

Rowlands Castle Parish Council

11 The Green, Rowlands Castle PO9 6BW

Email: clerk@rowlandscastlepc.org.uk Tel: 02392 413044 Website: www.rowlandscastlepc.org.uk

Response to EHDC's Consultation on Site SA39 (Land at Oaklands House) for Emerging Local Plan – December 2021

Site name
Land at Oaklands House, Rowlands Castle – (EHDC reference SA39)
Name of Parish/Town council responding
Rowlands Castle Parish Council (RCPC)
<p>In responding to these questions, the Parish Council defined the following general principles, recognising that the EHDC Local Plan (Regulation 18) proposed that this site would be allocated for development 2033-34 to 2035-36 and that consequently the dwellings would be occupied in to the 22nd century and should be designed accordingly:</p> <ul style="list-style-type: none">• Housing density to be kept to a quality of life enhancing limit of 15 dwellings per hectare of developable land. The site would be on the edge of the Rowlands Castle Settlement and surrounded on 3 sides by a rural landscape, and such a density would provide a transition from the rural countryside to a less intense development.• Inclusion of eco-friendly features including: grass/matrix pavements, double/triple glazing, roof insulation, passive heating, heat pumps, integral solar panels, rain water collection, harvesting and res-use of grey water.• Provision of private residential gardens for relaxation, growing of plants and vegetables, drying washing etc (Policy S27 g)).• Plenty of parking commensurate with a modern, semi-rural life (on average spaces 2.5 per household).• Incorporation of parking bays and laybys (of generous size) into the design and layout where necessary.• Design features and dimensions to add character and enhance the appeal of (all) the houses (e.g. finials, flint features, brick garden walls, weatherboarding, etc.). (Policy S27 d)).• Variation in styles and distribution of houses to break up uniformity of the streets and add character and identity to them.• Quality of build, brickwork and finish for long-term aesthetic appeal, irrespective of a dwelling's type of tenure. (Policy S27 d)).• Overarching aim to create homes that people will value and care for over a long term, resulting in safe, harmonious, and attractive neighbourhoods• Provision of Public Open Spaces that are overlooked by the front of dwellings. (Policy S27 b) and d)).• The development should utilise local materials, architects and businesses as much as possible to tie the development to Rowlands Castle and reduce carbon footprint.• With its elevated position and sloping landscape with the large central oak tree as a natural focal point and surrounded by attractive woodland, the site provides an excellent opportunity to be a model estate with eco-friendly features and to serve as a template for other developments. The design and layout of the site must be sympathetic to this topography.
1. What are the important natural, historical, heritage and landscape features of the site and its environs? Please list and/or describe them

- a. A large oak tree at the centre of the site subject to Tree Preservation Order (TPO) ([EH1121](#))19.
- b. The 'Oaklands Meadow 1 & 2' (Reference EH0242) Site of Important Nature Conservation (SINC) occupies about 1.8 hectares of the southern part of the site adjacent to Whichers Gate Road, and there must be no building on this as is required by EHDC Local Plan Joint Core Strategy (2014) policy CP21 'Biodiversity' which states: 'New development will be required to: a) maintain, enhance and protect district wide biodiversity, in particular the nature conservation designations..... iii) Sites of Importance for Nature Conservation (SINC) (Hampshire)'. This SINC covers about 50% of the total area of the site.
- c. Within this SINC there are a Beech (T3) and Goat Willow tree (T5) subject to TPO ([EH1121](#))19.
- d. Along the northern boundary of this SINC and the open field there are two individual Oak trees (T2 and T4), and a group of eight Oak trees, and all ten of these are also subject to TPO ([EH1121](#))19. Any development must not impact these trees or their root protection areas by, for example, constructing a roadway through them.
- e. Adjoining the eastern boundary of the site is the Oaklands Woodland SINC (Reference EH0247) and any development must not adversely affect this.
- f. The north-western boundary of the site is with the land adjoining Woodlands Avenue which was designated as 'Open Space' in EHDC Planning Application 30016/18, so the development must not encroach on this attractive feature and should retain the hedgerow along the boundary.
- g. The landscaping design should, where appropriate, demonstrate how the Rowlands Castle Local Landscape Character Assessment (2012) has been taken into account.
- h. The design should:
 - Conserve and enhance those features that contribute to the character, pattern and evolution of the landscape.
 - Respect natural features.
 - Not have an adverse effect on the visual quality of the landscape.
 - Conserve and enhance the parish Network Opportunity Areas identified in the 2019 East Hampshire Green Infrastructure Strategy

2. What do you think is valuable about the features that you listed in your response to question 1?

These features preserve the rural aspects from and to the site. They are to the benefit of residents in the long term because they would enhance the quality of life and provide a sense of wellbeing arising from a connection with the countryside.

3. If there are views into or from the site that are particularly important for you, please describe these views (what you can see and from where) and say why they are important to you.

- a. The panoramic view from the higher part of the recently constructed footpath along the northern boundary of the site and leading to Bridleway 24, southwards over the site, over the Oaklands Meadow 1 & 2 SINC and the wooded areas, and Whichers Common towards Havant.
- b. Views from within the site and from Woodlands Avenue over the steeply sloping site, towards the Oaklands Woodland SINC. This includes the focal point of the much admired oak tree in the centre of the open part of the site.
- c. The site should remain screened by the hedgerow and trees along its boundary with Whichers Gate Road.

4. From where (i.e. from which road(s) and/or point(s) on the site's boundary) should vehicles gain access to the site?

Vehicular access should only be from the roundabout at the junction of Woodlands Avenue and Oaktree Close.

<p>5. From where (which path(s) and/or point(s) on the site's boundary) should pedestrians gain access to the site?</p>
<p>a. There should be pedestrian access from the roundabout at the junction of Woodlands Avenue and Oaktree Close.</p> <p>b. A link for pedestrians could be provided from the site to the recently constructed footpath along the northern boundary of the site. This would facilitate access to Bridleway 24 and enable the centre of the village and its amenities to be reached on foot.</p>
<p>6. Are there any opportunities for increasing access by cycle modes in addition to the access points identified under questions 4 and 5? If so, please give details of where these opportunities are on the site's boundary</p>
<p>The link referred to above in 5a, could be extended to accommodate cyclists so that by using Bridleway 24, cyclists would not need to use the busy main roads to reach the village centre.</p>
<p>7. What type(s) of housing do you think would be most appropriate for the site from the following list: detached, semi-detached, terraced, flats? Please identify as many types as you think are suitable and explain why.</p>
<p>a. To cater for the needs and aspirations of a wide community, the site should provide high quality mainly detached and semi-detached dwellings and some terraced dwellings.</p> <p>b. There should also be some bungalows and ground floor apartments suitable for elderly/disabled people and perhaps properties suitable for those who wish to downsize within Rowlands Castle but are unable to find a smaller property close to the village. The need for such accommodation was clearly identified in the Housing Needs Survey undertaken for our emerging Neighbourhood Plan. Such accommodation should include wider doorways, level access, space provision for future internal lifts, accessibility for wheelchairs etc. These features could be provided for at the design stage at very low cost and will allow extended age living whilst still looking like standard housing for all. There should be conditions preventing bungalows from being extended to include additional floors to maintain their original purpose and encourage down-sizing by those looking to do so.</p> <p>c. The type of housing should accommodate the following tenures: Market (Freehold), Affordable (Social Rent and Intermediate, and age-related).</p>
<p>8. Are there parts of the site that would be more suitable for new homes than others? If so, please give details of which parts (e.g. northern, southern etc.) are more suitable and explain why</p>
<p>a. Only the part of the site outside the 'Oaklands Meadow 1 & 2' SINC (about 1.7 hectares) would be suitable for the development of new homes because the SINC should be preserved. In accordance with the 'Principles' defined above, this part of the site would accommodate about 30 new homes. This provides a density consistent with that of the adjoining 'Land South of Oaklands' (now Woodlands Avenue and Oak Tree Close) development which has a density of 19 dwellings/hectare, but unlike this part of this site, it includes a significant amount of public open space including an attenuation pond.</p> <p>b. All age-related accommodation should be constructed in proximity to the lowest part of the site adjacent to Woodlands Avenue to avoid the need to walk up the sloping site. Such accommodation is likely to be single-storey bungalows and so they would not significantly prevent views over the site to the surrounding woodland or the central oak tree.</p>
<p>9. Where should other land uses (such as public open space, new community buildings and shops (if proposed)) be located on the site, in relation to new homes? Please explain your answer.</p>
<p>The following Public Open Space amenities should be provided:</p> <p>a. There should be an area of Public Open Space surrounding the oak tree at the centre of the developable area of the site.</p> <p>b. Only the fronts of dwellings should face and overlook the Public Open Space (POS) surrounding the central oak tree. The streets would be in front of the dwellings, and the POS would be on the opposite side of the streets. (Policy S27 b) and e)). See Appendix A, Figures</p>

1, 2 and 3.

- c. The POS must be provided on the site in advance of dwellings being occupied and must be accessible to all including people with disabilities.
- d. Boundaries of the POS should protect them for their proper use. For example, measures should be implemented to prevent unregulated and anti-social parking.
- e. Public seating should be provided.
- f. A scheme for the ongoing maintenance and management of the POS must be provided.
- g. Consideration could be given to providing at least part of the ‘Oaklands Meadow 1 & 2’ SINC as Public Open Space’ provided this would not have an adverse impact on the SINC.

10. A location plan image of the site at an appropriate scale has been e-mailed to your clerk. If you feel comfortable in doing so, you may annotate this plan (either electronically, if you have access to appropriate software, or by drawing on a printed-out version) to clarify your answers to questions 1-9. If you intend to supplement your answers with an annotated plan or drawing, please upload a scanned copy here.

N/A

11. If you were to think about the design of any new streets on the site, how do you think they should appear? You might wish to consider whether the new homes should be set back a constant distance, or whether this should vary; how much tree cover you might expect; how enclosed by buildings the streets should be; how the boundaries of new homes might be dealt with. If desired, please upload any photos of good examples.

a. Design of streets:

- The streets should be curved to provide more visual appeal.
- They should be wide enough to allow cars to pass unimpeded any cars parked along the road. This would discourage the parking of cars partially on the pavement.
- The pavements should be of tarmacadam on only one side of the roads, and of grass on the other to make the street scene more attractive. See Appendix A, Figures 4 and 6.
- To enhance the appearance of the streets (and possibly provide traffic calming), a variety of surfaces should be provided. See Appendix A, Figure 2.
- The streets should be lined with as many trees as possible to provide shade and to improve appearances, and where possible, incorporate rain gardens to cope with the predicted climate change. The ‘Planning for the Future White Paper’ stated: ‘We will also deliver our commitment to make all new streets tree-lined, by setting clear expectations through the changes to the National Planning Policy Framework which will be consulted on in the autumn, and informed by the outcome of this summer’s consultation on the England Tree Strategy’.
- The streets, surface and foul water drainage should be constructed to adoptable standards.

b. Design of housing:

- The streets should be curved to provide more visual appeal.
- They should be wide enough to allow cars to pass unimpeded any cars parked along the road. This would discourage the parking of cars partially on the pavement.
- The pavements should be of tarmacadam on only one side of the roads, and of grass on the other to make the street scene more attractive. See Appendix A, Figures 4 and 6.
- To enhance the appearance of the streets (and possibly provide traffic calming), a variety of surfaces should be provided. See Appendix A, Figure 2.
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- The streets, surface and foul water drainage should be constructed to adoptable standards.

12. How would you expect car parking to be dealt with on the site from the following list: on residential plots (e.g. driveway or garage); within parking bays along a street; within a

parking courtyard in front of new homes; within a rear parking courtyard; by a mix of these approaches across the site; by another approach (please specify)? Please explain the reason(s) for your choice

- a. Car parking should wherever possible be on residential plots for ease of access by residents and to facilitate the overlooking of parked cars for security reasons.
- b. If car parking has to be provided within a courtyard either in front of or to the rear of dwellings which cannot have a driveway and garage, it should not have to accommodate a large number of vehicles. The following features should be provided to minimise the visual impact of such parking:
 - Between pairs of parking bays there should be a landscaped strip within which small bushes or shrubs would be planted. Arrangements would have to be made for the long-term maintenance of these. See Appendix A, Figure 7.
 - Instead of delineating parking bays with white paint lines, more aesthetically pleasing setts, metal studs or lines of timber should be used.
 - To prevent vehicle parking from visually dominating the streetscape, along the boundary of parking courtyards and streets, brick walls (and not wooden fences) to match adjoining dwellings should be built (except along the entrance to the courtyard) or tall hedgerows should be planted. See Appendix A, Figure 7.
- c. Parking in courtyard to the rear of dwellings should still be overlooked for security reasons. See Appendix A, Figure 8.
- d. Laybys should be provided for use by visitors as along Woodlands Avenue in Rowlands Castle.
- e. Measures to reduce 'residual parking' should be implemented.
- f. Car parking design should accommodate EV charging points either on the plot of a dwelling or in adjacent car parking areas such as courtyards.
- g. Evidence from recent developments in Rowlands Castle is that the residential parking standards in the EHDC Vehicle Parking Standards Supplementary Planning Document (July 2018) do not require the provision of sufficient residential and visitor parking spaces. Therefore, when a planning application is submitted, an assessment should be undertaken of how many parking spaces should be provided on the site.

13. Having listened to, or watched the recording of the developer's presentation about their vision for the site, did you agree with their proposals? Please explain your answer.

Not applicable because there was no developer's presentation made to support this consultation by EHDC.

By ticking this box, you acknowledge that this form will be submitted to East Hampshire District Council on behalf of your parish or town council and used by the planning policy team to inform the emerging Local Plan. The information you have supplied may be shared with the Planning Inspectorate and published only as part of the Council's evidence base for its Local Plan. All comments submitted as part of the consultation will be used in line with our Planning Policy Privacy Notice and kept according to our Retention Schedule, both of which can be found on our website (www.easthants.gov.uk/draft-local-plan)

Appendix A

Figure 1 – Dwellings with fronts adjoining access road and facing Public Open Space – Oak Tree Close, Rowlands Castle



Figure 2 – dwellings with fronts adjoining access road and facing Public Open Space – junction of Woodlands Avenue and Oak Tree Close, Rowlands Castle. This also shows different road textures



Figure 3 – dwellings with fronts adjoining footpath and facing Public Open Space, Woodlands Avenue, Rowlands Castle.



Figure 4 – grass pavement on one side of road and tarmac pavement on the other side - Oak Tree Close, Rowlands Castle



Figure 5 – brick and flint dwelling



Figure 6 – grass pavement – Oak Tree Close, Rowlands Castle



Figure 7 – Parking bays separated by landscaped strips – Oaklands Avenue, Rowlands Castle



Figure 8 – Courtyard Parking to rear of dwellings, but still overlooked – Woodlands Avenue, Rowlands Castle

