

# Rowlands Castle Parish Council

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## Response to EHDC's Consultation on Site SA40 (Land North of Bartons Road) for Emerging Local Plan – December 2021

<b>Site name</b>
Land North of Bartons Road – (EHDC reference SA40)
<b>Name of Parish/Town council responding</b>
Rowlands Castle Parish Council (RCPC)
<p>In responding to these questions, the Parish Council defined the following general principles which should be observed in the design of the dwellings and layout of the site:</p> <ul style="list-style-type: none"><li>a. Housing density to be kept to a quality of life-enhancing limit of approximately 20 dwellings per hectare of the net developable land. The density of a development affects both its aesthetics and the long-term quality of life of its residents and so too dense a development would have an adverse effect. (See NPPF paragraph 122 d) and e)). The site is within the Rowlands Castle/Havant strategic gap and is surrounded on two sides by ancient woodland, and such a density would provide a transition from the rural countryside to a less intense development.</li><li>b. The site adjoins the driveway to The Oaks Crematorium and the grounds of the Crematorium, so the layout, orientation and design of the dwellings must respect the solemnity of this setting and the mourners.</li><li>c. 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 re-use of grey water.</li><li>d. Provision of private residential gardens of an average 90 sq. metres per dwelling, for relaxation, growing of plants and vegetables, drying washing etc. (Policy S27 g)).</li><li>e. Plenty of parking commensurate with a modern, semi-rural life (on average 2.5 spaces per household)</li><li>f. Incorporation of parking bays and laybys (of generous size) into the design and layout where necessary to obviate the need for on-street parking</li><li>g. 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)).</li><li>h. Variation in styles and distribution of houses to break up uniformity of the streets and add character and identity to them.</li><li>i. Quality of build, brickwork, and finish for long-term aesthetic appeal, irrespective of a dwelling's type of tenure. (Policy S27 d))</li><li>j. Overarching aim to create homes and communities that people will value and care for over a long term, resulting in safe, harmonious, and attractive neighbourhoods</li><li>k. Provision of Public Open Space that is overlooked by the front of dwellings. (Policy S27 b) and d).</li><li>l. The development should utilise local materials, architects, and businesses as much as possible to tie the development to Rowlands Castle, and reduce the carbon footprint.</li></ul>
<b>1. What are the important natural, historical, heritage and landscape features of the site and its environs? Please list and/or describe them</b>
<ul style="list-style-type: none"><li>a. Oak trees in the centre of the open area of the site. These should be retained and protected (see 'Assessment Constraints Plan' on page 12 of the Design and Access Statement for EHDC outline planning application 53322/003). The dead oak tree should be replaced.</li><li>b. The ancient woodland along the western and northern boundaries of the site which is part of the 'Bartons Copse and the Slip' SINC (reference: EH0252).</li></ul>

<p><b>2. What do you think is valuable about the features that you listed in your response to question 1?</b></p> <p>These features preserve rural aspects from and to the site and the proximity of the crematorium. The rural aspects 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.</p>
<p><b>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.</b></p> <p>a. Views into the site from the driveway to the crematorium. To protect these views and respect the solemnity of mourners travelling to the crematorium, the following must be provided:</p> <ul style="list-style-type: none"> <li>• As shown in the Design Landscape Analysis on page 29 of the Design and Landscape Access Statement for EHDC outline planning application 53322/003, there must be a 5m buffer zone.</li> <li>• Along the eastern boundary of the site and the crematorium driveway (including the community orchard), trees should be planted as shown in the Landscape Plan for planning application 53322/003.</li> <li>• There should be brick walls along the back gardens of dwellings along the driveway.</li> </ul> <p>b. Views from the grounds of the crematorium along the northern boundary of the site. As shown in the Landscape Plan for planning application 53322/003, trees should be planted along this boundary.</p> <p>c. Views towards from within the site towards ancient woodland at the northern and western boundaries. This woodland is part of the 'Bartons Copse and the Slip' SINC (reference: EH0252) and, as shown on the Design Landscape Analysis on page 29 of the Design and Landscape Access Statement, there must be a 5m buffer zone within the site to protect the trees.</p> <p>d. Views from the site over Havant and towards the coast</p>
<p><b>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?</b></p> <p>a. The Parish Council remains very concerned that access to the development immediately to the south of this site (Havant Borough Council (HBC) outline planning application APP/19/00007) would be from the driveway to The Oaks crematorium.</p> <p>Page 17 of the Design and Access Statement for EHDC outline planning application 53322/003 refers to a Development Consultation Forum held on 14 August 2018 which was attended by about 30 Councillors, HBC staff and interested members of the public. It reports: <i>There were some site-specific issues raised by Councillors. There was a plea to make the masterplan more fluid, a request to separate the joint access off Bartons Road with the Crematorium and a request to re-consider the site's relationship along the eastern boundary to the driveway of the Crematorium.</i></p> <p>It is thought to be inappropriate that access would be through the entrance signed as 'The Oaks Crematorium' and that there would be a conflict between vehicles travelling to and from the crematorium, and residential traffic.</p> <p>Since approval was given on 5th October 2020 for Havant Borough Council planning application APP/19/00007 (Outline Application for access with all other matters reserved, for up to 72 new homes - Bartons Road) which included the proposed access from the crematorium driveway, EHDC Planning application 53322/006 (Single storey extension to north elevation and altered service area - The Oaks Havant Crematorium) was approved on 25th August 2021. This will provide an additional cremator and will result in additional traffic along the driveway that was not considered when assessing its shared use by the adjoining housing development. This will serve to increase the potential conflict between the crematorium and residential traffic.</p>

b. The access to this site would be from the two roads running north-south at the eastern and western sides of the development shown in the plans for HBC Reserved matters application APP/21/00678.
<b>5. From where (which path(s) and/or point(s) on the site's boundary) should pedestrians gain access to the site?</b>
There should be pedestrian access from: a. Each of the two roads for vehicular access b. From the ends of the two central roads on the development to the south which are cul-de-sacs c. From the end of the road on the development to the south which runs west-east along the southern boundary of site SA40. This road ends at a cul-de-sac close to the driveway to the crematorium, and there should be a footpath from here along the eastern side of the site leading to the community orchard.
<b>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</b>
<b>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.</b>
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. 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. c. The type of housing should accommodate the following tenures: Market (Freehold), Affordable (Social Rent and Intermediate, and age-related).
<b>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</b>
The southern area of the site would be more suitable for new homes because there would be a community orchard, wetland and wildflower area, and attenuation pond in the northern and north-western parts of the site. Development in the southern area would enable there to be space between dwellings and the boundary of the grounds of the crematorium.
<b>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.</b>
a. As shown in the plans for EHDC outline planning application 53322/003, the following should be provided on the site: <ul style="list-style-type: none"> <li>• A Community Orchard</li> <li>• A wetland and mixed wildflower meadow area</li> <li>• A SuDS area (attenuation pond)</li> </ul> b. Public Open Space (POS) should also be provided around the oak trees in the centre of the site, and at the northern part of the site close to the boundary with the crematorium. <ul style="list-style-type: none"> <li>• Only the fronts of dwellings should face and overlook the Public Open Spaces (POS). The</li> </ul>

<p>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 1, 2 and 3.</p> <ul style="list-style-type: none"> <li>• POS must be provided on the site in advance of dwellings being occupied and must be accessible to all including people with disabilities.</li> <li>• Boundaries of the POS should protect them for their proper use. For example, measures should be implemented to prevent unregulated and anti-social parking.</li> <li>• Children's Play areas and equipment should be provided. These areas should be located in accessible places that are well overlooked but do not risk unacceptable disturbance to neighbours.</li> <li>• The POS should meet the needs of the whole community.</li> <li>• Public seating should be provided.</li> <li>• A scheme for the ongoing maintenance and management of the POS must be provided.</li> </ul>
<p><b>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.</b></p>
<p>N/A</p>
<p><b>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.</b></p>
<p>a. <u>Design of streets:</u></p> <ul style="list-style-type: none"> <li>• The streets should be curved to provide more visual appeal.</li> <li>• 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.</li> <li>• 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.</li> <li>• To enhance the appearance of the streets (and possibly provide traffic calming), a variety of surfaces should be provided. See Appendix A, Figure 2.</li> <li>• 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'.</li> <li>• The streets, surface and foul water drainage should be constructed to adoptable standards.</li> </ul> <p>b. <u>Design of housing:</u></p> <ul style="list-style-type: none"> <li>• The development is on the edge of the countryside within the Rowlands Castle parish and should therefore reflect the more rural feel, appearance and sense of place shown in general by properties in Rowlands Castle.</li> <li>• The houses should be set back from the road at different distances to provide a variety of appearances.</li> <li>• The dwellings should be of a variety of different styles ('patterns') and be constructed of a variety of materials which respond to the Rowlands Castle character of red brick and flint in order to reinforce local distinctiveness. See Appendix A, Figure 5. The other Figures in Appendix A also demonstrate a variety of different styles and the dwellings are set back from the road at different distances.</li> <li>• Boundaries of properties with the streets should be of the same style of brickwork as the dwelling or a hedgerow.</li> <li>• The design of the housing must exhibit green credentials and follow the 'Principles'</li> </ul>

defined above.
<p><b>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</b></p>
<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Instead of delineating parking bays with white paint lines, more aesthetically pleasing setts, metal studs or lines of timber should be used.</li> <li>• 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.</li> </ul> <p>c. Parking in courtyard to the rear of dwellings should still be overlooked for security reasons. See Appendix A, Figure 8.</p> <p>d. Laybys should be provided for use by visitors as along Woodlands Avenue in Rowlands Castle.</p> <p>e. Measures to reduce 'residual parking' should be implemented.</p> <p>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.</p> <p>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.</p>
<p><b>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.</b></p>
<p>Not applicable because there was no developer's presentation made to support this consultation by EHDC.</p>
<p>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 (<a href="http://www.easthants.gov.uk/draft-local-plan">www.easthants.gov.uk/draft-local-plan</a>)</p>



## **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**

