

Timeline for development of Kews Meadows and Soccer Pitch

D.J.Blackman is the landowner at the outset, writing on behalf of Blackman Trustees. Blackman lived in Seaford, East Sussex. (In 1998 he writes saying he has not been to East Meon for some time.)

G. Tosdevine appears in 2000 and subsequent correspondence and contracts feature both Blackman and Tosdevine.

File: 1996 - 2000

1996 – Letter from Peter Street suggesting fundraising on behalf of Football Pitch in memory of Princess Diana. (long-held knowledge that the pitch and pavilion needed upgrading). So, football pitch and pavilion was prime mover of whole affair.

February 1998, Robert Turley Associates propose development of Kews Meadows to include L-shaped housing development, encroaching on Play area (which would be moved), with football pitch on what is now the Green, and Housing Association buildings on Glebe Strip.

The Blackman Trustees the prime movers. They engaged Turley and later HGP, through an introduction by Graham Tosdevine

Feb 1999, statement by Bert Perry, Clerk to the Council, headed 'Design Statement' - so possibly submission to VDS, setting out parameters – saying that although the pitch would fit across Kews Meadows, there wouldn't be sufficient space behind the touch lines. Also points out that the hedge of the Glebe strip is not in good condition, Suggests that football club could use Village Hall for changing. (Kews Meadow described as agricultural land sloping downwards to the north to Workhouse Lane.)

8th June, 1999. Diocese of Portsmouth writes indicating it would give consent to use of Glebe Strip for pitch. (A5)

Presumably from now on, the Glebe Strip can be taken into consideration for Multisports pitch and Pavilion.

June 1999, Martin Hawthorne of HGP Planning writes first letter, proposing same number of houses as Turley Associates. (G Tosdevine copied on this letter.) Offers to work in conjunction with Village Design Statement.

Undated, squiggly worm design with ten houses on Kews Meadow, plus 'Kickabout area' by HGP. (A6)

Required dimensions for football pitch drawn on inside of cover of Meon Valley Football League Rules and Constitution. (A7)

13th July 1999, letter from Martin Hawthorne proposing 10 houses on site to south of Kews Meadows, football pitch at Belmont Farm, using cricket pavilion as a changing facility and leaving Kews field 'to make additional provision for children's recreation facility. Pencilled note – 'are the 10 houses a secondary matter?' Other site, south end of Duncombe Road. (Children's kickabout area to

the south of housing site, hard-surface sports pitch to the north of Kews Meadow.) (A10, A11, A12)

Sept 1999, Mark Whitely, Sec Football Club, writes expressing preference for Belmont Farm site. (A9)

October 1999, letter from Denys Ryder objecting strongly to proposal to build housing on Kews Meadow. Refers to EHDC Local Plan proposals being exhibited on 28th October.

Part played by Local Plan – to which the VDS was a contributor. Proposals for development which presumably reflected recommendations of EMPC at respective times.

23rd November 1999 Letter from solicitors to the Diocese, suggesting plan which consents to housing at south of the Glebe Strip.

(Village Design Statement is published at about this time recommending 'Progress actively the provision of a football pitch'. It states that East Meon needs affordable, not market, housing and that 'The grounds of the Village Hall and the fields to the west of it are important recreation spaces.') Martin Hawthorne reports that he has had consultation with the VDS editors.

December 1999, Local Plan proposals, version 1, for football pitch at Belmont Farm 'freeing up Kews Field for other purpose. Nine houses combined with Village green/kickabout area, two hard courts, on this land, six houses fronting onto Coombe Road. (15 being the overall proposal). (A1)

March 2000, Edberg Architects are instructed by EMPC to proceed with site layout for 10 new houses off the bottom of Duncombe Road. Plan produced (two scans – houses and football pitch, A2 & A3.)

April 2000, letter to Meon Matters from Martin Hawthorne objecting, on behalf of Blackman Trustees, to EMPC demand that the Trustees sell Kews Meadows land for recreational purposes, suggesting that Blackman be granted permission to build elsewhere in the village, to compensate for selling KM for modest price. A4.

Footnote suggests this was too long for Meon Matters – did it appear in any form?

Plan of new proposal – five houses at Coppice Corner and 10 to the south of Coombe Road. Date? (Plans A10, 11 & 12.)

July 2000 EMPC notes for Meon Matters mentioning the vital fact that the Tyrwhitt Drakes were willing to provide land for football pitch, describing proposal for 10 houses on Kews Meadows and 5 on Coppice Corner, (to the second of which Tony Fry strongly objected). (A13 & plan A16.)

Also from Meon Matters, same date, letters to Meon Matters by Dominic Carney and also members of VDS steering group restating the VDS position on the need for recreational area on KM. (A14.)

July 2000 HGP Plan showing, for the first time, social housing at the south end of Duncombe Road, football pitch on T-D land, 10 dwellings on south end of KM and '2 or 3 on Glebe Strip'.

20th September 2000, letter from Martin Hawthorne to Parish Council setting out proposals for 10 dwellings on Kews Meadows, three on Glebe Strip, 5 at Coppice Corner, Football pitch, Changing room, multisport pitch, car park, £5,000 for BMX equipment, land for car park, village green 'including pond and woodland', £30,000 for future maintenance.

31st Sept, letter from Martin Hawthorne to accompany plans showing 10 houses on KM, three on Glebe Strip, 5 on Coppice Corner and recreation proposals. Specifies £5,000 towards BMX facility and 'a commuted sum of £30,000 ... to cover the future maintenance of all of the above'. (A11, 12 & 13 – plans are undated so no certainty as to which plans were done on which dates.)

October 2000. Display text for exhibition of proposals: "The Parish Council wishes to see the land to the west of the Village Hall kept as an open space, used to provide a football pitch, and available for other public uses. It maintains that both Kews Meadows and the Glebe strip are needed to provide adequate margins for the playing pitch. It recognises the District Council's need to find sites for housing and accepts that the southern end of Kews Meadows and the Glebe Strip is a potential site. "

The sketch plan shows:

- A possible layout for the football pitch, prepared by the Hampshire Playing Fields Association. (A18?)
- And a possible layout for ten market houses, as envisaged in the District Council's Draft Second Review of the Local Plan. (A17?)

November 2000 Note from Anella Parker Martin to Mike Atkinson with summary of conclusions of community consultation, held on October 25th 2000, expressing a number of reservations but general support and noting objection from Vivian West (who then lived in bungalow next to the proposed Green) (A21a & b)

20th September 2000, letter from Martin Hawthorne to Parish Council setting out proposals for 10 dwellings on Kews Meadows, three on Glebe Strip, 5 at Coppice Corner, Football pitch, Changing room, multisport pitch, car park, £5,000 for BMX equipment, land for car park, village green 'including pond and woodland', £30,000 for future maintenance.

November 2000 Petersfield Housing Association note (with accompanying statement from Local Plan 2nd Review) stating that the PHA owns the site to the south of Duncombe Road (which had been purchased from the Diocese in 1993) and intend to build social housing. (A19 & A22a & b))

22nd November 2000 EMPC letter to Tim Webster, Blackman solicitor, December 2000. Letter from EMPC to EHDC local plan team describing consultation process (and previous 'irreconcilable differences' between village and landowners).

5th December 2000 Letter from Martin Hawthorne to M Atkinson setting out full proposal – football pitch, changing room, multi-sport court, car park, £5,000 towards BMX, Village green including pond and woodland area, Commuted sum of £30k, further £20k towards community projects, French drain and re-opening of access to school from Garston Close. (A20)

File 2 2001 - 2004

16^h January 2001, letter from Bert Perry to Webster, describing 'lack of progress', suggesting stumbling block is 5 houses on Coppice Corner. Also mentions that he is handing over as Clerk of the EMPC, to Sarah Cowrick.

19th Jan 2001, letter from Martin Hawthorne to EHDC Head of Development Services, arguing case for progressing proposals despite fact that Local Plan enquiry is not needed in this case, since full consultation has taken place and there is no alternative site. (B3)

26th July 2001, (revised) memorandum of understanding between Property owners and EMPC sent by solicitors to EMPC. (first was unacceptable to MA.) (B1a & b)

8th August, second revision.

15th August, letter from Parish Council in support of 18 houses. (meeting 15th March)

16th August 2001, Planning application by Tosdevine and Blackman, 18 houses Site plan in close resemblance to actual construction, 8th Feb 2002, with discussion of road access (B12 drawing of road bumbs)

21st Sept Notice of Application from EHDC specifying 18 dwellings. (B8 & ?B5 plan))

19th Sept, Clipping from Petersfield Post reporting that Application has been made

Letter from EMPC to EHDC, March 2002, stating strong support from village.

Letter from Hawthorne to Jeremy Heppell suggesting that this application does not need to be referred to the Secretary of State (B2)

9th November 2001, Letter to MA from Martin Hawthorne saying that Local Plan has 'allocated the site for 20 houses to accord with PPG3'.

3rd Jan 2002 – Hawthorne writes to (B2)

4th Feb 2002 letter accompanying application for 20 dwellings, including traffic calming and financial provision for fourth classroom at EMCoEPS. (B5)

8th Feb 2002, Access proposals from D.M.Mason (B6)

18th Feb 2002, Formal Notification of Full Planning Application, appearing to set out new Policy Boundary. (B9 & B9b)

11th March 2002 Letter from EMPC to Heppell stating 'It is particularly important that this application is approved now and is not unnecessarily delayed through the local plan process'.

Text of Speech to EHDC 4th April 2002, presumably by Martin Hawthorne

April 10th 2002, Petersfield Post article 'Major East Meon development gets go-ahead'

Despite subsequent negotiations with GOSE, EHDC presumably gave consent at its April meeting.

1 May 2002 Hawthorne letter to GOSE, pleading that the Local Plan allocates the site for 20 houses at a density of 28 to the acre ... 'close to the PPG3 advice of 30 to the acre'. (B20)

30 July 2002, Footpath diversion plan

Aug 2002 Pavilion Plan (Pavilion and Football field folder)

The East Meon team was still playing at this stage – but it ceased to do so in the next three years, and the Clanfield club took it over.

10th September 2002 Letter from Andrew J Morris of Bewley Homes informing EM residents that Bewley Homes has recently acquired the land – and requesting consent to a temporary road across the Meadow.

Nov 2002, layout plan signed by MA and Sarah C.

Bewley undertook to build BMX track, but the youth of East Meon wanted to do it themselves, led by Nick Williams, but somehow never got round to it.

Subsequently, the site was converted to allotments. (17th July 2003 – note that BMX area had been cleared.)

December 2002, Agreement between EHDC, HCC, EMPC, CJ & GM Tosdevine, Bewley Homes and W.T.P. Tyrwhitt Drake, covering a wide variety of commitments including use and maintenance of recreation facilities, drainage on Tosdevine land, fourth classroom at school, contribution to affordable housing, community, education,

17th April 2003, diagram of proposed traffic calming humps for Duncombe Road.

24th June 2003 EHDC complain that they are the leaseholders of the car park area and that their consent had not been sought to carry out alterations to park or to provide access to pavilion. Suggest lease is transferred to Council

31 July 2003 Letter from Secretary of Playing Fields Association having inspected the football pitch and finding it met the standards required.

7th May 2004, Letter from EMPC to Parish Smith and Randall, Bewley's solicitors, pointing out that, with only two houses yet to be occupied, there were outstanding obligations on the part of Bewley Homes which the Council feared would be hard to pursue once all homes had been sold. Trees had died and needed replacing, part of Glebe Strip needed re-seeded, bank next to entrance to

village hall needs reseeded. Bewley was also supposed to mow the village green, but the Council had done it instead.

July 2006 Exchange of letters between Parish Smith & Randall LLP, Land Registry and EMPC which suggest that EMPC had applied to have the land at Kews Meadows transferred to the Council, and that this had been rejected.