

1. What is this Exhibition all about?

Following discussions with East Hampshire District Council (EHDC), South Downs National Park Authority (SDNPA) and other town and parish councils, your Parish Council has come to the view that the community should produce a Neighbourhood Development Plan (commonly known as a 'Neighbourhood Plan').

Communities of all sizes are under pressure to take more development, principally of housing but also of opportunities for employment etc.

Rowlands Castle Parish has a Village Design Statement, produced in 2000; a Parish Plan for the period 2008-2018 and a Local Landscape Character Assessment produced in 2012. None of these documents have statutory status that developers must take account of when seeking to promote their schemes.

Consequently, the Parish community has limited ability to influence and shape the growth of our settlements within the Parish boundary.

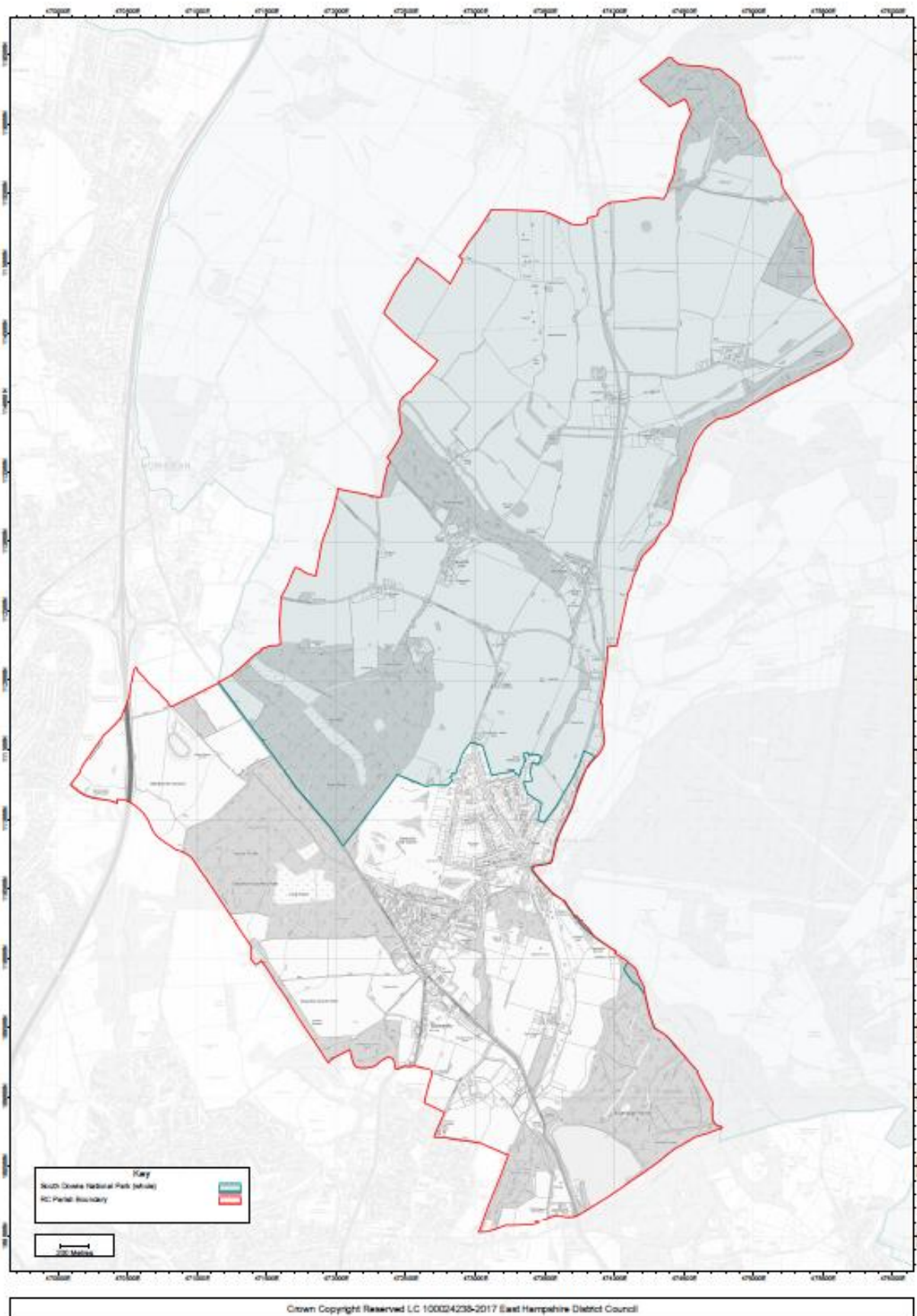
If we do not produce a Neighbourhood Plan the community may lose the opportunity to influence future development across the Parish and will have to rely on EHDC and SDNPA to determine what development will take place and where.

This meeting has been set up to brief Parish residents on why you should consider, support and get involved in the production of a Neighbourhood Plan for this Parish. The Parish Council needs to determine:

- a) If there is a majority support in the community for such a Plan, and
- b) If there are sufficient volunteers willing to work on producing the Neighbourhood Plan.

2. Map of the Parish (with SDNP boundary)

Rowlands Castle Parish and National park Boundaries 1:125000 @ A1



3. What is a Neighbourhood Plan?

It is a plan prepared by a local community that can influence and shape development planning and land use within that community.

The Government introduced Neighbourhood Plans through the Localism Act in 2011 to enable communities to shape development in their areas by producing a document that planning authorities have to use when deciding on future development. There is no set scope as the community decides what to incorporate within the Plan.

Neighbourhood Plans give communities direct power to develop a positive, shared vision for their neighbourhood and shape the future development and growth of their local area. They are able to indicate if and where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and strongly influence planning permission for the new buildings they want to see go ahead.

Local people can ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

A Neighbourhood Plan sits alongside the Local Plans produced by local planning authorities, in our case East Hampshire District Council (EHDC) and South Downs National Park Authority (SDNPA). It should support the strategic development needs set out in the Local Plans and plan positively to support local development, addressing the use and development of land. It contains policies and specific proposals to deliver improvements.

It is a document produced by the community as a whole, not the Town or Parish Council, and must be approved by simple majority of those who vote on its adoption before it becomes effective.

4. What a Neighbourhood Plan CAN do:

- Provide the community with an opportunity to come together and shape the future of the Parish.
- Guide and obtain legal influence over the future of the entire Parish.
- Preserve and enhance the character and distinctiveness of the natural and built environment.
- Improve the Parish as a community where most residents are very satisfied to live.
- Ensure that any new homes built meet the needs of current and future generations.
- Identify where investment would be required in order to maintain and enhance community facilities, open areas and infrastructure within the Parish.
- Give legal power to the ideas in existing plans for Rowlands Castle:
 - Parish Plan (2008 – 2018)
 - Village Design Statement (2000)
 - Landscape Character Assessment (2012)
- Address other land use and development issues identified by the community.

5. What a Neighbourhood Plan CANNOT do:

- Contravene East Hants District Council (EHDC) and South Downs National Park Authority (SDNPA) policies.
- Contravene central government legislation and policies.

Part of Rowlands Castle Parish lies outside the South Downs National Park and is subject to the planning policies of EHDC. Part of the Parish is within the South Downs National Park, and is subject to the planning policies of SDNPA.

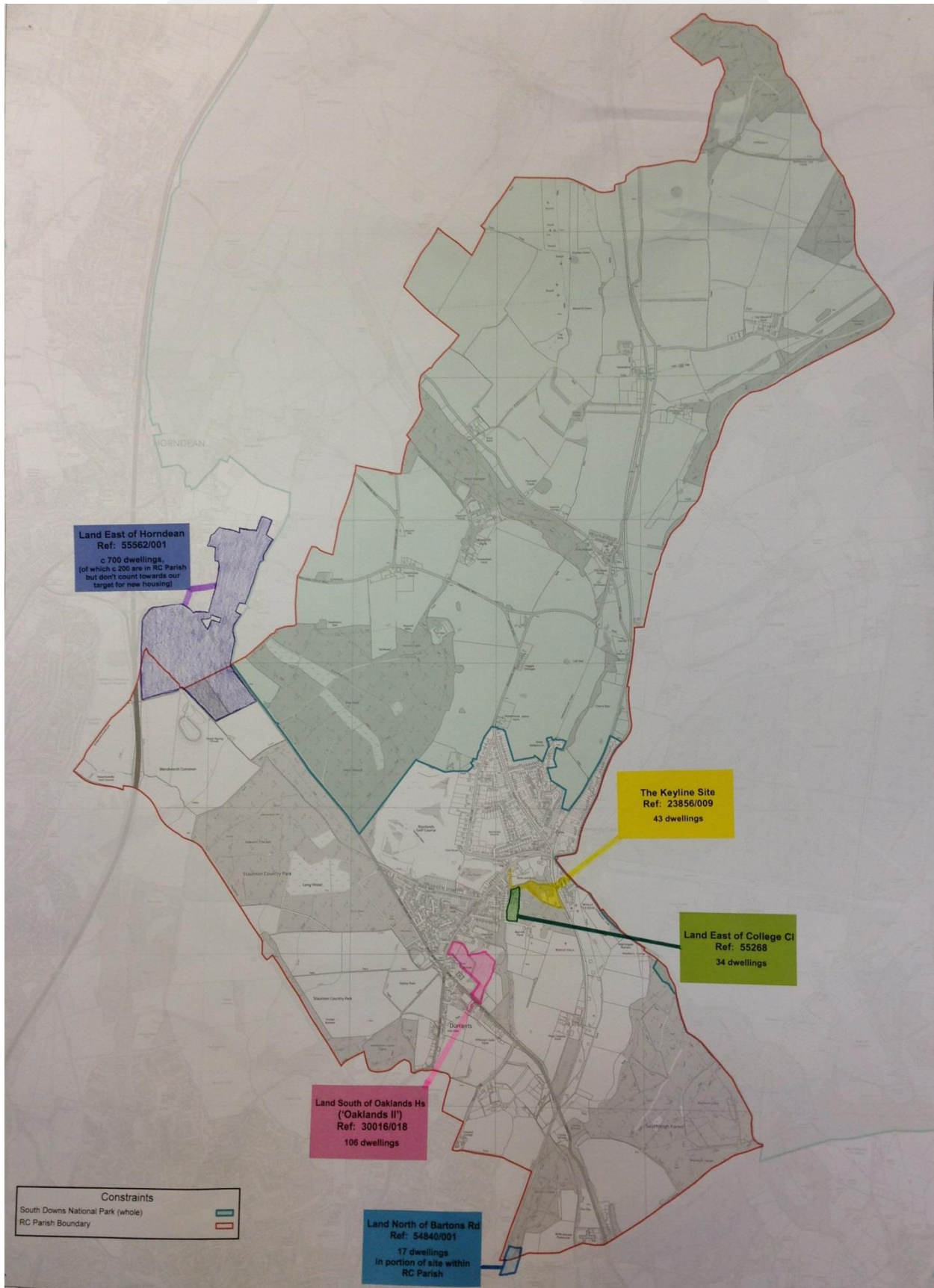
EHDC has already agreed some of its planning policies as part of its Local Plan Parts 1 and 2, adopted in 2014 and 2016 respectively. Any Neighbourhood Plan covering land within the Parish but outside the Park must be consistent with, and cannot go against the policies in EHDC's Local Plan. EHDC is in the process of developing its Local Plan Part 3, due for adoption in 2019.

The SDNPA is in the process of developing its Local Plan, which is due for adoption in 2018. Any Neighbourhood Plan covering land within the Park cannot go against the policies of that Local Plan, both during its drafting and once it is adopted.

Any Neighbourhood Plan cannot decide to take less housing than has already been approved by EHDC's Local Plan. Various housing developments are already permitted to go ahead: Keyline site, Land East of College Close, Land South of Oaklands ('Oaklands II'), Land East of Horndean and Land north of Bartons Road.

These developments are marked on the following map:

6. Map of Parish showing permitted development:



7. What might you want from a Neighbourhood Plan

Would you welcome an opportunity to contribute to the planning debate and to understand more about the way in which planning policy is drafted and applied?

Would you welcome the ability to influence the location of future development in the Rowlands Castle Parish? Are there areas where there should not be any more building?

Are there particular development principles you would like to encourage – including issues like access, layout and design?

Do you want to be more specific about the type of development that should be permitted in the countryside (including the National Park)?

Do you want to define what is precious to you in the area and for this to be used by the planners in considering future development applications?

Do you want to protect the 'Gap' between Havant and Rowlands Castle? Should this principle also be extended to the proposed southern boundary of the Land East of Horndean development?

Are there age groups in our Parish with particular needs? Do we need to carry out more work to assess this?

Should we promote smaller housing units suitable for elderly people in the Parish to downsize?

Is there sufficient opportunity for our young people to stay in the Parish if they wish – or for us to attract younger people into the Parish? Should we create more opportunity for lower income families to buy or rent in the Parish?

Traffic – are you concerned about increasing volumes of traffic? What improvements are required to mitigate traffic and parking problems in the Parish? How do we address the continuing impact of new housing developments?

Where should investment be allocated to maintain and enhance community facilities and open spaces in the Parish? How should we use any developers' contributions to achieve the best results for the Parish?

Should we draw attention to flooding and drainage issues in vulnerable parts of the Parish? Should we highlight the importance of the chalk aquifer to our water supply?

Should we make land available for employment purposes?

How important are our open spaces – eg Rowlands Castle and Finchdean village greens? How could we better enhance these spaces?

Could we make better use of the Station building, if released by South West Trains?

Should the Plan include some 'Community aspirations' such as additional facilities for young children and support for local shops?

Anything else?

Please write your ideas on the notes provided and include them below.

8. Some topics that could be covered by a Neighbourhood Plan:

- Location of any new homes or businesses'
- Avoidance of coalescence with neighbouring settlements'
- Type of any housing. e.g. affordable and retirement accommodation,
- Traffic management, transport and parking,
- Preservation of open and green spaces,
- Community facilities,
- Flooding issues.

9. How the Community would go about it?

A Neighbourhood Plan is unique in that it is, and must be, a plan developed and approved by the whole community. This is what gives it its legitimacy and legal force.

The actions to produce the Plan are:

- Establish a Steering Group of around 8 or 9 people with an effective leader.
- Form a number of working groups to deal with specific issues, such as planning, housing development, land allocation, traffic as examples. These groups will seek views widely across the Parish.
- We will have the assistance and advice of East Hampshire District Council and South Downs National Park Authority, and will take advice from other town and parish councils who have gone before us. We will also have access to a planning consultant to provide advice.
- After examination by an Inspector, who will confirm that our Plan is consistent with national policies, a referendum will be held, involving all voters of the Parish.
- If the Parish approves the Plan, it will take effect.

10. Over to You:

This is your opportunity to contribute to the Neighbourhood Plan for your Community.

Your opinion is important to the future of the Parish, how you wish to see it grow and develop with its current situation and going forward looking to the next and younger generations.

This opportunity to share in the future of this beautiful Parish should not to be missed.

You have a voice -

Make it count!

Please fill out one of our forms
before you leave
to let us know your views

Thank you for coming