

Our Ref: [REDACTED]

15th March 2023

East Hampshire District Council
Penns Place
Petersfield
GU31 4EX



BY EMAIL: neighbourhoodplans@easthants.gov.uk

Dear Sirs,

**Rowlands Castle Neighbourhood Plan (2022 – 2033)
Regulation 15 Submission**

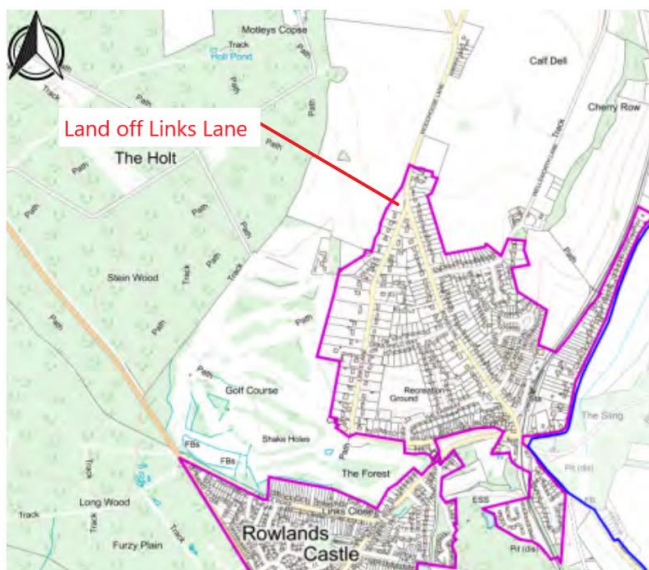
On behalf of Shorewood Homes Ltd, Fowler Architecture & Planning Ltd is pleased to have the opportunity to respond to the Regulation 15 Consultation of the Rowlands Castle Neighbourhood Plan on those elements relevant to our client.

Our client's interests relate to a small parcel of land at the northern end of Links Lane, close to the junction with Bowes Hill.

It has not been assessed in the Council's most recent Land Availability Assessment, but it is currently the subject of a planning application seeking outline planning permission for the erection of up to three dwellings (Application Ref: 21501/005).

Under the previous Regulation 14 version of the Neighbourhood Plan (NP), our client's land was shown to be included within the proposed Settlement Policy Boundary for Rowlands Castle (see image overleaf). We responded to the Regulation 14 consultation outlining our client's support for the proposed Settlement Policy Boundary.

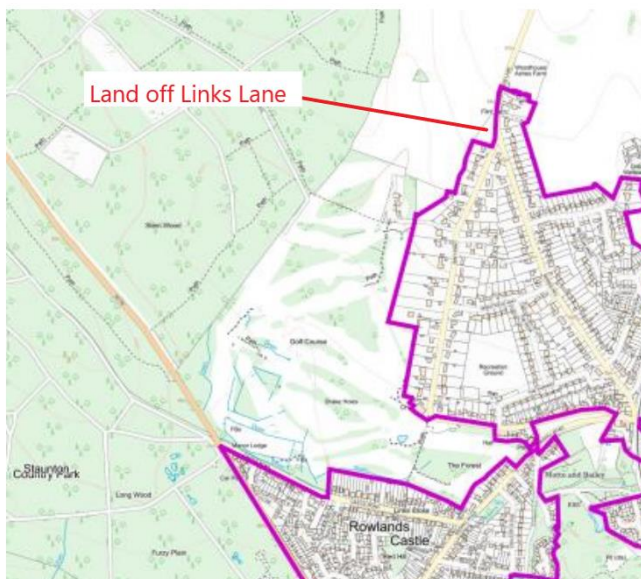
Map 16 - Rowlands Castle Settlement Policy Boundary



Rowlands Castle Settlement Policy Boundary
Regulation 14 Version of the Neighbourhood Plan

Under the current Regulation 15 Version of the NP, our client’s land has been omitted from the proposed Settlement Policy Boundary (see image below).

Map 15 - Rowlands Castle Settlement Policy Boundary



Rowlands Castle Settlement Policy Boundary
Regulation 15 Version of the Neighbourhood Plan

The removal of the Links Lane site from the proposed Settlement Policy Boundary appears to be the only change that has been made to this designation since the Regulation 14 consultation took place.

Having referred to the responses document that was prepared in respect of the Regulation 14 Consultation, it is clear that there is no justification or reasoning for the omission of the Rowlands Castle site from the proposed Settlement Policy Boundary. Indeed, this document outlines all the consultation responses that were received at Regulation 14 stage and outlines what changes are proposed to the Draft Plan – amending the Settlement Policy Boundary from what was proposed at Regulation 14 stage is not one of them.

Indeed, there were no objections to the proposed Settlement Policy Boundary as part of the Regulation 14 consultation.

Our client's therefore **strongly object** to the proposed Settlement Policy Boundary, and therefore request that this designation is amended to reflect what was shown at Regulation 14 stage – which attracted no objection.

The Parish Council themselves accept in the aforementioned document that *“Opportunities for development, particularly within the existing settlement policy boundary are indeed limited”*.

With this in mind, the Links Lane site is a natural and logical location for a small residential scheme, which could be brought forward quickly.

It currently stands adjacent to the Settlement Policy Boundary for Rowlands Castle, outside the South Downs National Park, AONB and Conservation Area.

It stands within flood zone 1 and is not located close to any listed buildings.

In terms of sustainability, Rowlands Castle is served by the No. 27 bus service, which provides a frequent weekday bus service between Rowlands Castle and Emsworth. The nearest bus stop (for this particular service) is approximately 900m from our client's site, off Redhill Road to the south east.

Rowlands Castle is a highly sustainable location, and Links Lane benefits from both streetlighting and a footway. Within walking distance of our client's land are number of services and facilities, including:

- Primary school;
- Nursery school;
- Public houses;
- Golf club;
- Convenience store;
- Village hall; and,
- Recreation ground

It is also noteworthy that under the current outline planning application that no objection has been raised by either Landscape or Environmental Health, and the Planning Policy Team noted that *“It is noteworthy that the proposal adjoins the SPB, but rather than protrude extensively into the countryside, it would connect SPB to SPB on the eastern side. Development at this location wouldn’t cause creep of the village further into the depths of the countryside, as the SPB continues to the east further north, but its green nature does help with the gradual transition from countryside into the settlement”*.

In summary, our client objects to the proposed Settlement Policy Boundary for Rowlands Castle, and respectfully request that it be amended to reflect that presented at Regulation 14 stage.

Yours faithfully,

Mark Pettitt BA(Hons) MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

cc: Client