

# 11 Land Use

## 11.1 *Introduction and Methodology*

The existing land uses of the study area were recorded during site visits in 2004 and 2005 combined with the review of ordnance survey mapping and aerial photographs.

## 11.2 *Baseline Conditions*

A diverse range of land uses exist within and adjacent to the study area (Figures 11.1 and 11.2) and may be described under the following headings:

- Lepe Country Park (see Figure 11.1) – The Country Park occupies a narrow stretch of land adjoining the Solent, which extends from the visitor car park around the foreshore beyond Stansore Point northwards to the boundary with the Cadland Estate in the vicinity of Allwoods Copse (Hampshire County Council 2005). The Country Park has become and will continue to be one of the important recreational resources within the New Forest National Park (channelling visitors from more sensitive areas within the New Forest).

The Manor of Cadland and Exbury Estates own this area of parkland with a small area owned by Hampshire County Council. The Country Park is leased to and managed by Hampshire County Council and comprises a shingle beach, car parks (Solent View car park, Western car park and coach park), area of improved grassland, D-day memorials and on-site community facilities such as a cafeteria, information centre, gift shop, toilets (including disabled facilities) and a children's play area. The park is popular for walking, bathing, bird watching, angling and picnics (wooden picnic tables provided).

Following a review by Hampshire County Council to assess the implications of climate change and revised coastal defence policies on its coastal landholdings (Hampshire County Council 2005), the council has examined the need to move recreational facilities within Lepe Country Park to higher ground (in order to provide a more sustainable approach to coastal defences) as part of a wider long-term strategy for Lepe Country Park. In 2005, Lepe to Calshot officers recommended that a 'hold the

line' policy be retained over the short-term (0 -20 years) for the coastal frontage between Lepe House and Hillhead, although the ultimate decision on future coastal defence policy will be determined through the emerging Western Solent Coastal Defence Strategy (being prepared by New Forest District Council).

A Solent Rescue station is based in Lepe Country Park (Section 16.2.3).

- Public Open Space/Beach – Within the study area, the coastline on the Hampshire side is largely free of urban development and a narrow shingle beach and stony mudflats fringe the shoreline, which is stabilised by timber groynes. On the Isle of Wight side, there is a sandy cobbly beach. Local inhabitants and tourists use both beaches for recreational purposes (see section 17 'Human Beings'), predominantly in the summer season (June to September).
- Recreational features – The recreational features present within the study area are discussed in section 17 'Human Beings'.
- Solent Channel - The mainland and Gurnard are bordered by the Solent, which has a high environmental value that is reflected in extensive areas (predominantly intertidal) being designated for protection including coastal habitats and geological features.

The Solent is used by a range of recreational craft and sea-faring vessels using the ports within the Solent (see section 16 'Traffic and Transport').

- Agricultural Land – Agricultural Land Classification (ALC) maps produced by Defra (formerly MAFF) were reviewed to determine the quality of agricultural land within the study area (see below).

On the Hampshire side, a ploughed potato field (which was until recently used for pig keeping) just to the north of Lepe Country Park and approximately 220m from the shoreline, has been identified as a suitable site. This field has been classified as Grade 2 agricultural land; land of very good quality for crop production.

On the Isle of Wight at West Gurnard a grassy field approximately 240m landward from the shoreline has been identified as a suitable rig site. The ALC maps indicate that both the upper and lower field at Gurnard is classified as Grade 4

agricultural land; land of poor quality due to a range of limiting factors such as adverse climatic conditions, soil wetness, steep slopes and shallow soils.

The land use at Mopley Booster Station comprises an existing operational compound site within which are located five above ground pumps (of which one is housed within a kiosk) and associated pipework and kiosks housing control and monitoring equipment, which are surrounded by security fencing. Surrounding land uses consist of agricultural land and woodland.

### **11.3**

#### **11.3.1**

#### ***Impact Assessment and Mitigation***

##### *Construction Impacts: New Forest*

I.1. Key land use impacts have been identified as the temporary localised **minor adverse impacts** on good quality agricultural land (Grade 2) as a result of the requirements for a temporary rig site at Lepe (section 2.2.4 'Description of the Proposal'), a site compound and working area (including access). A working area of approximately 6000m<sup>2</sup> will be required.

M.1. Reinstatement of all private and public areas affected by temporary construction works will be undertaken following completion of the scheme and therefore there will be **no significant residual impacts**. Pre and post site inspections will be undertaken to ensure that the reinstatement has been carried out to an acceptable level.

Adequate safety measures such as security fencing will be provided around the working areas where possible to ensure that the general public are not put at risk from the works.

Liaison with the local community (e.g. the provision of newsletters) and the erection of signs (including at the entrance into the rig site at Lepe) will be undertaken to ensure that the general public and recreational users are not put at risk from the works.

#### **11.3.2**

##### *Construction Impacts: Isle of Wight*

I.2. Key land use impacts have been identified as the temporary localised **minor adverse/no significant** impacts on poor quality agricultural land as a result of the requirements for a temporary rig site at Gurnard (section 2.2.4 'Description of the Proposal'), a site compound and working area (including access). A working area of approximately 3900m<sup>2</sup> will be

required in the southern field and an area of approximately 4700m<sup>2</sup> will be required in the lower northern field.

- M.2. Reinstatement of all private and public areas affected by temporary construction works will be undertaken following completion of the scheme and therefore there will be **no significant residual impacts**. Pre and post site inspections will be undertaken to ensure that the reinstatement has been carried out to an acceptable level.

Adequate safety measures such as security fencing will be provided around the working areas where possible to ensure that the general public are not put at risk from the works.

Liaison with the local community (e.g. the provision of newsletters) and the erection of signs (including at the entrance into the rig site at Gurnard) will be undertaken to ensure that the general public and recreational users are not put at risk from the works.

### 11.3.3

#### *Construction Impacts: Marine Areas*

- I.3. **Minor adverse/negligible marine impacts** will be experienced during the construction works although marine vessels such as jack-up barges and tugs will require space within the Solent during the installation of the pipeline.

### 11.3.4

#### *Operational Impacts*

- I.4. At Mopley Booster Station, the key land use impact has been identified as the permanent land-take of a 760m<sup>2</sup> area of improved grassland/hardstanding as a result of the requirements to construct a new kiosk and associated works. This will have **no significant land use impact**

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