

Questions/Comments to, and Responses from, representatives of Redrow after Presentation to Council at Meeting on 1 November 2021 on Pre-application Proposals for the Development of the portion of Land North of Bartons Road site within East Hampshire District

Representing Redrow: Craig Burden, Richard Osborne and Pete Hodgson

Questions (Qs) and Comments (Cs) from Parish Councillors, with Redrow responses in italics:

Q: Are the proposals to be all residential with no other facilities planned?

Yes, the HBC Local Plan which is being examined at present includes 2,000 houses to the south which will include additional facilities.

Q: What about the 200m exclusion zone required from the nearby crematorium?

The 200m is from the chimney and the proposals meet the zone requirements.

Q: And the SUDS proposals?

On this particular site, these consist of an attenuation pond in the north-western corner.

Q: And the wildflower area?

The orchard planned for the northern boundary will be delivered by Redrow prior to a portion of the site being completed (c 75%) and the wildflower meadow would follow suit, though neither site is owned by Redrow. Both would be the responsibility of a management company, separate to those envisaged for other elements of both sites for contractual reasons.

Q: Will eco-friendly features be included as standard within the development?

That has yet to be resolved but the dwellings will be appropriate to the building regulations in place at the time, which are always changing. [The development to the south has the Housing Quality Mark].

Q: What about the sustainability of the dwellings and overall site? This could be an opportunity to be proactive rather than reactive.

Electric vehicle charging points and solar panels are planned, and ground source heat pumps could be worth investigating. Water usage in our current developments is lower than our competitors and we are seeking to improve this further.

Q: How do you intend to seek feedback from RCPC?

Redrow wants to work with RCPC and is willing to provide regular updates, minimise disruption etc.

NB: It was acknowledged that RCPC would need to safeguard its own position on this point, prior to any planning application being received.

C: A total of c 130 homes is planned for the 2 sites, neither of which are near significant bus/rail services therefore transport would be largely vehicle-based.

There are plans to link the developments with a scheme for 2,000 homes to the south as well as encouraging cycling and electric vehicle usage.

Q: Will any Transport Statement/Assessment for the development be commissioned and, if so, will it take account of existing committed development elsewhere?

Yes, such a document will be commissioned to support any planning application and will consider other sites with planning permission.

Q: You described EHDC's current 5-year land supply plans as "tenuous" – what did you mean by that?

Anything less than 6 years is open to challenge which makes EHDC's supply vulnerable. Its current calculations were based on the SDNPA delivering 200 dwellings pa, which doesn't appear feasible. For example, the 77 dwellings delivered in Liss was the largest development in the SDNP in 5 years.

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Q: EHDC's Regulation 19 version of Local Plan is due to be published in April 2022? How does its stated start date for this site of c 2034 affect these proposals from Redrow?

Undertaking development of both sites now would minimise disruption, create continuity and reduce long-term pain. Redrow will make strong representations to support this view.