



# Flowerdown Park

Flowerdown Heritage and Country Park

(Proposed Northern non-Brownfield site)

Land Ownership

Land Usage, Boundaries & Curtilage

The Littleton Stud

Suggested non-Brownfield areas:-

1. Flowerdown Heritage and Country Park

and the

2. *Site of Interest for Nature Conservation (SINC)*

Sir John Moore's Barracks as Brownfield

The Littleton Local/Settlement Gap

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## 2. KEY POINTS TO TAKE AWAY FROM THIS DOCUMENT

- ✓ Did you read my first report “*Flowerdown Sir John Moore Barracks - A Planning Overview*”? You can find it on the Littleton & Harestock Parish Council website <https://lhpc.org.uk/flowerdown/> right down at the bottom of their web page!
- ✓ This new report considers practical steps that could be taken to provide enhancement and protection to the flora & fauna detailed in my first report. It takes a closer look at Flowerdown land boundaries, ownership and use. I suggest that the MoD Flowerdown estate could be divided into Brownfield and non-Brownfield areas and that the Littleton Local Gap could be redefined to reflect the new circumstances. The northern non-Brownfield site adjacent to Littleton Stud could be placed in the public domain and maintained as “re-wilded” chalkland.
- ✓ I interpret aerial photographs and the military history to support the idea that the curtilage of the Flowerdown Brownfield site is just the Sir John Moore Barracks “built-site” bounded by the inner security fence, whilst the northern part of Flowerdown and the southern *Site of Interest for Nature Conservation* (SINC) should be defined as Non-Brownfield land (Countryside).
- ✓ The concept of Brownfield curtilage might ultimately be tested by the Courts.
- ✓ The Littleton Stud is a well-established racehorse breeding establishment on the northern boundary of the Flowerdown estate. To maintain its internationally acclaimed success, it must have a quiet countryside setting. As you may know, it is currently under threat from a proposal to build a ‘road scalping’ Crusher plant at Three Maids Hill. This has been refused but is likely to go to appeal. Winchester should support the Stud and its jobs. This means we must protect the large area of Flowerdown to the south of the Stud.
- ✓ During 100+ years of ownership, I have found no evidence that any construction was erected on the northern part of the MoD Flowerdown estate apart from tree planting in 1983.
- ✓ At most, the northern part of Flowerdown might be described as land that was previously developed (PDL) but any such development has, in the process of time, blended into the landscape. I believe that this land was never built on. This should exempt it from Brownfield classification. The key question of the Flowerdown Brownfield curtilage is one that may ultimately have to be decided by the Courts. A strong case should be made for this area remaining in public ownership and provisionally called **Flowerdown Heritage and Country Park**.
- ✓ Six years ago, the Winchester City Council stated its position on Flowerdown:-

*“Planning policy does not support housing on the Flowerdown site. The barracks sit in land designated as countryside, being outside the settlement boundaries, and our adopted Local Plan does not generally support new market housing development in such areas. About half the land of the barracks falls within a ‘Settlement Gap’ between Winchester and the nearby village of Littleton. As a result, any proposals for housing that may be brought forward at this time would be contrary to national and local policies. The Council would have no option but to strongly resist such a significant departure from the Local Plan.”*

- ✓ Flowerdown is defined in the current Local Plan as Countryside to the north with the Littleton Local/ Settlement Gap to the south. The southern part of Sir John Moore Barracks lies within the Littleton Local Gap. Should this gap be redefined to match the reality on the ground?
- ✓ My view is that the MoD Flowerdown estate should be divided into three areas:- A single large Brownfield area roughly on the site of the Sir John Moore Barracks and two Non-Brownfield conservation areas that should remain in the public domain to benefit the environment and the people of Littleton & Winchester.

Brownfield	Sir John Moore Built site	40 Ha	BROWN
Non-Brownfield	Flowerdown Heritage and Country Park - North of Sir John Moore	25 Ha	GREEN
Non-Brownfield	SINC site	20 Ha	GREEN

### 3. HISTORICAL CHANGES IN LAND OWNERSHIP OF FLOWERDOWN

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The following details reveal a fractured past ownership followed by a gradual consolidation to form the current MoD Flowerdown estate. The areas, given here in Hectares, were presumably surveyed using the techniques of the time. Satellite measurements give slightly different results..

Following the Littleton Enclosures Act 1843, an area of Flowerdown of about 72 Ha, was lost as common land and villagers no longer enjoyed general grazing rights.

The main part of the site to the south, being of some 46 Ha and shown on the map below in pale green, is now occupied by the Sir John Moore Barracks. This land was acquired from Samuel Bostock of Lainston House. James Wood and others were party to the *Deed of Transfer* as Mortgagees. The acquiring authority was the *President of the Air Council* and the transfer was dated 21<sup>st</sup> September 1920. Later, a small part in the SE corner was sold to BT for a new telephone exchange.

The second and larger part of the remaining 31 Ha to the north is shown in pale yellow and was acquired from Gerald Deane<sup>1</sup> of Knightsbridge, London who was the owner of the Littleton Stud. The acquiring authority was the *Commissioners for executing the office of the Lord High Admiral of the United Kingdom of Great Britain and Ireland*. The date of transfer was 11th January 1949. Gerald Deane established the Littleton Stud to the north of this land.

A small part of this pale yellow land on the western boundary (left), and shown outlined in red, denotes a disposal out of the MoD estate. This land of 4.17 Ha was previously leased to Littleton Parish Council but then subsequently sold to them on the 26th of February 1988. There is a restrictive covenant attached requiring that the land only be used for recreational purposes which prevents the Littleton & Harestock Parish Council from erecting any buildings. It is known locally as the 'Jubilee Field'.

To the eastern side of the pale yellow land is a small strip of about 0.40 Ha marked in orange and was acquired from the Trustees and Mortgagees of Mrs. E. G. Browne, again by the *Commissioners for executing the office of the Lord High Admiral of the United Kingdom of Great Britain and Ireland* on the 24<sup>th</sup> January 1950.

There are 3 smaller plots of land to the south of the original (green) purchase fronting Harestock Road. The largest in a darker yellow of 2.83 Ha was acquired from Richard Algernon Andrews on the 30<sup>th</sup> October 1937, again by the *Commissioners for executing the office of the Lord High Admiral of the United Kingdom of Great Britain and Ireland*.

The middle one coloured blue of 1.61 Ha was acquired from The Ledger Hill Trust Company Ltd. by the President of the Air Council on the 2<sup>nd</sup> of December 1921.

Finally, to the south and coloured brighter green, there is a small piece of land of 0.70 Ha. This was acquired on the 24<sup>th</sup> February 1925 by the President of the Air Council from Samuel Bostock of Sparsholt Manor (probably the same person who sold the main site to the MoD).

This confirms that the main pale green site was occupied by the *RAF Electrical & Wireless School* from 1925. It comprised the main pale green site, the blue site and the small brighter green site.

Later it passed to the Royal Navy (H.M.S Flowerdown) with the addition of the two yellow coloured sites and the orange site.

Examination of the map below and the Google Earth satellite photograph (Figure 14) show that the northernmost yellow land of 31 Ha always remained unused apart from tree planting.

<sup>1</sup> The Littleton Stud fields shown in lilac to the North of Flowerdown were owned by Gerald Deane 1920 – 1951 then by Bruce Deane (1951 – 1984) and now by Jeffrey Smith (1984 to the present day).



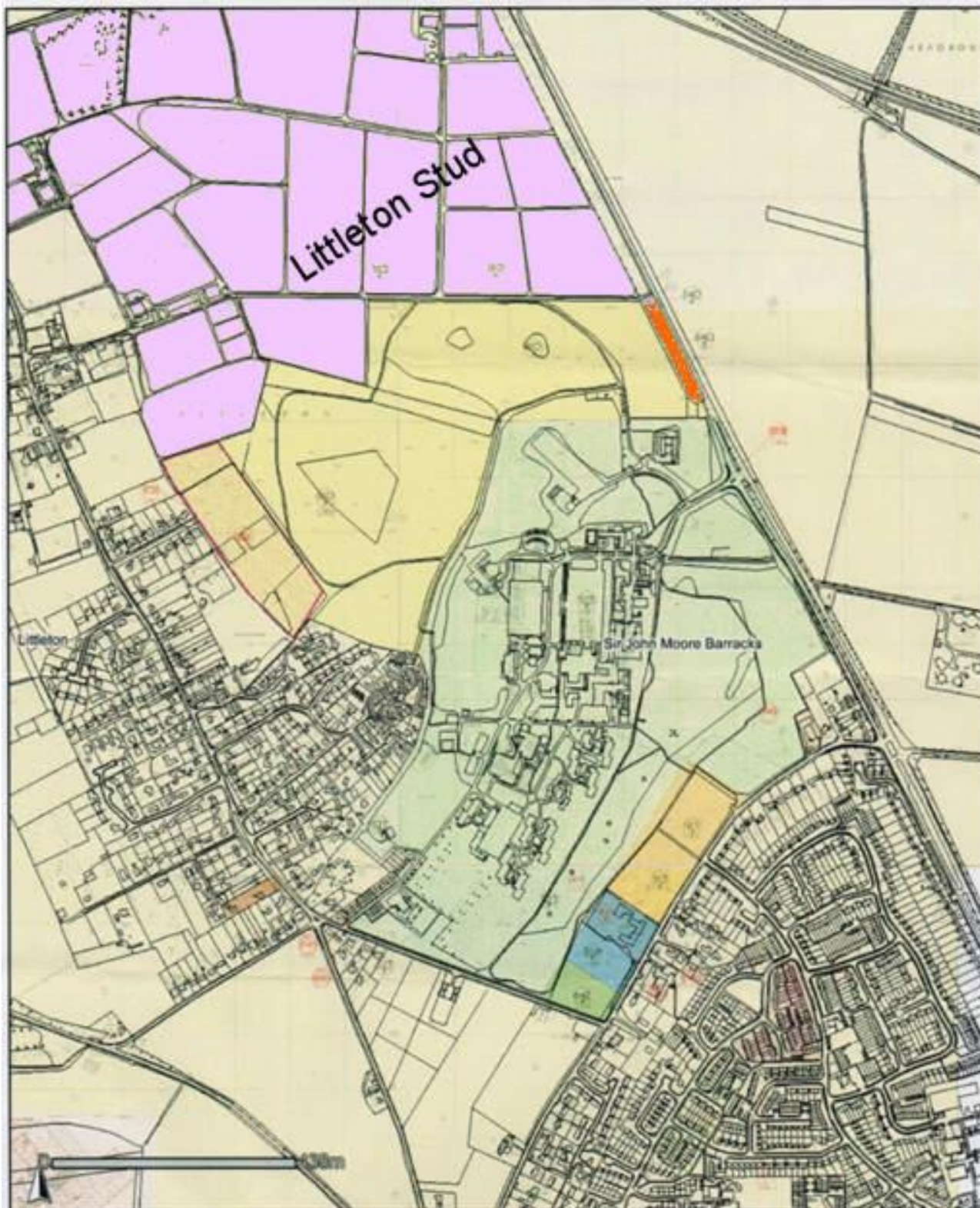


Figure 1 Original Flowerdown land parcels



### 3.1 LITTLETON STUD AND THE FLOWERDOWN FIELDS TO THE SOUTH



Figure 2 The Church Lane footpath on the northern boundary of Flowerdown leading to the Roman road. Flowerdown is on the other side of the hedge to the right.

On the northern boundary of the MoD Flowerdown estate lies the internationally famous Littleton Stud. This is a multi-million pound racehorse breeding business, presently owned by Jeff Smith. The Stud has successfully bred and trained racehorses since 1913. Littleton Stud, like those at Lambourne, Epsom and Newmarket, succeed on chalkland fields. The Stud has bred three “Horses of the Year” *Chief Singer*, *Lochsong* and *Persian Punch*, each succeeding at the highest level.

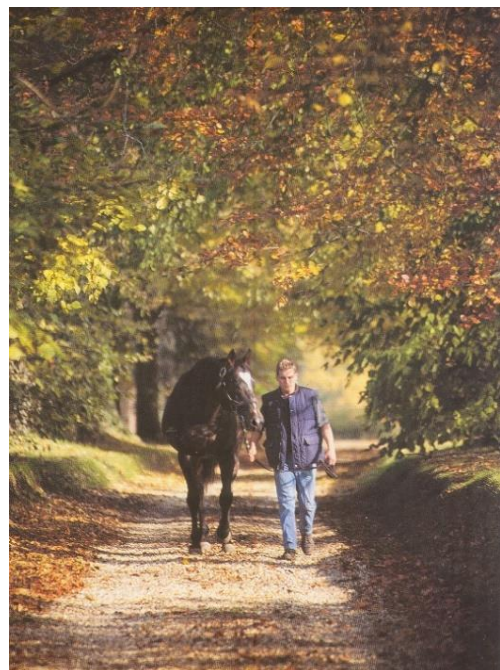
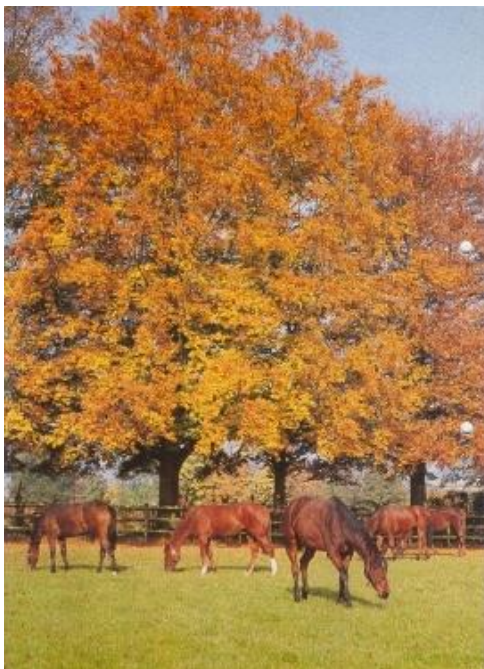


Figure 3 Autumn at the Littleton Stud



N.B. Some photographs below marked DM are by kind permission of photographer Jordan Pettitt/Solent News. They accompanied a newspaper article <https://dailyuknews.com/uk-news/stud-farm-celebrating-after-controversial-plans-for-five-acre-waste-plant-next-door-rejected/> about the threat to the Stud's future posed by the proposed Crusher plant. (and overdevelopment of Flowerdown?). It also appeared in the Daily Mail <https://www.dailymail.co.uk/news/article-9177111/Stud-farm-celebrating-controversial-plans-five-acre-waste-plant-door-rejected.html> and the Daily Telegraph (subscription required to view)

<https://www.telegraph.co.uk/news/2020/10/11/horses-champion-stud-farm-could-scared-breed-waste-plant-given/>

<https://www.telegraph.co.uk/news/2021/01/22/stud-farm-wins-planning-battle-waste-centre-elite-horses-need/>



Figure 4 Stud facilities (DM)



Figure 5 A tranquil scene at the Stud (DM)



Figure 6 ...and yet another win for the Stud!

As these newspaper articles point out, the financial demands of annually breeding from thoroughbred mares and putting their foals into training is immense. At the present moment the Stud have 87 horses in foal. It is a significant international business with animals moving to and from Ireland and Europe. The Stud is one of the largest employers in the area with 15 members of staff on-site. In addition, they use the professional services of local vets, farriers, builders, forage providers and so on. Racehorses are easily stressed and need the tranquil surroundings of the Littleton fields. Noise, light, or disturbance on the Flowerdown boundary would be extremely detrimental to this business and could threaten its future. The Stud property and farm fields extend from Three Maids Hill along Lower Farm, also known as Stud Lane, and Main Road to the northern edge of Flowerdown. This thriving business is a credit to Winchester and must surely be protected.



Figure 7 Stud & Flowerdown Boundary

Figure 8 Aerial view of part of the Stud (Point A) Main Road is bottom right (DM)



Figure 9 The Littleton Stud fields relative to the northern boundary of Flowerdown.

## 4. GOVERNMENT GUIDANCE FOR BROWNFIELD EXCLUSIONS

An extract from National Planning Policy Framework 2019

PDL	Previously Developed Land	<p>Also known as 'Brown field Land'. The definition for PDL is set out in the National Planning Policy Framework: - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.</p> <p><b>Therefore, this excludes:</b></p> <ul style="list-style-type: none"><li>- Land that is or has been occupied by agricultural or forestry buildings.</li><li>- Land that has been developed for minerals extraction or waste disposal by land fill purposes where provision for restoration has been made through development control procedures.</li><li>- Land in built-up areas such as private residential gardens, parks, recreation grounds and allotments, and</li><li>- Land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.</li></ul>
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The above table is also in the current Winchester District Local Plan Part 1 - Joint Core Strategy LPP1 chap-7-10-Appendices..

<https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2011-2036-adopted/local-plan-part-1-joint-core-strategy-adopted-march-2013-local-plan-review-2006/local-plan-part-1-joint-core-strategy-adopted-2013>

My lay understanding of this policy is that the whole of Flowerdown cannot be arbitrarily designated as PDL (Brownfield).

Clearly Sir John Moore Barracks is the "Brownfield" site, being the "built" area of Flowerdown, surrounded by open countryside that may or may not form its "curtilage" (a vague concept which may have to be decided by the Courts).

Obviously, for security reasons, the Barrack buildings, parade and sports grounds are surrounded by a 'razor wire' fence protecting the inner sanctum. To enter one passes through a guardhouse.

The outer perimeter boundary of Flowerdown is undefended and only nominally marked by hedges, fences and so on. There are many points where the public, at risk of trespass, may wander. An example is the northern boundary along the Church Lane footpath.



## 5. THE PHOTOGRAPHIC EVIDENCE SUPPORTING NON-BROWNFIELD STATUS

The photographs below are arranged in date order. They are from a private collection of ten aerial photographs of the MoD Flowerdown estate. Copies are available for inspection on application to the author or the Littleton Local History Group.

I have rotated some to make it easier for the reader to understand and added a few road names. Generally, North is to the top with the Andover Road on the right.

### 1940 - 1960



Figure 10 Harestock Farm fields in the 1940s and 50s

This drawing shows some interesting detail including H.M.S Flowerdown land that was unused by the military and farmed by Mr. Madrell of Harestock Farm. At the top you can see the minor road that led from the Andover Road entrance to the camp and exiting on Chestnut Avenue. The school buses used this route to reach the Camp and Littleton.

(Courtesy of Hampshire County Council Archive 'Photographs & Memories of Life on Harestock Farm' Reference 51A20/1)



1950s

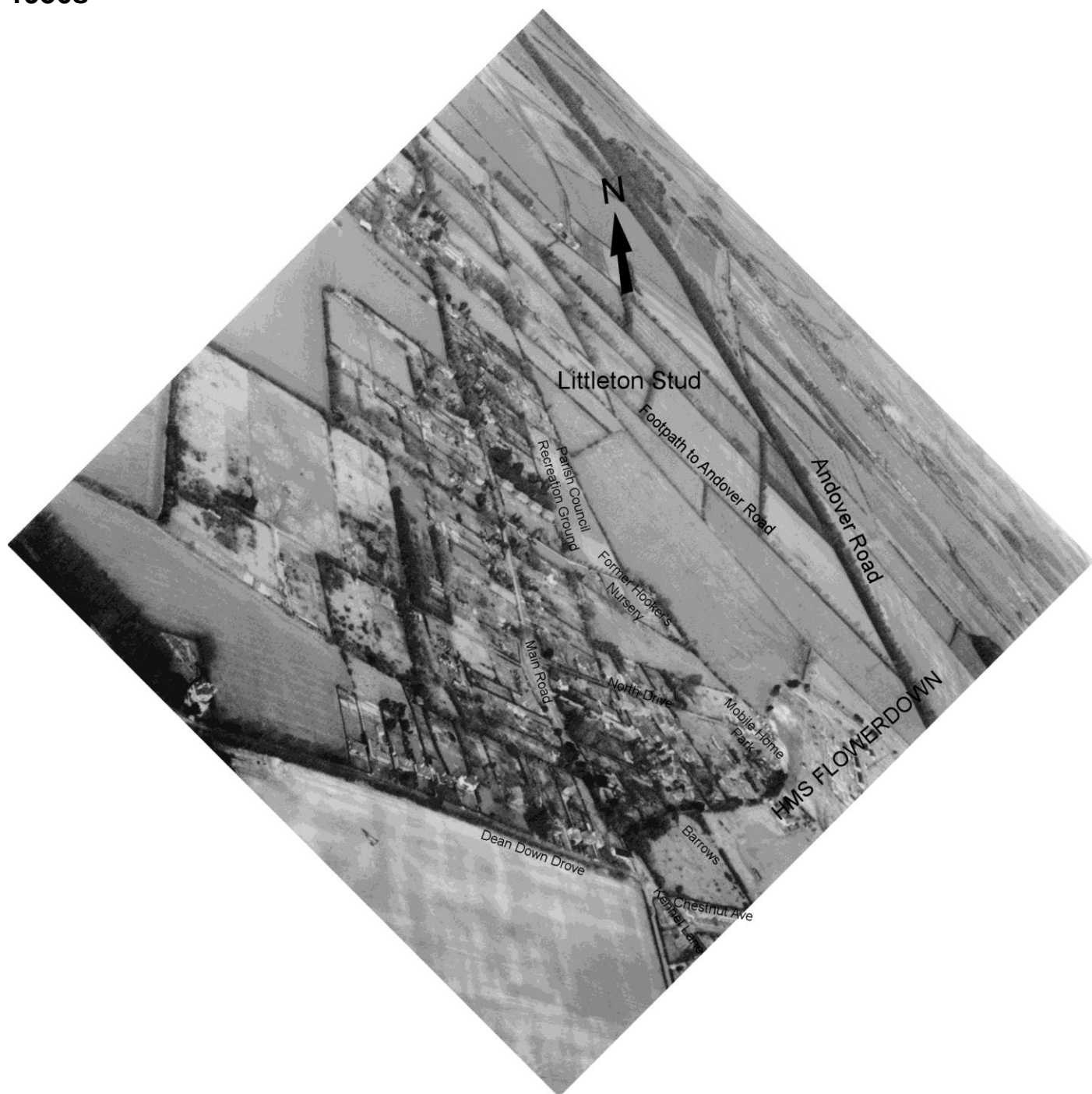


Figure 11 1950s Aerial view of Flowerdown

The photograph shows that the land to the north of HMS Flowerdown extending to the Church Lane footpath were unused by the military and were farmed as cultivated fields that were so necessary during the war years.

## 1950 - 1965

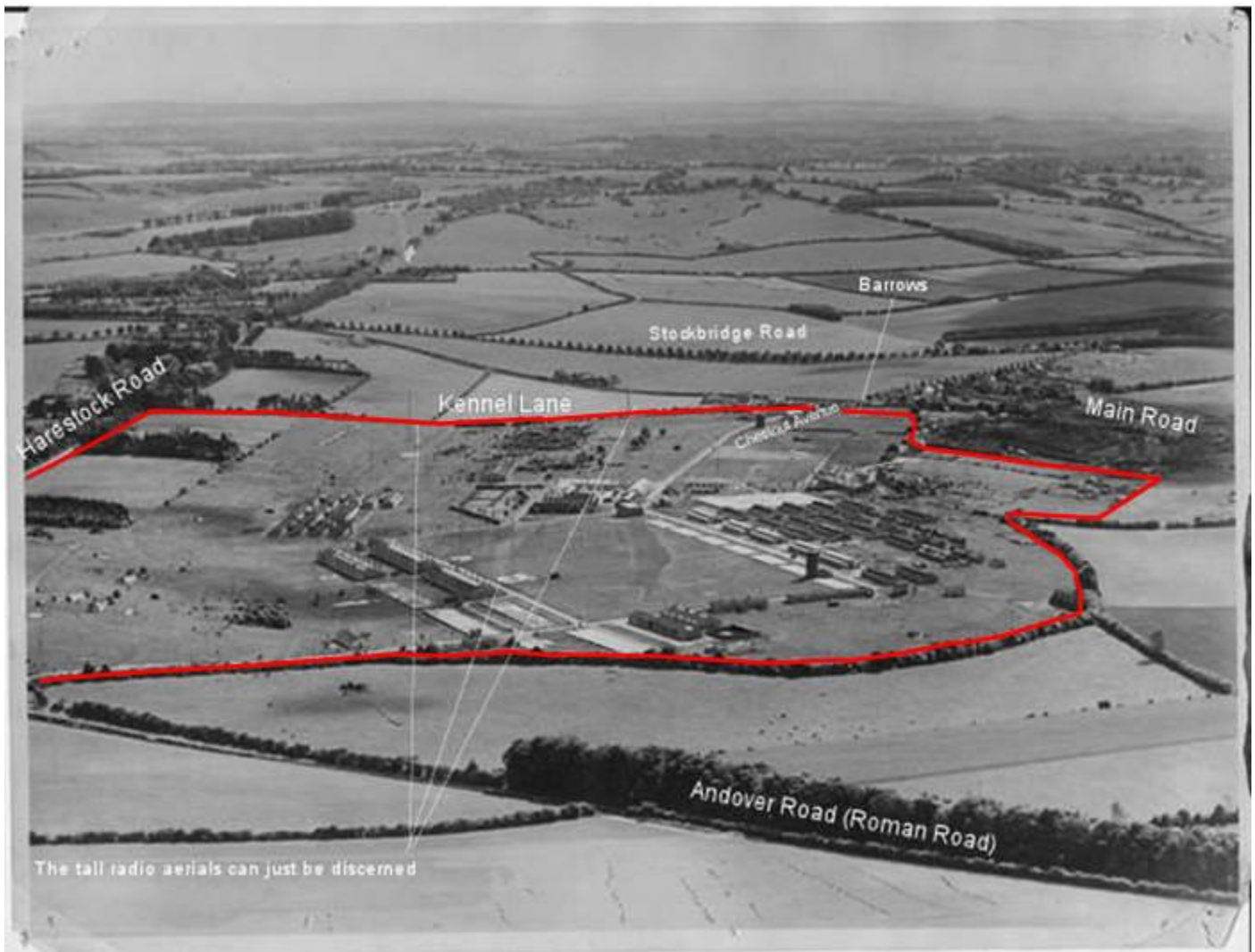


Figure 12 1950s-1960s Aerial photo indicating limited land usage by HMS Flowerdown.

I chose not to rotate this photograph so north is to the right! It was taken from an altitude of about 2500 feet and roughly about 1 mile from HMS Flowerdown. One can just see the tall aerial masts of the Y station.

The present entrance to Sir John Moore Barracks on Andover Road is somewhere in the middle of the hedge line at the bottom of the photograph.

The Royal Naval ground-based HMS Flowerdown occupied about 42 Ha, an area to the left of the photo (south). The base roughly covered half the entire Flowerdown estate.

The remainder of the land to the right (north) of the red line was farmed. These fields extended up to the Stud and the Church Lane footpath (Figure 1). Along the red line bordering the base one notes the hedges of the northern fields.

During the war Harestock Farm leased and farmed some of the Flowerdown fields along Harestock Road on the left and out of sight in the photo (see Hampshire County Council Archive 'Photographs & Memories of Life on Harestock Farm' Reference 51A20/1).

1983

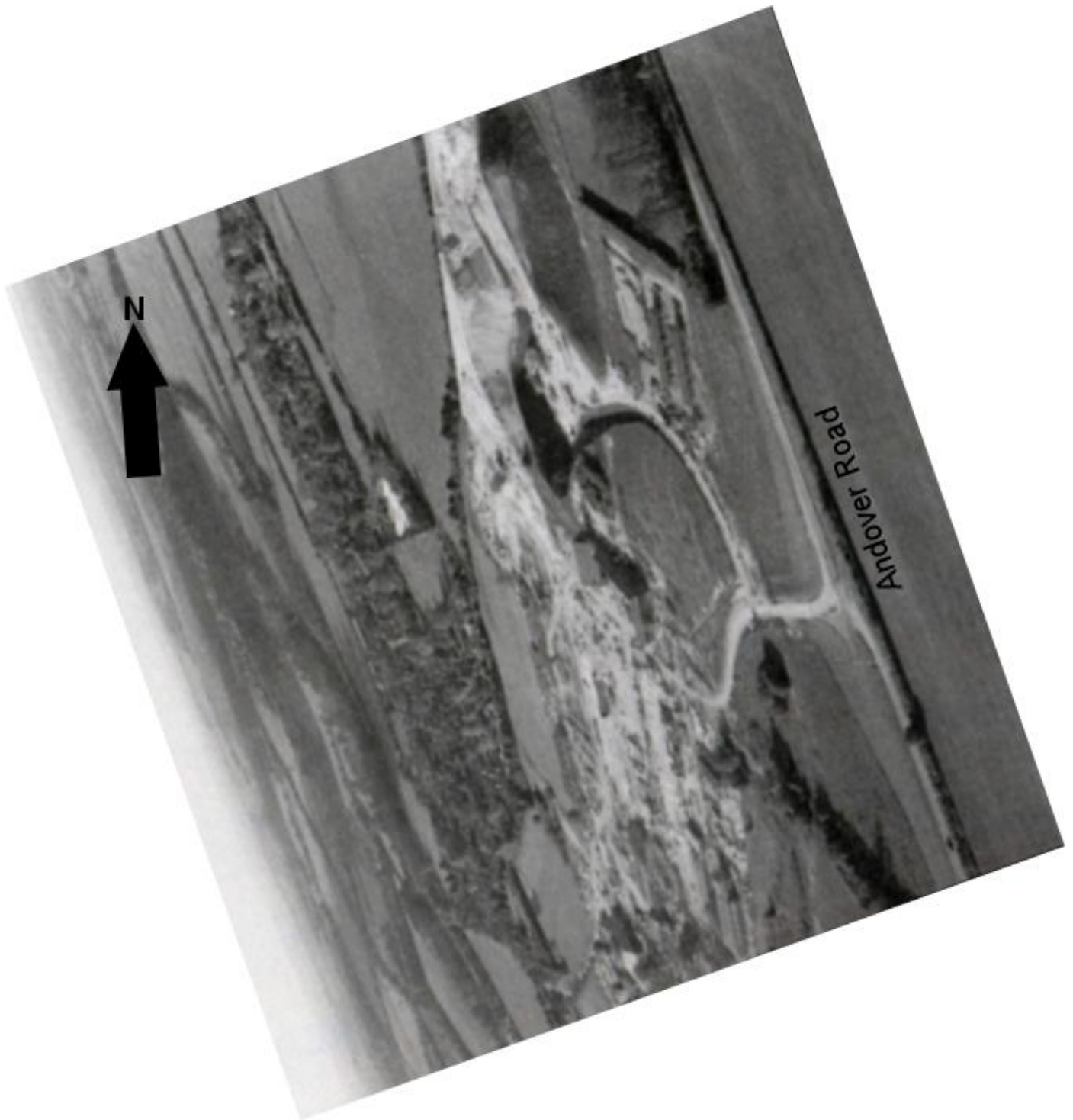


Figure 13 1983 Aerial photo of the Sir John Moore Barracks Construction site under construction

This low resolution photograph shows the relatively small construction site of Sir John Moore Barracks compared with the whole and largely invisible MoD Flowerdown estate to the North. Andover road is on the right of the picture. Littleton is visible beyond the building site with the bright greenhouses of Hooker's Nursery in the middle.

All of the old HMS Flowerdown WW2 buildings and aerial masts had been removed and the large aerial support blocks buried under the large chalk embankments seen at the top enclosing the car park.





Figure 14 2021 Flowerdown showing the 1983 tree planting on the undeveloped land.



### 1983 Photograph



Figure 15 Proposed 'Northern' Non-Brownfield (Flowerdown Park) and SJM Brownfield sites

Note: The proposed SINC non-Brownfield site in the SE is out of view in this photograph

This 1983 photograph was taken by the Norwest Holst construction company after completing the Sir John Moore Barracks. It helped them to understand the northern area of Flowerdown before they started planting the 38,500 trees.

- The proposed Brownfield site (photo bottom right) is an area of about 40 Ha.
- The first of my proposed non-Brownfield sites (Flowerdown Park) is marked by the 'arrowed' green boundary line and is about 25 Ha.
- The second of my proposed non-Brownfield sites is out of shot in this photograph but it roughly corresponds to the HCC SINC site of 20 Ha to the south east bordering Harestock Road. I suppose that had the SINC site been built on, then the Hampshire County Council Biodiversity Information Centre would not have carried out their survey.

<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre>

## 7. NON-BROWNFIELD & BROWNFIELD SHADED AREAS

The green areas below were measured using [www.freemaptools.com/area-calculator.htm](http://www.freemaptools.com/area-calculator.htm) and Google Maps. The blue markers show the points used to outline the area.

*Note that each of the three images has a different scale. So just compare the green perimeter outlines that show the proposed Brownfield and Non-Brownfield boundaries. The area calculator provided the areas in Hectares.*

### 7.1 SUGGESTED BROWNFIELD AREA

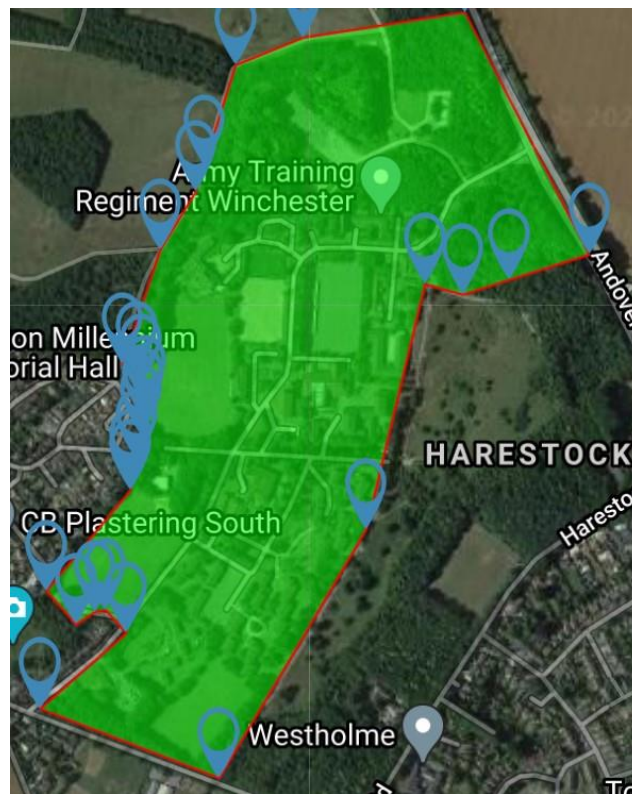


Figure 16 Sir John Moore Barracks 'built site' Brownfield of about 40 Ha

## 7.2 SUGGESTED NON-BROWNFIELD AREAS

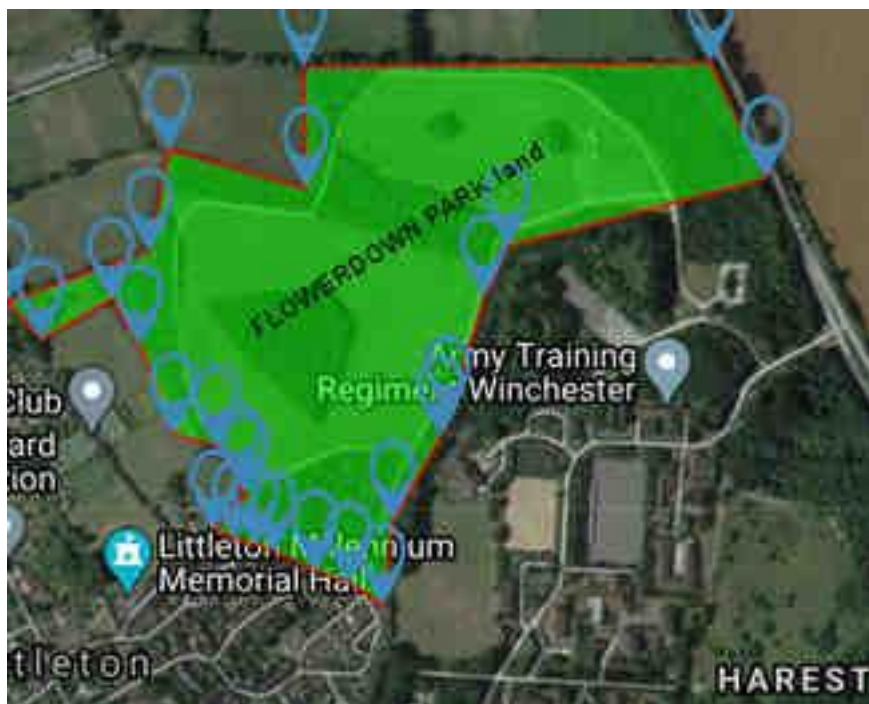


Figure 17 Flowerdown Heritage & Country Park (Northern Non-Brownfield)  
(Northwest of Sir John Moore Barracks of about 25 Ha)

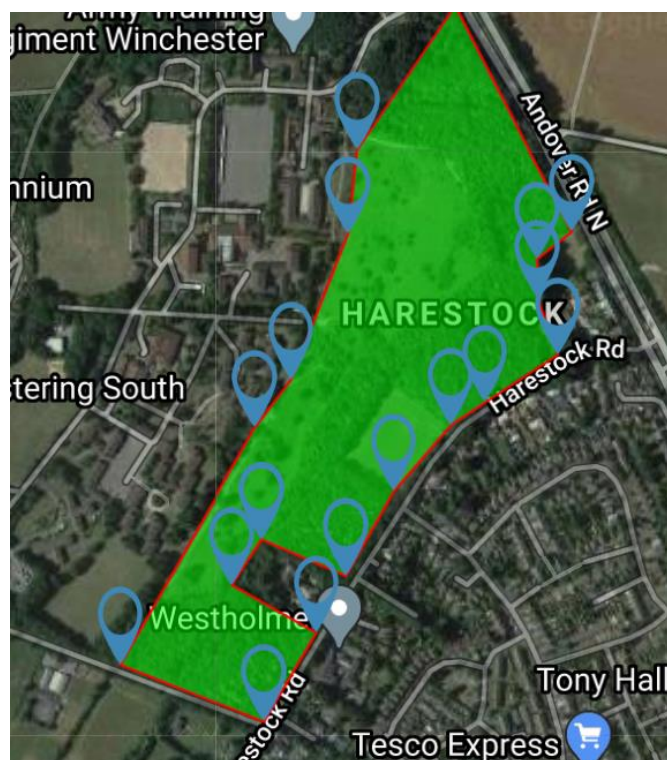


Figure 18 Southwestern 'SINC' Non-Brownfield site of 20 Ha.

## 7.3 SUMMARY TABLE OF MY SUGGESTED DIVISION OF THE ENTIRE FLOWERDOWN SITE

The entire MoD Flowerdown Estate size is about		<b>85 Ha</b>	
Brownfield	Sir John Moore Built site	40 Ha	<b>BROWN</b>
Non-Brownfield	North of Sir John Moore extending to Church Lane Footpath (Flowerdown Heritage and Country Park)	25 Ha	<b>GREEN</b>
Non-Brownfield	SINC site	20 Ha	<b>GREEN</b>



## 8. THE WINCHESTER CITY COUNCIL'S JULY 2015 POSITION ON THE STATUS OF FLOWERDOWN

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This letter shows the WCC position of 6 years ago, but one must ask what has changed since? Nearby Kings Barton is partially built but the demand for their homes appears to be slow with less than 300 built to date.

The extracts below are from a WCC July 2015 letter addressed to Mark Lancaster, the then *Undersecretary of State for Defence*, stating the Council's position on any development of Flowerdown, noting that it is designated as Countryside and within the Littleton Settlement (Local) Gap

[https://www.google.com/search?safe=active&source=hp&ei=iBUAYMDSFo6yUujmIPqG&q=Leader-s-letter-to-Defence-Minister-re-Sir-John-Moore-Barracks-July-2016&og=Leader-s-letter-to-Defence-Minister-re-Sir-John-Moore-Barracks-July-2016&gs\\_lcp=CqZwc3ktYWIQA1C-C1i-C2CbGGgAcAB4AIABNogBNpIBATGYAQcGqAQKqAQGqAQGqAQdnd3Mtd2l6&sclient=psy-ab&ved=0ahUKEwjAtsDEIJvuAhUOmRQKHWgzA28Q4dUDCAk&uact=5](https://www.google.com/search?safe=active&source=hp&ei=iBUAYMDSFo6yUujmIPqG&q=Leader-s-letter-to-Defence-Minister-re-Sir-John-Moore-Barracks-July-2016&og=Leader-s-letter-to-Defence-Minister-re-Sir-John-Moore-Barracks-July-2016&gs_lcp=CqZwc3ktYWIQA1C-C1i-C2CbGGgAcAB4AIABNogBNpIBATGYAQcGqAQKqAQGqAQGqAQdnd3Mtd2l6&sclient=psy-ab&ved=0ahUKEwjAtsDEIJvuAhUOmRQKHWgzA28Q4dUDCAk&uact=5)

### Extract 1

Planning policy does not support housing on the Flowerdown site. The barracks sit in land designated as countryside, being outside the settlement boundaries, and our adopted Local Plan does not generally support new market housing development in such areas. About half the land of the barracks falls within a 'Settlement Gap' between Winchester and the nearby village of Littleton. As a result, any proposals for housing that may be brought forward at this time would be contrary to national and local policies. The Council would have no option but to strongly resist such a significant departure from the Local Plan.

### Extract 2

Our policy covering development in the countryside (MTRA5) of our Local Plan Part 1 does support the retention and development of major commercial and educational establishments, including Defence establishments. Should a decision be made to vacate these or any other military facility in our District, Winchester City Council would have a very strong desire to see such sites retained for high value employment, such as a science park. Having spoken to the Universities of Southampton and Winchester and many other organisations in recent months, I know that there is great interest for such a scheme in or around Winchester.

### Extract 3

I would hope that any Ministerial decision about the closure of any defence establishment in Winchester is not made on the assumption that the site can be developed for housing. If it is to be promoted for redevelopment, this can only be carried out through the proper plan led process as part of a future review of the Local Plan. This would allow proper consultation and consideration of the many other sites that have previously been promoted for housing when the current plan was being developed. It would also allow evidence to support any alternative use of the Flowerdown site to be gathered and considered to justify such uses, exactly as Government policy requires.

### Extract 4

Winchester City Council is very keen to exploit opportunities for use of any redundant public land, particularly to retain local employment. Should a decision be made to vacate Sir John Moore Barracks, the DIO should be aware that Winchester City Council will resist any proposal to develop the barracks primarily for housing. I would expect the local community would also voice significant concerns about such a proposal. However, we would be very supportive of any appropriate proposal that conforms with our Local Plan.



## 9. THE LITTLETON & HARESTOCK PARISH COUNCIL AND THE LOCAL GAP

The Littleton Village Design Statement is an adopted adjunct to the Winchester District Local Plan Review (2006) providing supplementary guidance on planning decisions. The current 2009 VDS is presently being updated by the Littleton & Harestock Parish Council.

<https://www.winchester.gov.uk/assets/attach/3731/LittletonVillageDesignStatement.pdf>

The VDS states that “*the entire Flowerdown site (see 7.42 above) is designated in the current Local Plan as Countryside (marked in green). The southern part of Flowerdown has a higher level of protection being designated as a Settlement/Local Gap (marked in yellow). The Settlement/Local Gap is intended to prevent a conurbation or coalescence between the Harestock and the Littleton settlements*”.

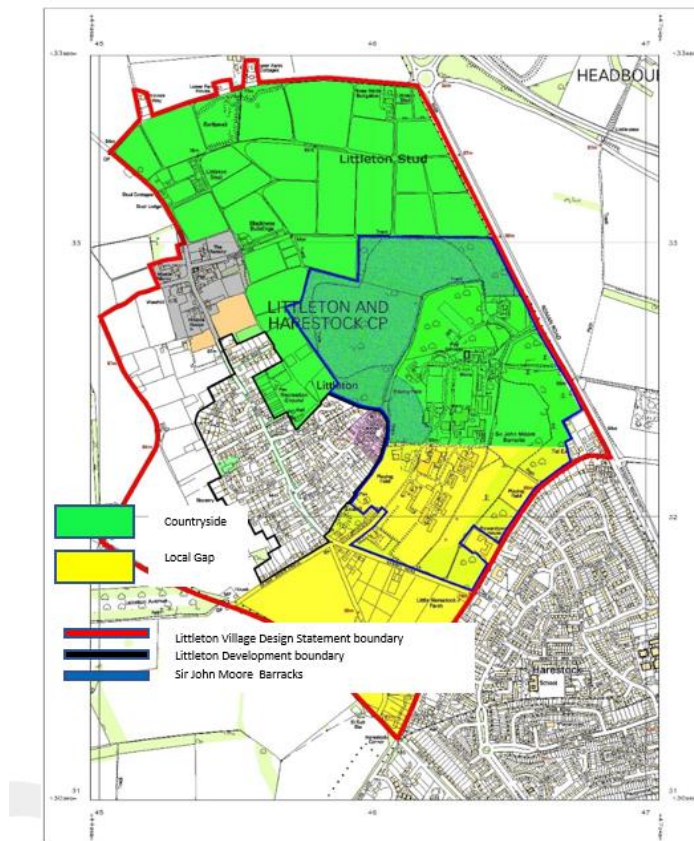


Figure 19 The present Littleton Settlement/Local Gap and Countryside

In an earlier WDLP, the Littleton Settlement/Local Gap extended right up to the northern edge of Flowerdown bordering the Stud. In the mid-1990's during one of the perennial WDLP reviews, the Planning Inspectorate decreed that the northern boundary of the gap should be moved South to its present position.

To avoid a north Winchester conurbation developing and swallowing up the Littleton settlement, we need to maintain the Local/Settlement Gap.

The speculative maps below are intended to kick-off a discussion about the Local Gap given the proposed sale of the Flowerdown estate.

My preferred solution is **Error! Reference source not found.** because it extends the Local Gap to the northern boundary of Flowerdown with the Littleton Stud.

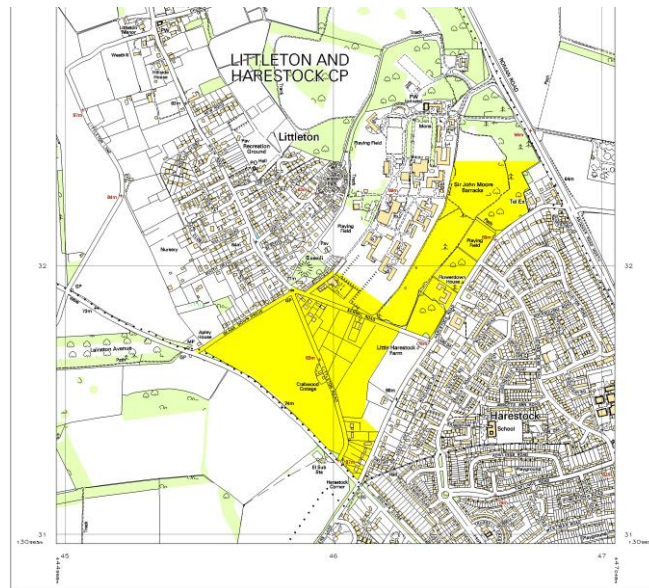


Figure 20 The Local Gap aligned with SINC site along Harestock Road.

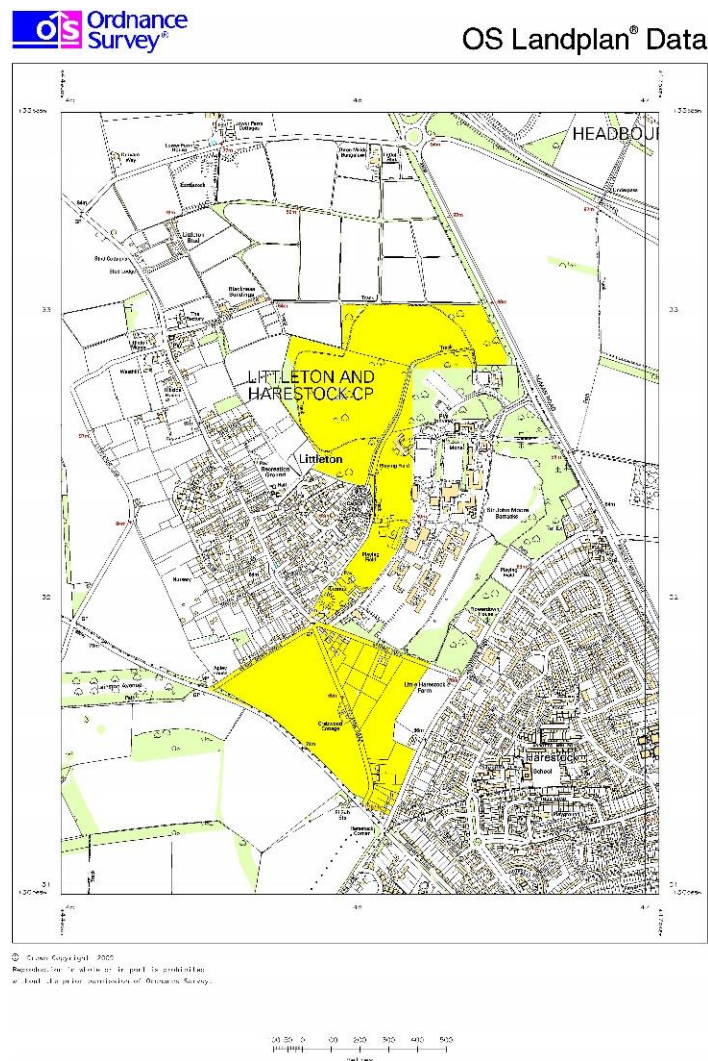


Figure 21 The Local Gap moved North and West.

## 10. REFERENCES

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### Flowerdown Land Ownership

Littleton Local History Group (LLHG) Archives  
FLOWERDOWN. 845.1 Light Division Depot, Sir John Moore Barracks including-,  
Purchase of Flowerdown land by MOD. Map and history from PLL 1/3/2010.

Hampshire County Council Archive 'Photographs & Memories of Life on Harestock Farm' Reference  
51A20/1

Hampshire County Council Archive 'History of Flowerdown Camp' Reference 11A20/1 Brian  
Middleton

Worthy Papers 'The Winchester Racecourse' by Robin Greenwood published by The Worthys Local  
History Group

<https://documents.hants.gov.uk/landscape/historic-settlement/LittletonHistoricRuralSettlementpublication.pdf>

### Photographs

Stud photographs marked DM are reproduced by kind permission of Jordan Pettitt.  
Senior Photographer +44 (0) 7736 149 405 Solent News and Photo Agency +44 (0) 2380 458800  
[www.solentnews.co.uk](http://www.solentnews.co.uk)

Other Stud photographs by kind permission of Littleton Stud management

Private collection of 10 aerial photographs and the Littleton Local History Group (LLHG) Archives  
N.B. These photo prints have a higher resolution than the scanned copies used in this document.

### The various areas of the Flowerdown site

[www.freemaptools.com/area-calculator.htm](http://www.freemaptools.com/area-calculator.htm) and Google Maps.

### Current Planning Status of Flowerdown

Littleton Village Design Statement (VDS)

<https://www.winchester.gov.uk/assets/attach/3731/LittletonVillageDesignStatement.pdf>

Winchester District Local Plan Local Plan Review 2006 (WDLP Review 2006)

<https://www.winchester.gov.uk/assets/attach/4049/Local-Plan-Review-Adopted-July-2006-1-.pdf>

Winchester City 2017 - 2020 Brown Field Registers

<https://www.winchester.gov.uk/planning-policy/monitoring-and-other-planning-documents/brownfield-land-register>

National Planning Policy Framework 2019

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/)