancillary Facility Score	Ancillary Facility Rating
PR3	Yes	Privett Park	GBC	4	Adult Football	72%	Good	51%	Average
PR3	Yes	Privett Park	GBC	5	Cricket	82%	Good	51%	Average
PR3	Yes	Privett Park	GBC	6	Cricket	82%	Good	51%	Average
PR3	Yes	Privett Park	GBC	7	Cricket	82%	Good	51%	Average
RH3	Yes	Rowner Recreation Field	GBC	1	Cricket	75%	Good	56%	Average
G7	Yes	Siskin Junior School	Hants CC	1	Junior Football	52%	Below Average	20%	Very Poor
T12	Limited	St Georges Barracks	Private	1	Adult Football	n/a	Good	n/a	Good
T12	Limited	St Georges Barracks	Private	2	Adult Football	n/a	Good	n/a	Good
T12	Limited	St Georges Barracks	Private	3	Cricket (Artificial)	n/a	Good	n/a	Good
LL7	Yes	St Vincents College	Hants CC	1	STP	87%	Good	n/a	Good
AL1	Yes	Stokes Bay	GBC	1	Adult Football	55%	Average	5%	Very Poor
AL1	Yes	Stokes Bay	GBC	2	Adult Football	54%	Below Average	5%	Very Poor
AL1	Yes	Stokes Bay	GBC	3	Adult Football	55%	Average	5%	Very Poor
BMN13	Yes	Woodcot Primary School	Hants CC	1	Mini Soccer	54%	Below Average	5%	Very Poor
BMN13	Yes	Woodcot Primary School	Hants CC	2	Mini Soccer	54%	Below Average	5%	Very Poor

Appendix 6: Stokesmead: Extracts from the Gosport Borough Local Plan Review Public Local Inquiry Report of the Inspector (Sept 2005)

Appendix 6- Extract 1: GENERAL STANDARDS OF DEVELOPMENT WITHIN THE URBAN AREA (*OMISSION SITE*) POLICY R/DP1:

Objections:

35/01 - Abbey Developments Limited

Main Issues:

- Include land at Stokesmead Field, Alverstoke within the Urban Area.

Conclusions:

3.8 For my comments and conclusions, see Policy R/OS3.

Recommendation:

3.9 That land at Stokesmead Field be not included within the Urban Boundary.

Appendix 6- Extract 2: MAJOR HOUSING PROPOSALS: R/H2

- includes only the references to Stokesmead only and not the other objections to this policy

Objections:

35/04 -Abbey Developments Limited

Main Issues:

- Land at Stokesmead Field, Alverstoke should be allocated for housing development and open space (35/04).

Conclusions:

- 5.15 Regarding the objection from Abbey Developments Limited, I see no reason to include the Stokesmead Field land within Policy R/H2. The objector has not questioned the Council's claim that their housing land supply would satisfy demand. Furthermore, the proposal was for a development amounting to 30-35 dwellings and at the Inquiry the objector accepted it would have little effect upon the overall housing figures. Although the Council has included within its allocations several large sites, they were able to demonstrate at the Inquiry that development was either under construction or imminent. I am satisfied that those developments are likely to proceed within the Plan period. Indeed, the Council is confident that their on-going discussions with the Ministry of Defence are likely to result in even more land being released for housing in the future.
- 5.16 Elsewhere in the Report, I have suggested the land at Stokesmead Field should be designated as Open Space under Policy R/OS3. Accordingly, I do not accept that land should be allocated for housing purposes.

Recommendation:

- 5.17 That Policy R/H2 be adopted...

**Appendix 6- Extract 3: PROTECTION OF EXISTING OPEN SPACE: Policy R/OS3
(policy numbering changed in the Adopted version of the Local Plan Review)**

- includes only the references to Stokesmead and not the other objections to this policy

Objections:

35/09 - Abbey Developments Limited

CO/35/17 - Abbey Developments Limited

Main Issues:

- Stokesmead Field should not be allocated as open space (35/09, CO/35/17).

Conclusions:

- 11.13 Dealing firstly with the objections from Abbey Developments Limited, I do support the designation of Stokesmead Field as an open space. The Open Space Monitoring Report identifies a deficiency in the Anglesey Ward of sports pitches, children's play areas and other outdoor sports facilities. The site is also within a high density housing area and located in an ideal position to provide an area clear of development. It is unlikely that the land could provide full sized sports pitches, but I was informed at the Inquiry that it could provide junior sports pitches; it is also adjacent to a Ramsar designation and able to provide a useful buffer between that area and housing.
- 11.14 The Council did suggest that Stokesmead Field is a high value open space due to its waterside location, is an important feature of the Anglesey Conservation Area and provides a setting for a number of important buildings in the adjoining Alverstoke Conservation Area. I concur with that opinion. But in view of my conclusions on the need to use all of the land for open space, I also consider there is no purpose in its inclusion within the urban area boundary.
- 11.15 I note that a planning appeal for housing was dismissed in 1996 and the Inspector recorded the opinion that the open space designation was a material consideration. I agree with that conclusion and consider the designation should continue. However, I see no need for the Council to also include the site within two other designations. Inclusion within the Urban Gap may well provide a degree of separation between built-up areas, but so does an Open Space designation. Whilst it may be within the Urban Gap in the adopted Plan, that is no reason to continue the designation as all policies should be reviewed in the Deposit Plan.
- 11.16 As far as the Coastal Zone designation is concerned, I was informed at the Inquiry that the assessment was part of the Portsmouth Harbour Coastal Zone arrangements which are also part of the Fareham and Portsmouth Local Plan Reviews. I am aware of the representations made to those Plans, but I find it difficult to understand the need to designate an area of land that does not form part of a lake or waterway in such a manner. Furthermore, its allocation as an open space under Policy R/OS3 provides the buffer required by the Council between the Portsmouth Harbour SPA/Ramsar site/SSSI and the urban areas. I recommend that the Council reviews the designations under both the Urban Gap and Coastal Zone designations and remove areas that are covered by other designations that provide duplication in protection terms.

11.17 I also suggest that the Council include a reference in paragraph 11.47 of the intention to seek the purchase of Stokesmead Field as open space either through negotiations with the owners or via a Compulsory Purchase Order; the latter should be fully justified as a necessary requirement for the area based on the findings of the Open Space Monitoring Report and the annual review of that document that I have recommended. I am also satisfied that the policy and supporting text complies with the general objectives of PPG17 and when taken with the Monitoring Report provides a reasonable basis upon which to determine planning applications.

Recommendation:

11.29 That Stokesmead Field be retained under the designation of open space and the Council include under paragraph 11.47 a commitment to seek the acquisition of the land for that purpose.

**Appendix 6- Extract 4: ADDITIONAL OPEN SPACE ALLOCATIONS: Policy R/OS6
(policy numbering changed in the Adopted version of the Local Plan Review)**

- includes only the references to Stokesmead and not the other objections to this policy

Objections:

35/10 - Abbey Developments Limited

Main Issues:

- Stokesmead should be deleted from the additional open space allocations.
- Recent evidence does not justify the need for the site for recreation purposes.
- The site is not described as being of any intrinsic importance in visual or environmental terms.

Conclusions:

11.32 For the reasons I have given under Policy R/OS3, I do not agree with this objection.

Recommendation:

11.33 That Policy R/OS6 and the supporting text be adopted.

Appendix 7:Stokesmead: Chronology of planning issues relating to the Stokesmead site

Part 1: Chronology to 2007

Stokesmead Chronology

1887

The National Children's Home is established on land south of Clayhall Road. The site includes a 1.2 ha playing field facility opposite the home.

1975

Anglesey and Alverstoke Conservation Areas designated.

March 1984

The National Children's Home decides to close with effect from 31st August 1984. They decide to dispose of their main site and playing field.

May 1984

The National Children's Home approaches GBC to initiate a Development Brief, establishing a planning framework for the future of the National Children's Home sites. This document forms the basis on which the land can be sold.

June 1984

GBC advises the National Children's Home managing agents that attempts to build on the playing field will be resisted. GBC suggests the field be gifted or leased to them.

August 1984

National Children's Home closes

September 1984

The National Children's Home Draft Development Brief published for public consideration. The brief proposes that the main site could either be redeveloped for residential purposes or as a residential home defined by Class XIV of the Town and County Planning Use Classes Order 1972. In relation to the playing fields GBC proposed they be retained for open space purposes, under their management.

October 1984

Following public consultation and two minor amendments, GBC adopts the National Children's Home Development Brief. Major support comes from Hampshire County Council and The Gosport Society.

November 1984

GBC reject an approach from the National Children's Home to develop the field for residential purposes, retaining it as open space.

January 1985

GBC approaches the National Children's Society to lease the field for open space, or purchase it at open space value. The request is declined and the matter unresolved.

April 1985

Public Auction of the National Children's Home site.

May 1985

Abbey Homesteads purchase the entire National Children's Home site. The sale includes a restrictive covenant preventing the use or development of the field for any other purpose than a playing field or open space for 21 years.

September 1985

Tree Preservation Order Number G 33 established on 18 trees

1985-1987

Abbey develop the National Children's Home site excluding the field.

April 1986

Abbey leases the playing field to GBC, who sub-lease it to the Seagulls Football Club.

June 1989

Hampshire County Council approach Abbey to purchase the playing field. Abbey are unwilling to discuss the acquisition of the site, as they plan to submit a planning application.

August 1989

Abbey submit planning application (K5901/4) for the development of Stokesmead Field for residential purposes. Abbey state that the restrictive covenant on the field is a contractual matter between themselves and the National Children's Home. They further identify a surplus in open space in Alverstoke, following a survey. No figures are given. GBC accept that if planning permission can be obtained for residential development, the restrictive covenant is no longer valid.

September 1989

The Gosport Society objects Abbey's application. They consider the field to make a significant contribution to the setting of nearby Listed Buildings. Similarly, Hampshire County Council objects on the basis of conservation and open space supply.

Over 1,000 letters of objection are received from the public.

October 1989

GBC refuse planning permission to Abbey (K5901/4) for the following reasons:

1. The site contributes significantly to the character and appearance of the Anglesey and Alverstoke Conservation Areas, and the setting of nearby listed buildings. Development for residential purposes would represent the irreplaceable loss of an established gap, detrimental to the localities character and historical setting.
2. Development of the site for residential purposes is contrary to Policy E3 of the South Hampshire Structure Plan, as it will significantly prejudice the landscape of the area.

3. The proposed development would result in significant loss of local recreational facilities in this part of the Borough.
4. The proposed development of this site is contrary to the provision of the adopted Stokesmead Development Brief which states that that the field should be retained for open space purposes.

No Appeal was made.

December 1989

Abbey submit a revised application (K5901/5) for the development of the field for residential purposes, retaining 35% of the site as a village green. The application includes a statement which attempts to refute GBC previous refusal.

January 1990

English Heritage objects to Abbey's application, stating that the development will affect the setting of nearby Listed Buildings (Stokehurst and St Mary's Church) and result in a loss of open space in the Conservation Area. 748 letters of objection are received from the public.

Abbey terminate their lease of the field to GBC for a junior football pitch, giving three months notice. Following termination, the site has remained closed to the public.

March 1990

GBC refuse planning permission for Abbey's application (K5901/5) for the same reasons as the first, additionally considering advice within Planning Policy Guidance 3: Housing; relating to "town cramming". No Appeal is made.

July 1990

Abbey propose a land swap with GBC. No agreement is reached

October 1990

Abbey provides evidence of an Open Space Study, in order to ascertain the strength of GBC argument to retain the land as open space. Hampshire County Council continues to express interest in purchasing the land under its Coast and Countryside Protection policy. No agreement is reached.

November 1991

The Draft Gosport Borough Local Plan is published, allocating the field for open space purposes. Abbey formally object.

June 1992

Anglesey Conservation Area Action Plan is adopted. Supplementary planning guidance states that the field is valuable open space, providing an essential setting to both Anglesey and Alverstoke Conservation Areas. The space is identified as ideal for the creation of "an informal village green, to provide recreation and amenity opportunities for the local community".

November 1992

Deposit version of the Gosport Borough Local Plan is published. Policy RL9 allocates the field for additional recreational public space. Policy CY3 excludes the site from the urban edge boundary; and Policy H2 does not identify the site as suitable for residential development. Abbey objects to Policy RL9 and CY2, which identify the site within a proposed local gap.

February 1993

Meeting between Abbey and A Kendrick indicates that:

1. Abbey are prepared to discuss with GBC the development of the field for part public space and part residential use.
2. Abbey will not sell the land to GBC for public open space, even if they lost at the Local Plan.
3. Abbey intend to object the Local Plan.
4. Abbey have sufficient funds to hold the site for 80-100 years.
5. Abbey would not object to a land swap with GBC.

July & August 1993

Gosport Borough Local Plan Public Inquiry is held. Abbey submit objections in two principle proofs of evidence (GBC88 and GBC265). These deal with the site's allocation as additional informal recreational open space and its exclusion from the urban plan boundary.

March 1994

The Public Inquiry Inspector's report recommends:

1. The need to retain Stoke Lake and views into and from it.
2. The need to retain some open space between Stoke Lake and Alverstoke Village.

The Inspector also considers suitable a housing schemes submitted by Abbey, limiting development to the southernmost portion of the site.

In conclusion the Inspector recommends that the Urban Area Boundary be redrawn to include the southeast corner of the field. However the Inspector considers there to be insufficient evidence as to the suitability of the site for development, particularly considering the risk of flooding.

June 1994

Abbey propose a small residential development of five dwellings on the southern part of the field, with the remaining field given to GBC at no cost.

August 1994

The Gosport Borough Local Plan Steering Group Committee rejects the Government Inspectors recommendations, due to failure to consider the retention of the field as a single entity, and its historical context and integrity in a Conservation Area.

November 1994

Abbey submit a planning application (K14489) for five dwellings on the southeast corner of the field, coinciding with the area of land that the Local Plan Inspector had recommended to be included within the Urban Area Boundary. 748 objections from the public were received.

February 1995

GBC refuse Abbey's planning application (K14489), as contrary to four policies in the Deposit Local Plan.

April 1995

Gosport Borough Local Plan is adopted without modification in relation to Stokesmead Field. Policies relating to the site include:

1. **Policy RL8:** allocates of land east of Anglesey Road for informal recreational public open space.
2. **Policy CY2:** places the land within the Stoke Lake/Gosport Park Urban Area Opening, where proposals which diminish the opening physically or visually are resisted.
3. **Policy CY3:** restricts development outside the existing Urban Area, including openings in the Urban Area.
4. **Policy BE9:** sets out the requirements for development within a Conservation Area

August 1995

Abbey appeal refused planning application (K14489).

September 1995

GBC express renewed interest in purchasing the field from Abbey for open space. Abbey confirm that they are willing to negotiate the sale of the land to GBC, at its fair value. No agreement is reached.

April 1996

Local Inquiry is held addressing appeal by Abbey (K14487). The Inspectors decision letter concludes that "strong policy objections in the Statutory Local Plan outweigh the recommendations of the Local Plan Inspector". The Inspector concludes that a loss of 25% of the site to housing would materially diminish the usefulness and recreational value of the land. The appeal is dismissed.

July 1996

Adoption of Local Plan Background Paper No.2: Open Space. Paper shows deficiencies in open space in the Anglesey Ward and provision of Children's Playing Space (LCPSPA 1) in Alverstoke and Anglesey. Updated figures show a deficit in Anglesey Ward of 0.89 ha for sports pitches, 1.4 ha for other sports facilities and 1.9 ha for informal open space and 8.84 ha for children's play space in LCPSPA 1. These figures exclude the area of Stokes Bay

November 1996

Abbey state that they will not sell to GBC the playing field at 'open space' value, but would consider a land swap.

January 1997

GBC initiate a Compulsory Purchase Order, under section 226(1) (B) of the Town and Country Planning Act 1990, with the aim of acquiring the field for the provision of informal recreational public open space. GBC justify the order to be in the interest of proper planning for the area and within the provisions of the 1995 Gosport Borough Local Plan.

GBC send a letter to the Chief Executive of Abbey as a final attempt to resolve the matter, without successes.

GBC apply to the Countryside Commission for National Lottery funding for the acquisition of Stokesmead under the Millennium Greens Scheme.

August 1997

GBC serve a formal notice under Section 16 of the Local Government Act 1976 in order to ensure ownership information is accurate.

September 1997

GBC submit a request to the Council's Policy and Resources Committee for authorisation of a Compulsory Purchase Order. In the meeting a letter from Abbey is read out.

All members at the meeting are made aware that:

1. Since January negotiations between Abbey and GBC to purchase the field have failed, with Abbey only willing to lease the field temporarily.
2. No proposal has been put by Abbey to GBC to grant a long-term lease
3. Previous temporary licence arrangements with Abbey restricted GBC from successfully implementing future planning.
4. Abbey's letters are disappointing, as they bring them no closer to achieving GBC's planning objectives.
5. Further negotiations with Abbey relating to a licence are pointless. As Abbey will not consider voluntary disposal of its legal interests in the field, a Compulsory Purchase Order is the only way forward.

The Statement of Reasons reads that "the Order Land is required to achieve the objectives of the Gosport Borough Local Plan 1995 adopted by the Borough Council", and relies on policy RL8 which allocates the site for "additional informal recreational public open space" and paragraph 10.37 referring to the land as suitable for providing pitch facilities.

September 1997

Abbey suggest a lease of the playing field to GBC under an arrangement similar to the previous lease. However no agreement is made due to the following disagreement:

1. Rent: Abbey are prepared to lease the land at private recreational space value (final offer of £3,000 per annum), a value much higher than the value offered by GBC (£550 per annum) for public open space
2. Site Separation: GBC objected to the separation of the site, requesting it be maintained as a whole for community purposes.

GBC conclude that a short-term lease would not provide enough security to justify the investment needed to maintain the area. GBC propose a 125 year lease, subject to certain conditions which include restricting its use to its current planning permission.

May 1998

GBC apply for confirmation of The Borough of Gosport (Stokesmead Field) Compulsory Purchase Order 1997. A local inquiry is held by Inspector Mr B M Campbell, on the 27 May, 1 July and 2 July 2008.

Significant Proofs of Evidence concerning the Compulsory Purchase Order 1997 are submitted by Abbey.

1. Brian Raymond Hawkins (Managing Director of Abbey Development Limited) evidence considers that the CPO denies Abbey the opportunity for future development. Hawkins considers that a lease of the site to GBC would fulfil GBCs aim of preventing all future development on the land, rather than emphasise the importance on its future recreational use.
2. Bartholomew James Blake (Landscape Architects) evidence suggests that purchasing the site for public open space is not appropriate or justified in the Local Plan. The CPO is therefore unjustified, as current development controls are adequate.

Proofs of Evident by GBC in favour of the Compulsory Purchase Order 1997

1. David Charles Martin (Leisure and Health Services Manager, GBC) concludes that the field provides recreational open space offsetting shortfalls, and satisfying community need. Purchase of the land will give long-term security for future investment in the site.
2. Sarah Jane Cornwell (Senior Planning Officer, GBC) additionally agrees that the field will offset shortfalls in recreational open space, and fulfil Local Plan requirements, concluding that the Compulsory Purchase Order is justified in order to secure this.
3. Jeremy Frederick Bowlers (Solicitor, GBC) considers that any future lease on the field should be permanent in order to implement planning objectives. Considering Abbey's objections to such a lease or voluntary disposal of its legal interests, a Compulsory Purchase Order seems the only alternative course of action.

The Inspector concludes that:

1. Use of the site for informal recreational public open space is in accordance with the provisions of the Development Plan for the area.
2. Although acquisition of the land would provide recreational area for less mobile members of the community, warrant of the whole of the site is unnecessary.
3. It is unlikely that the site could be purchased for open space purposes without compulsory purchase.
4. GBC's reluctance to lease the land is justified, and it is unlikely that difference in opinion between GBC and Abbey will be resolved.
5. GBC have failed to demonstrate a need for the whole site, sufficient to establish the necessity of a Compulsory Purchase Order.

December 1998

A letter from The Secretary of State for the Environment, Transport and the Regions is received in agreement with the Inspectors conclusions and recommendations. The Secretary of State decides not to confirm the Compulsory Purchase Order.

January 2000

Hampshire County Council adopts the Structure Plan (1996-2011) setting out policies and proposals to guide new developments, improve the transport system and conserve the natural and built environment. It provides a framework for the Gosport Borough Local Plans. Policy H2 allocates 2980 dwellings to Gosport Borough. Policy R1 summaries HCC's position regarding open space:

"Permission will not be granted for any development which would result in the loss of both recreational and sporting facilities or of open space for which there is a need, unless alternative provision is made of at least equivalent value."

December 2002

First Deposit version of the Local Plan Review is published

January 2003

Abbey object to three policies in the Local Plan Review First Deposit:

1. **Policy R/OS3** – Open Space and Nature Conservation – Abbey object to the restrictiveness of the policies wording. They further object to GBC's retention of all existing open space, highlighting the need for open space assessment showing land surplus to requirement. National policy guidance (PPG17) states that not all open space is of equal merit, with some available for alternative uses.
2. **Policy P/OS6** - Open Space and Nature Conservation – Abbey object to the inclusion of Stokesmead Field as additional open space. Abbey consider no justification for the retention of the whole site as open space, referencing the failed Compulsory Purchase Order.
3. **Policy R/H2/A** – Housing – Abbey object to the exclusion of Stokesmead Field from land allocated for housing development and open space. Abbey propose the

land be incorporated within the urban area boundary, allowing development which would improve the character and appearance of both Anglesey and Alverstoke Conservation Areas. Abbey object to housing figures that show that completions, outstanding permissions and new allocations for housing will significantly exceed Hampshire Council Councils Structure Plan Review allocation for Gosport Borough.

July 2003

Gosport Borough Local Plan Review: Open Space Monitoring Report (CD10/1) is published in accordance with Government guidance: Planning for Open Space, Sports and Recreation (PPG17) and the accompanying document Assessing Needs and Opportunities: Companion Guide. The Report identifies that Alverstoke and Anglesey wards have a deficiency in children's play space of -3.25 ha and -3.36 ha respectively. Further the report identifies the potential for Stokesmead Field to alleviate current deficiencies in the provision of sports pitches and play provisions. In particular the report highlights the high value of the field, due to its waterside location and contribution to the Anglesey Conservation Area

June 2004

As a result of objections a Revised Deposit Version of the Local Plan Review is published. Abbey further object to Policy R/OS3:

1. Abbey believe that an amendment to Paragraph 11.27 to include an Open Space Monitoring Report (CD10/1) undertaken by the Borough Council in 2003, is flawed. Abbey suggest Paragraph 11.27 be deleted along with designation of the land at Alverstoke.

March - July 2005

Public Inquiry held into the Revised Deposit Version of the Local Plan. Abbey's object to three main policies, which are addressed in proofs of evidence by GBC.

1. **Policy R/OS3: Open Space and Nature Conservation**
Abbey object to Paragraph 11.27: the inclusion of Alverstoke as open space, arguing that it does not perform an open space function. However, GBC justifies its inclusion as open space as it is designated Coastal Zone, and addresses Abbey's objection through an open space audit. The Inspector recommended no change to the Policy or Paragraph 11.27 and the retention of the field as open space.
2. **Policy OS6: Open Space and Nature Conservation**
Abbey object to the inclusion of Stokesmead Field as additional open space. GBC's justifies its allocation as open space, given present deficiencies. The Inspector recommends that no change be made to the policy in respect to Stokesmead Field.
3. **Policy H2: Housing**
Abbey object to the omission of Stokesmead Field from the Policy. GBC concludes that the Local Plan Review adequately meets its strategic housing requirement to 2011. With most allocations on Brownfield sites, GBC see no justification to include the field for residential purposes due to its Greenfield status and policies constraining it. The Inspector recommends no policy change.

September 2005

Gosport Borough Local Plan Review: Public Local Inquiry Report of the Inspector is published. The Inspector addresses Abbey objections to the three policies addressed above. No changes are made as a result of Abbey's objections.

January 2006

Proposed modifications to the Local Plan Review are published for public consultation.

April 2006

Gosport Borough Local Plan is adopted after considering representations.

May 2006

Gosport Borough Local Plan Review is formally adopted. Policy R/OS7: 'Additional open space allocations' identifies Stokesmead Field for additional open space purposes, recognising it as well placed to serve the local area and provide space for informal recreation. The final sentence states that GBC will seek to acquire Stokesmead Field for public open space use through negotiation or a Compulsory Purchase Order

December 2006

GBC start public consultations into the Local Development Framework Core Strategy: Issues and Options.

March 2007

Abbey respond to Question 2 of the Core Strategy consultation, which asks "Do you agree with these key locational principles? If not what changes would you wish to see?"

Abbey's respond supporting GBCs proposal to develop existing built up areas, encouraging sustainable forms of development, located close to identified centres. They also support paragraph 5.7, which proposes that small parcels of green space in built up areas, which hold little potential to be improved for community use, may be suitable for development.

Abbey propose that Stokesmead fulfils the above criteria as it is located within a predominantly residential area, close to the village centre of Alverstoke, and within easy access of local amenities. Abbey feel that the site is suitable for residential development as it is bounded on three sides by housing. Abbey identify the site as Brownfield land stating that development would contribute to GBC's aim in paragraph 14.10 of increasing access to open space currently restricted. Abbey finally consider sustainable development of Brownfield sites to be achievable in flood zone 2 and 3.

Part 2: 2008-2014

April 2008- June 2008

A local campaign to try bring Stokesmead into public ownership results in a petition of 582 people seeking the Council to acquire Stokesmead Field and bringing the site back into use as public open space for the benefit of the local community.

May- June 2008

As a result of the Council's first 'call for site' to inform the Local Development Framework, Abbey Developments identified the Stokesmead site as a residential development site for between 15-30 dwellings as well as public open space with the potential for classrooms associated with the Enterprise Trust.

10th September 2008

The Council's Head of Development Services writes to Abbey Developments to open negotiations with the aim of securing a licence to enable Stokesmead Field to be used once again by the public. The Council offered to pay appropriate rent and be solely responsible for its maintenance and upkeep during the licence period. It also acknowledged that the Council would be prepared to consider appropriate terms or conditions to ensure that any future development objectives were not prejudiced in any future planning related matters as a consequence of its recreational use.

5th October 2009 to 13th November 2009

The Council consults on its *Draft Core Strategy: Preferred Options* which is a more strategic document than the GBLPR and does not specifically mention Stokesmead as an allocation. At this stage, Abbey Developments supported the general principle that development should be identified close to centres and local services and public transport as the Stokesmead site would meet this criteria.

February- March 2012

The Council carried out a second 'call for sites' to inform the emerging Local Plan. Abbey developments advised the Council of the Stokesmead site as a residential site for 30 dwellings (type and mix to be determined) with an area of public open space. They recognised the site is: within an area at risk from tidal flooding; within a designated Conservation Area; and the perimeter of the site is covered by a TPO.

19th December 2012 to 13th February 2013

The Council produces a consultation draft of a consolidated Local Plan rather than its previous intentions to produce a Core Strategy followed by a more detailed Site Allocations Plan. The more detailed *Consultation Draft of the Gosport Borough Local Plan 2011-2029* allocates Stokesmead as an open space (LP9D). No representations are received from Abbey Developments.

20th November 2013

The Council's Borough Solicitor and Deputy Chief Executive writes to Abbey Developments with a request to open negotiations on the same basis as the Council's 10th September 2008 letter.

28th November 2013

In response to the Council's letter of 20th November, Abbey Developments advise that they consider the site is ideal for residential development and that they will be making further representations to promote this use. Consequently the company were not prepared to grant a lease for temporary use.

12th August to 22nd September 2014

The Council consults on its *Publication version of the Gosport Borough Local Plan 2011-2029* which maintains the open space allocation at Stokesmead (LP9E). An objection is received from Barton Willmore on behalf of Abbey Developments objecting to its allocation as an open space. It adds that the should the site continue to be allocated as open space, the Council should recognise that this proposal forms part of the overall development strategy for the Borough and would release pressure to provide open space as part of other development/ redevelopment proposal, which would increase the value of these sites. Consequently Abbey contends that it is entirely reasonable that any prospective acquisition of Stokesmead will need to take account of this in assessing land value.

8th October 2014

Anglesey Conservation Group organise a well-attended public meeting with Council officers to highlight their support for the creation of public open space at the Stokesmead site.