

EHDC Rowlands Castle Conservation Area Appraisal & Management Plan: Consultation draft

Reference: EHDC letter dated 07 October 25 re the above document.

Rowlands Castle Parish Council offers comments on the above document to ensure its accuracy by correcting matters of fact and offering additional input for the document and for the record. Input is listed in chronological order giving Section, page and paragraph references as necessary.

PDF document tab name. The document tab is wrongly labelled Ropley Conservation Area, when it should read Rowlands Castle Conservation Area – not acceptable for a consultation document.

EXECUTIVE SUMMARY

Page 04. First column, 4th bullet states that the Plan seeks to “set out an action plan with guidance and recommendations.....” The Parish Council queries what individuals or organisations are required to implement the action plan? Although there is both guidance and recommendations it appears that nothing is obligatory and no-one can be compelled to make changes/improvements that reflect this Plan.

Page 05. Second column, top 4 bullet points. Comment - the ability to action any of the 4 opportunities listed will depend entirely upon the owners of the properties being willing to spend money on improving the visual appearance and, for the Fountain Inn, being willing to entertain sensible alternative uses for the building that retain its outward appearance.

SECTION 1 INTRODUCTION

Page 09.

1.4.1 Local Planning Policy should be renumbered 1.4.2.

Local Planning Policy.

This should acknowledge that a small part of the RC Conservation Area lies outside Rowlands Castle Parish, in Stoughton Parish (West Sussex) and is also within the SDNP, so SDNPA Local Plan DEVELOPMENT MANAGEMENT POLICY SD15: CONSERVATION AREAS would apply.

Local Planning Policy

This should also refer to the following EHDC Local Plan Second Review (2006) saved policies:

HE4: New Development in a Conservation Area

HE5: Alterations to a building in a Conservation Area

HE6: Change of use of a building in a Conservation Area

HE7: Demolition of a building in a Conservation Area

1.4.2.1 Comment - is it appropriate to refer to policies in the emerging (regulation 18) EHDC Local Plan for 2021-2040? When the Rowlands Castle Neighbourhood Plan was being prepared, a draft version included references to the then regulation 18 Local Plan (2017 to 2036). The EHDC Planning Policy department advised the Neighbourhood Plan Steering Group to remove these references because until the Local Plan was ‘made’, there was no agreement about what policies and their wording there would be. Consequently, these references had to be removed from the Neighbourhood Plan. The Local Plan (2017 to 2036) did not progress beyond

Regulation 18. Should this principle of not referring to emerging Local Plan policies apply also for this Conservation Area document?

1.4.2.2 Rowlands Castle Neighbourhood Plan. This section should also refer to:

Policy 7: Rowlands Castle Village Centre – Non-Residential Development. This is because the Village Centre as defined on Map 17 is entirely within the RC Conservation Area.

1.4.3 Guidance. This section should also refer to:

The Rowlands Castle Settlement Character Assessment (2020). This document includes 'Settlement Character Area 1 – Village Core' which relates to the Conservation Area and defines broad management objectives. It also includes 'Settlement Character Type A – Historic Core' which provides Development Considerations. (link provided in Appendix 1 of the RC Neighbourhood Plan)

The Rowlands Castle Landscape Character Assessment (2012). (link provided in Appendix 2 of the RC Neighbourhood Plan)

The EHDC Conservation Area Leaflet (attached for information).

The SDNPA Design Guide Supplementary Planning Document. – for the part of the RC Conservation Area lying outside our parish boundary.

SECTION 2: CHARACTER

Page 16.

4th paragraph. The recreation ground is located to the west of the village centre not the north-east. Please amend.

Page 17.

1st paragraph. Delete 'eastern' before 'side of the historic core' and insert 'western'.

3rd paragraph. Delete the second sentence 'The site of the brickworks has since been redeveloped as a housing estate and is no longer publicly accessible' and replace with 'The site of the brickworks is now a residential gated community, albeit accessible by members of the public, with no trace of the brickworks remaining'.

Page 18 Architecture.

Section 2.3.1 – Architectural Styles

Comment - no photographs have been included of two historical dwellings on the north west boundary of The Green close to its junction with Links Lane. Have these been considered as other examples?

Page 21. This includes a photograph of 14 and 16 The Green, and the caption makes a complimentary reference to the ground floor. If this photograph is to be retained in the Conservation Area document, to give a balanced view it should be emphasised that the upper floor and the roof of 16 The Green (Flat 16B) were greatly altered without first obtaining planning permission. The building was originally symmetrical with 14 The Green. The hipped side roof has been converted to a side gable, the front first floor bay window has been redesigned and enlarged and the front dormer has been enlarged. This is an example of how a historic design can be spoiled by inappropriate development in breach of EHDC Local Plan Policies. Enforcement procedures are underway, but the building has not yet been restored to its former design so it continues to not reflect the character of the Conservation Area and is a 'distracting feature' (see section 3.3.2 'Distracting features').

Page 28.

2.5 Configuration and Direction of Movement. Paragraph 4.

3rd sentence – delete 'None are particularly busy thoroughfares' and replace with 'All these roads are now busy throughout the day because of the considerable increase in the local population together with increased home deliveries and the fact that Rowland Castle is used as a through route for many motorists.'

4th sentence – delete 1st word 'However,' now that the previous sentence has been changed.

2.6 Public Realm. Paragraph 4.

The small interpretation board is at the **eastern** end of the green not western end. Please amend.

Page 30.

2.7 Open Spaces and Trees. Paragraph 4.

Delete 1st sentence and replace with two new sentences as follows:

The deep grass 'verge' north of the Deerleap grounds is a continuation of the village green, although separated from it by Redhill Road, and is part of the legally registered 'village green' as recorded by the HCC Commons Registration Authority in Winchester. This 'verge' provides an important continuation of the green open space at the heart of the village.

New paragraph 5 need inserting after the amended paragraph above as follows:

The open space area behind the Deerleap Wall on the southern side of the Conservation Area, west of the grounds of Deerleap house and adjacent to Deerleap Lane is designated as Wood Pasture and Parkland (BAP - Biodiversity Action Plan) Priority Habitat (England). Wood pasture and parkland are mosaic habitats valued for their trees, especially veteran and ancient trees, together with the plants and animals that they support, so the site has a significant biodiversity value and should be maintained as such.

Page 31.

Photo on bottom right should be labelled 'Looking **westwards** from the public footpath.....' Not northwards. Please amend.

Section 4 – Boundary Review

Page 32. Proposed extension A

This states: This boundary alteration would also bring the historic red-brick building on the east side of Bowes Hill (known as Stansted Close) into the conservation area. **The name of the building is Stansted Court** not Close. Please amend, as Stansted Close is a road off Redhill Road.

Page 32. Comment - the proposed boundary extensions A and B are both supported as are the minor amendments (extensions C to H). Boundary Change D is in the part of the RC Conservation Area that is not in RCP but in Stoughton Parish (West Sussex) and subject to the SDNP Local Plan policies.

Page 50. APPENDIX A: BIBLIOGRAPHY

There needs to be a reference to the EHDC document 'Caring for East Hampshire's CONSERVATION AREAS AND HISTORIC BUILDINGS' [This leaflet is one of a series of guidance notes published as part of the Conservation Directory for East Hampshire. It amplifies some of the policy guidance given in Planning Policy Guidance Note 15 (PPG15) and the East Hampshire District Local Plan. A copy has been forwarded with this submission]

Page 59.

There is a photo of 14-16 The Green with reasons for inclusion as a positive contributor. As previously stated for the same photo as shown at page 21 the first floor flat No 16b has suffered

from unapproved changes that detract from its original appearance and that mean overall that the building is not a positive contributor. This fact should be added to the 'Reason for Inclusion' for balance.