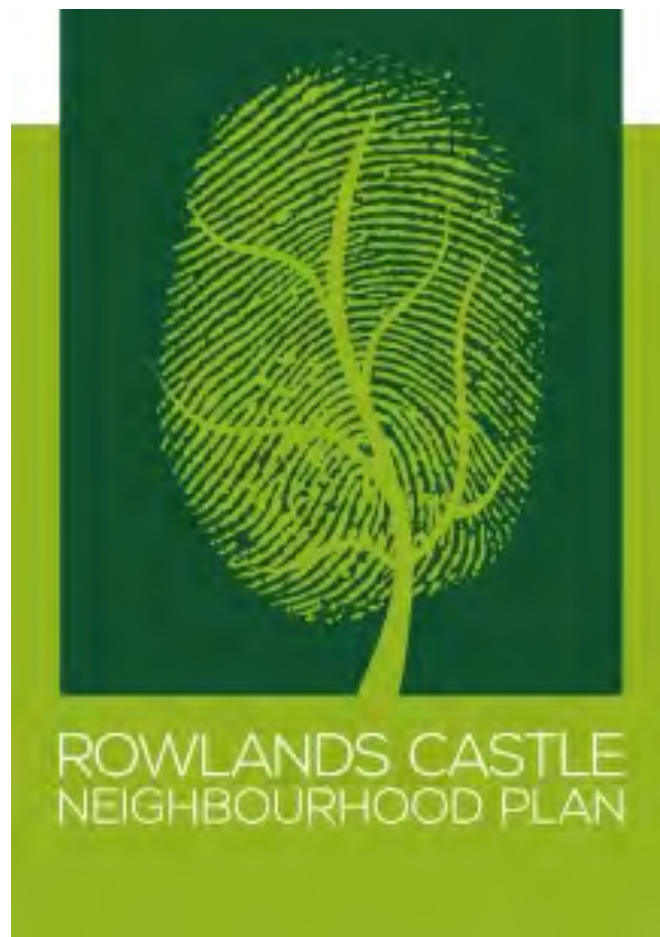


D R A F T

**ROWLANDS CASTLE
PARISH COUNCIL**



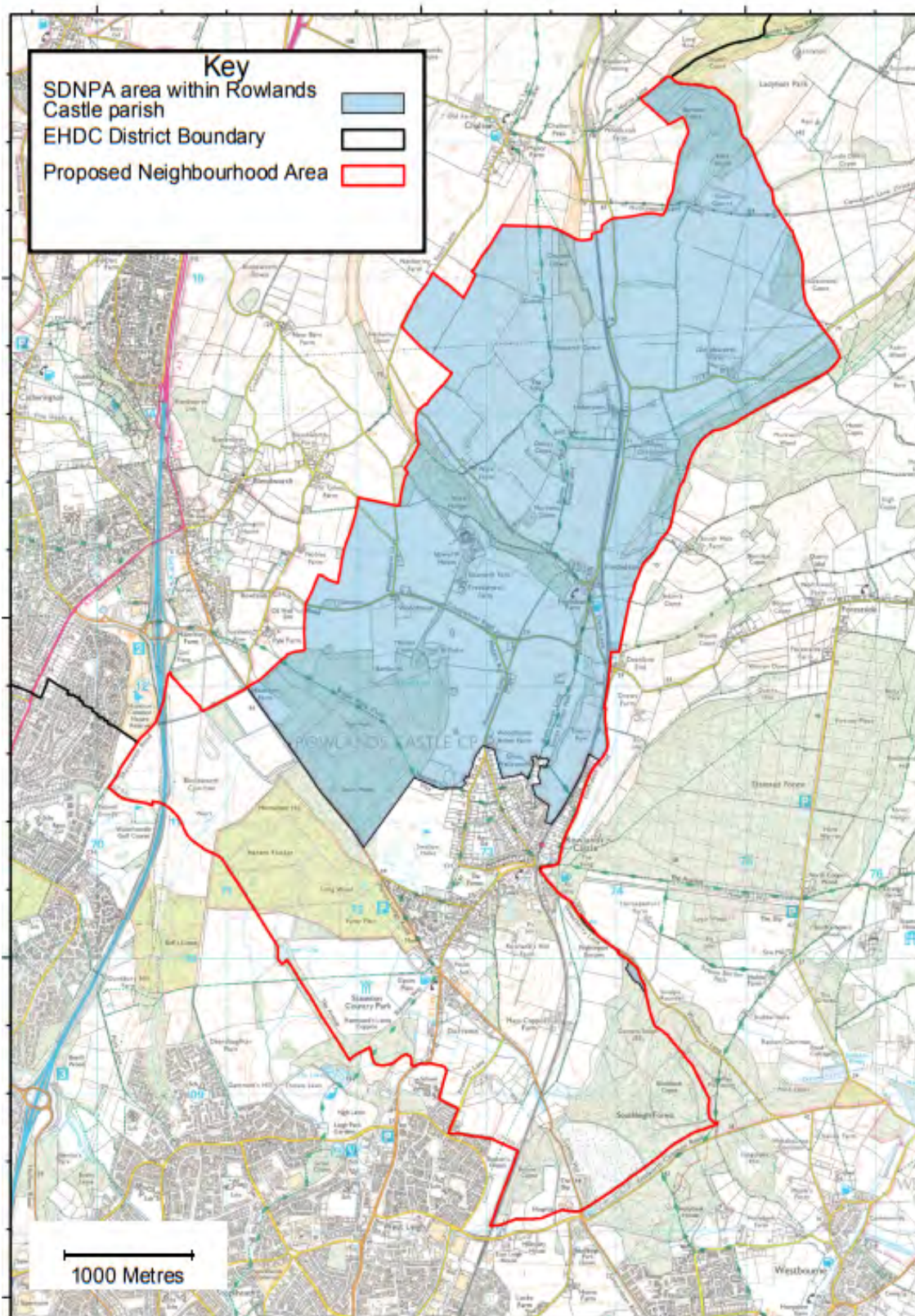
2022 – 2033

ROWLANDS CASTLE PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

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Map 1 -Rowlands Castle Neighbourhood Development Plan designated area showing Parish and National Park boundaries



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Introduction

Rowlands Castle – A Rural Parish

- 1.1 The Parish of Rowlands Castle lies in a rural part of southeast Hampshire, with the village of Rowlands Castle located 9 miles south of Petersfield and on the border with West Sussex. The Parish covers 19 square kilometres and also includes the hamlet of Finchdean, the residential conversion of Idsworth Park, scattered farms and cottages and their surrounding countryside. The settlements share the same wonderful countryside setting and are linked through history and geology but each has its own distinctive character. The Parish is partly within the South Downs National Park to which it acts as a gateway, as well as being situated in East Hampshire District.
- 1.2 Rowlands Castle village is centred around one of the largest village greens in Hampshire and retains its unique village identity thanks to its clear separation from the nearby towns of Havant and Horndean. It has direct road links to surrounding settlements and the A3, as well as a railway station on the London/Portsmouth main line. This situation, with good access to the surrounding countryside as well as ease of commuting to work elsewhere, has made Rowlands Castle an attractive place to live. There has been significant expansion with new housing development in the village over recent years. The centre of the village around The Green provides shops, a garage, a doctors' surgery, a pharmacy, a veterinary surgery, three public houses, and the United Reformed Church. The Parish Hall with a nursery school, the Recreation Ground and the station are near the centre. Further away from the village centre there are also a Church of England church and Primary School housing a further nursery school, another public house, hotel accommodation and a petrol station. There is a vibrant community with many active clubs and organisations, a number of sports played at the recreation ground, and a golf course and clubhouse. While Rowlands Castle retains its character and function of a village, it is nevertheless dependent on nearby Havant and other towns for most shopping and services, together with secondary schools.
- 1.3 The nearby rural hamlet of Finchdean has its own pub, some local employment, and the nearby St Hubert's church dating from the eleventh century. It has easy access to the open countryside in the South Downs National Park.

The Plan and why it is needed

- 1.4 A Neighbourhood Development Plan is prepared by the local community. It is a part of the statutory planning system that controls development.
- 1.5 In Parishes like Rowlands Castle it is up to the Parish Council to start the process of preparing a plan but it must be achieved involving local people as much as possible.
- 1.6 A key consideration for Rowlands Castle is to retain the identity and distinctiveness of the settlements and other residential sites in the Parish. This plan will not determine the

location of any new housing but its policies will influence any future development of new homes, their design, and how they will contribute to the setting of Rowlands Castle Parish.

- 1.7 The Parish also faces a longstanding community aim to maintain and, where possible, improve the quality of its environment, the design of development, local services and infrastructure, and also to reduce the impact of traffic. Many of these have been considered previously in the Rowlands Castle Village Design Statement (2000), a 2008-2018 Parish Plan, and supported by the Rowlands Castle Local Landscape Character Assessment (2012). They remain important documents that set out the nature of the Parish we live in. A Settlement Character Assessment produced for the Parish in 2020 further describes the key characteristics of the settlements of Rowlands Castle and Finchdean, and includes objectives for any future development. The Rowlands Castle Neighbourhood Development Plan however, is an opportunity to establish these future development guidelines and considerations with real legal force, for any future sustainable development.
- 1.8 The Rowlands Castle Neighbourhood Development Plan covers the area of the Parish of Rowlands Castle. See map 1.

How the Plan was prepared

- 1.9 The South Downs National Park Authority designated part of the Rowlands Castle Neighbourhood Development Plan Area on 24th March 2017 and East Hampshire District Council approved the formal designation of the Rowlands Castle Neighbourhood Development Plan Area on 26th April 2017. The Parish Council had previously held specially convened meetings of residents of the parish and these demonstrated widespread support for the development of a Neighbourhood Plan. A Steering Group of ten Rowlands Castle Parish residents was set up to organise the work, drawn from the many people who had expressed an interest in the plan and representative as far as possible of a cross-section of the Rowlands Castle Community. Those who had volunteered brought considerable knowledge of the Parish and key skills, and were organised into working groups to carry out the work. An administrator from the Rowlands Castle Parish office was appointed. How the work was carried out is shown on the Neighbourhood Plan development page on the Parish Council website (www.rowlandscastlepc.org.uk)

Engaging with the Community.

- 1.10 At every stage the Parish Council and the Steering Group have involved the Rowlands Castle Community through a web site and consultations with residents, local organisations and businesses. Residents have been kept informed of progress through briefings at Parish meetings, and with articles in the Rowlands Castle Association magazine, and in a local newspaper. Questionnaires were circulated to all households and public comment specifically sought on potential housing needs before drafting the Plan. Residents' views on, and aims for, the Parish have been sought through local community email communications and through an online survey questionnaire. The draft Neighbourhood Development Plan content, including the policies, were widely circulated and advertised and discussed at public fora before publishing the pre-submission draft of the plan. An extensive consultation was carried out on the pre-submission draft over eight weeks. Details of the consultations are

shown on the Neighbourhood development plan page on the Parish Council website (www.rowlandscastlepc.org.uk).

The Strategy for the Plan

- 1.11 The strategy for the Rowlands Castle Neighbourhood Development Plan is to enable and provide guidance for development in appropriate parts of the Parish. The aim is to maintain the separation and distinctiveness of the settlements within the Parish and, in particular, the separation of Rowlands Castle village from nearby towns. There are also a number of major constraints that limit opportunities for further development. The Parish is partly within a National Park where it is essential to minimise any impact on the landscape of the park. In this area, this includes the maintenance of the extensive natural tree cover that makes an essential contribution to the park and to the setting of the residential settlements. At times of prolonged heavy rainfall during the winter months, a lavant (seasonal stream) will flow through Finchdean hamlet and Rowlands Castle village. As a result, flooding in and around Finchdean and Rowlands Castle is occasionally experienced. This has been ameliorated by a road scheme and good maintenance of drainage channels. The designated Conservation Area around The Green in the centre of Rowlands Castle village also restricts development. Subject to need, appropriate development will be encouraged, but areas subject to flooding and landscape constraints, as well as the need to maintain the gaps between the Parish and other settlements, limit opportunities for further development.

Fitting in with other Plans

- 1.12 Rowlands Castle Parish is located within the area covered by East Hampshire District Council. However, since April 2011 the South Downs National Park Authority has been the planning authority responsible for that part of Rowlands Castle Parish lying within the National Park with East Hampshire District Council remaining the planning authority for the parish outside of the National Park. A Joint Core Strategy (JCS) for East Hampshire was approved by East Hampshire District Council on 8th May 2014 and by South Downs National Park Authority on 26th June 2014, providing a single set of policies covering both areas of the parish. Following that, in July 2019 the South Downs National Park Authority Local Plan was adopted covering the whole park area and the JCS policies applying within the National Park were superseded. The JCS policies, together with a number of saved policies from the EHDC Local Plan (Second Review) (2006) as well as the EHDC Local Plan Housing and Employment Allocations adopted in April 2016, continue to apply to the remainder of the parish outside of the National Park. East Hampshire District Council is developing a new hybrid Local Plan (2017- 2038).
- 1.13 The Rowlands Castle Parish Neighbourhood Development Plan must therefore be in conformity with the applicable planning policies of both the East Hampshire District Council and the South Downs National Park Authority, insofar as they apply within their designated areas of authority.
- 1.14 The Rowlands Castle oilfield is situated at the northeast of The Holt woodland. This is one of the three sites of the Horndean oilfield and is regulated by Hampshire County Council's Hampshire Minerals and Waste Plan (October 2013, as reviewed in 2018 and 2020).

- 1.15 The Local Plan of the National Park Authority, the Local Plan of East Hampshire District Council, the Rowlands Castle Parish Neighbourhood Development Plan and the Hampshire County Council Minerals and Waste Plan will together form the Development Plan (a legal term covering all the planning policies for the area) for Rowlands Castle Parish.

How to use this Plan

- 1.16 The planning policies that will apply to Rowlands Castle Parish will be the adopted Rowlands Castle Parish Neighbourhood Development Plan, the South Downs National Park Authority Local Plan adopted in July 2019, the adopted East Hampshire District Council Local Plan, and the approved Hampshire County Council Minerals and Waste Plan. The Rowlands Castle Parish Neighbourhood Development Plan complies with strategic policies in the East Hampshire Joint Core Strategy and the South Downs Local Plan. Any conflict between non-strategic policies of these documents would be resolved in favour of the most recently adopted plan, not necessarily the Local Plans.

Vision & Objectives

Vision

“To conserve and enhance the Parish of Rowlands Castle as an attractive community, whilst maintaining its separate identity, character and distinctiveness.”

Objectives

- To retain the character of the Parish of Rowlands Castle.
- To maintain and, when possible, improve the quality of the built environment through high quality design and layout of development together with conservation and enhancement of the historic environment.
- To enhance the green and open character of the Parish and its village, providing green areas, habitats and open space, particularly in association with development.
- To promote a Parish that retains a sense of distinct settlements having their own character and social identity and the gaps between them, through the location of development and community provision and improved walking and cycling access.
- To enhance community life, by enabling provision of housing for local needs, promoting local employment and supporting retail, community and sports provision, working with EHDC on housing allocations to meet local needs.
- To locate development within good walking and cycling access to retail, community and sports provision and to the countryside, minimising car usage and the need for additional local parking and demands on other infrastructure.
- To minimise the impact of development on landscape and wildlife and to promote their protection.

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Policy 1 – Gaps between Settlements

Policy Objectives

- To provide a clear break between the settlements of Rowlands Castle and Havant. This will maintain a ‘sense of place’ for residents of, and visitors to, the two settlements. When passing between the two settlements (by all forms of transport including via the B2148 (Comley Hill and Whichers Gate Road), B2149 (Durrants Road and Manor Lodge Road) and Prospect Lane) there should be a recognisable structure to the settlements, establishing in travellers’ minds that they have left one settlement before they arrive in another.
- To preserve the individual identity of Rowlands Castle and the integrity of the predominantly open and undeveloped land between it and Havant by preventing coalescence.

Key Supporting Documents

- Rowlands Castle Neighbourhood Development Plan: Gaps between Settlements Evidence paper
- Rowlands Castle Local Landscape Character Assessment (2012)
- Rowlands Castle Settlement Character Assessment (November 2020)
- Rowlands Castle Neighbourhood Development Plan: Locally Significant Views Report (Jan 2021)
- Rowlands Castle Parish Plan (2008–2018)
- EHDC Landscape Capacity Study (September 2018) – Part 3
- EHDC Land Availability Assessment (September 2021)
- East Hampshire District Core Strategy – Background Paper on Gaps between Settlements – September 2011
- East Hampshire Green Infrastructure Strategy (May 2019)
- Hampshire County Council Integrated Character Assessment (2012)

Relationship to other Policies

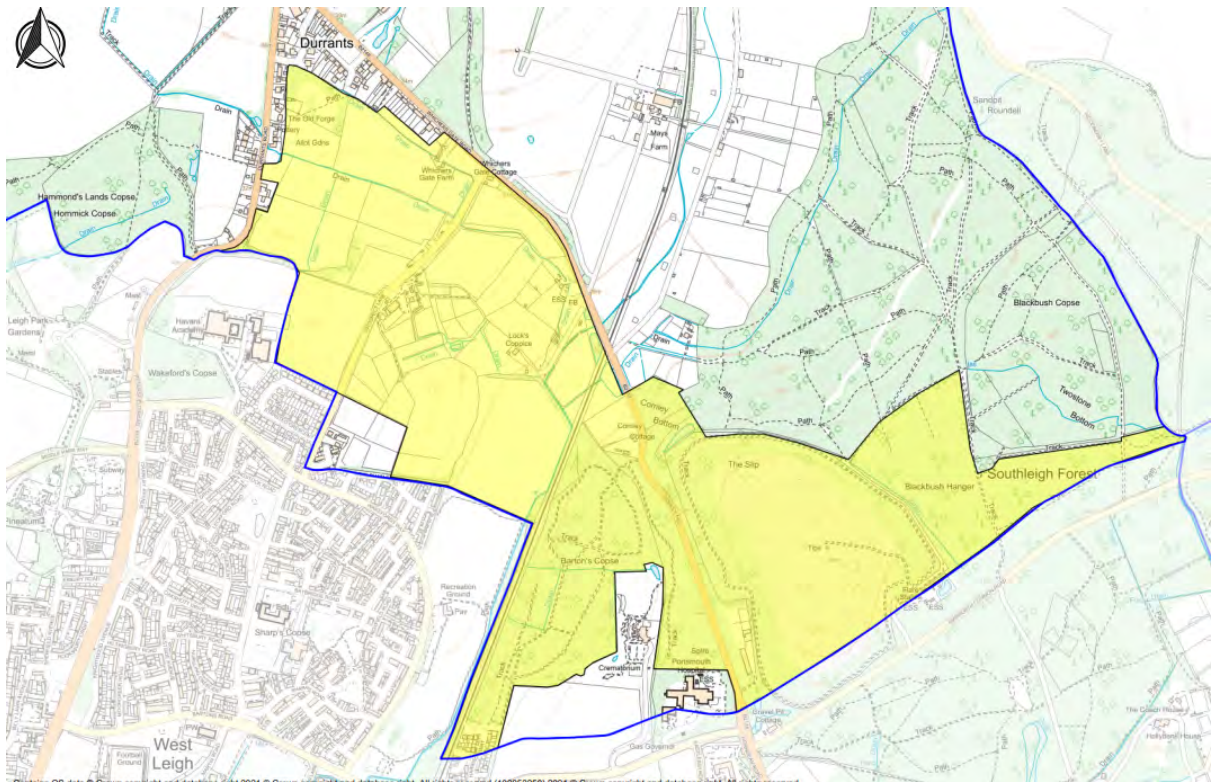
- EHDC Local Plan: Joint Core Strategy (2014)
 - Policy CP23: Gaps between Settlements
- South Downs National Park Local Plan (2014-2033)
 - Policy SD4: Landscape Character

Policy 1 – Gaps between Settlements

Development proposals should ensure the retention of the open character of the land identified between Rowlands Castle and Havant in Map 2 by maintaining the integrity of the predominantly open and undeveloped land between these respective settlements.

Development within these areas will only be permitted where it would not undermine the visual and physical separation of these settlements.

Map 2 – Gaps between Settlements



Policy 2 – Landscape Character and Views

Policy Objectives

- To conserve and enhance the parish landscape together with the setting of each of the main residential centres of Rowlands Castle, Finchdean and Idsworth House/Park within it.
- To maintain the distinctive landscape vistas and the visual connectivity between the surrounding countryside and the built environment.

This policy draws on several sources. The Rowlands Castle Local Landscape Character Assessment (2012) classifies and describes the various landscapes found within the parish, highlights the need to conserve the vistas, diversity and tranquility of the landscape to preserve the varied landscape types and also to take account of the distinct setting of housing within the parish landscape. The Neighbourhood Character Study for East Hampshire District Council (December 2018) noted the importance of an effective woodland buffer along the eastern boundary of the parish and recommended that existing woodland areas be conserved and protected. The EHDC Green Infrastructure Strategy (May 2019) emphasises the value of Green Infrastructure in promoting health & wellbeing, biodiversity and improving landscape quality amongst others, and shows the location of Ecological Network Opportunity Areas within the plan area including land in the lavant valley south. Ecological Networks are a group of habitat patches that species can easily move between, maintaining ecological function, conserving biodiversity and providing the basic natural infrastructure that will enable biodiversity to recover.

Lastly the Rowlands Castle Settlement Character Assessment (November 2020) lists a number of broad management objectives and development considerations that are informed by, and related to, the parish landscape character.

Key supporting documents

- Rowlands Castle Local Landscape Character Assessment (2012, reviewed Oct 2020 and affirmed as still relevant).
- Rowlands Castle Settlement Character Assessment (November 2020)
- Rowlands Castle Neighbourhood Development Plan: Locally Significant Views Report (August 2020)
- Neighbourhood Character Study for East Hampshire District Council (December 2018)
- East Hampshire District Council Green Infrastructure Strategy (May 2019)
- Mapping the Hampshire Ecological Network (Version 3 March 2020), Hampshire Biodiversity Information Centre

Relationship to other policies

- EHDC Local Plan: Joint Core Strategy (2014)
 - Policy CP19: Development in the Countryside
 - Policy CP20: Landscape

- South Downs National Park Local Plan (2014-2033)
 - Strategic Policy SD4: Landscape Character
 - Strategic Policy SD5: Design
 - Strategic Policy SD6: Safeguarding Views

Policy 2 - Landscape Character and Views

1. Development proposals should, where appropriate, demonstrate how (i) the Rowlands Castle Local Landscape Character Assessment (2012) and (ii) the broad management objectives and development considerations set out in the Rowlands Castle Settlement Character Assessment (September 2020) have been used to inform the design. In particular they should:
 - a. Conserve and, where possible, enhance those features that contribute to the character, visual quality, pattern and evolution of the landscape;
 - b. Respect natural features;
 - c. Conserve and enhance the Ecological Network Opportunity Areas within the plan area shown in Map 3.
2. Development proposals likely to affect any of the locally significant views listed in Table 1 and shown below should assess their impact on the view(s) and show in sufficient detail how the proposal would alter the view. Development proposals will only be permitted where they do not result in a significant adverse impact.

Map 3 – Ecological Network Opportunity Areas

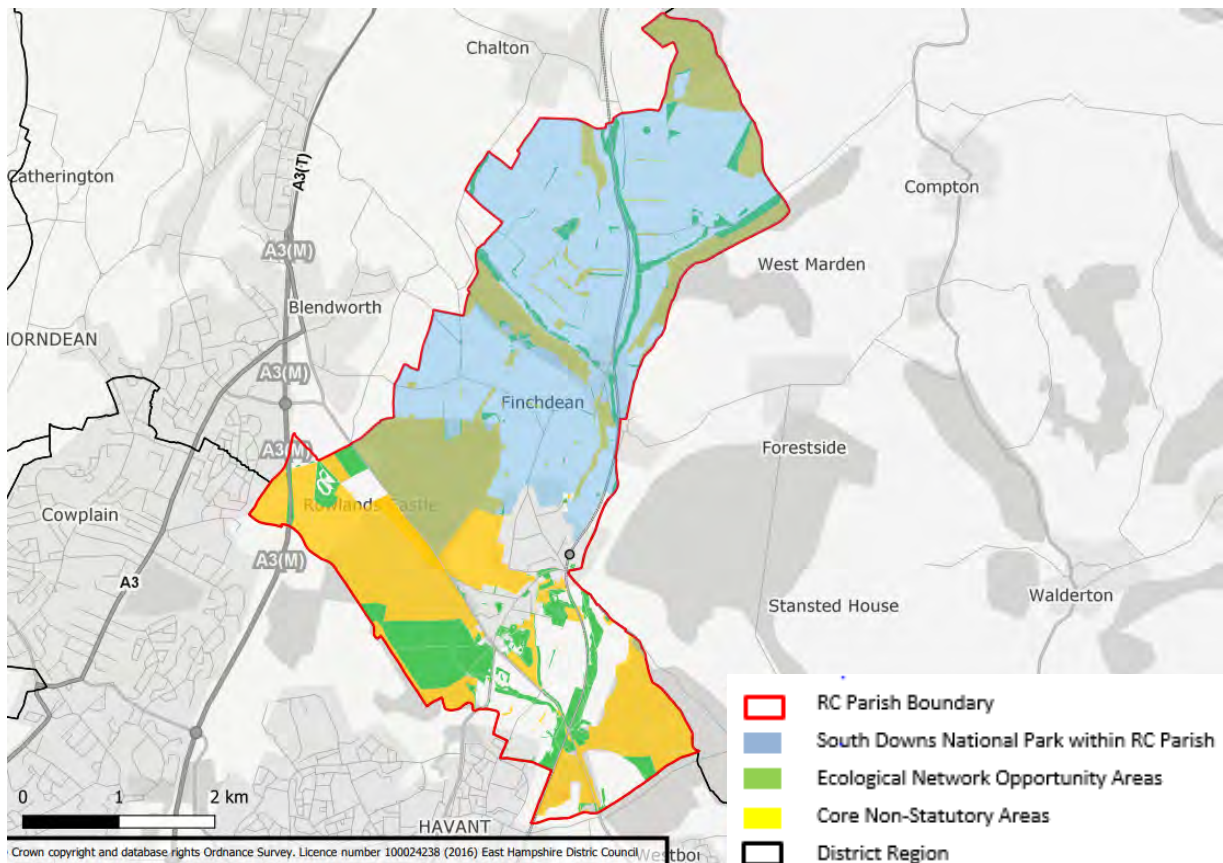


Table 1 – Locally Significant Views

A. Views in the northern parish (locations on Map 4)

- A1** - St Hubert's Church (11th C) viewed from Chalton Down footpath.
- A2** - St Hubert's Church (11th C) viewed from Idsworth Down footpath at Oxleys Copse.
- A3** - St Hubert's Church (11th C) viewed from road adjacent to Heberdens.
- A4** - View northwards toward Old Idsworth from FP at South Holt Farm.
- A5** - Ancient hanger woodland and grassland SINCC of Cherry Row (North) viewed NW from end of Shooting Ride in Stanstead Forest.
- A6** - Rowlands Castle viewed SW from Forestside.
- A7** - Idsworth House viewed from Wellsworth Lane/Sussex Border Path.
- A8** - Roadside view from Woodhouse Ashes Farm north toward Idsworth House.
- A9** - View SE toward Finchdean Road and Rowlands Castle settlement boundary from footpath at Great Wellsworth.

B. Views in the southern parish (locations on Map 5).

- B1** - Lavant Valley viewed west northwest at Nightingale Bottom.
- B2** - Lavant Valley viewed west between B2148 and Mays Coppice Farm.
- B3** - Lavant Valley viewed northeast from B2148 at Railway Bridge and footpath.
- B4** - Prospect Lane, view north toward B2148 junction.
- B5** - Durrants viewed northwest across fields from Prospect Lane.
- B6** - View north along Shipwrights Way/Staunton Way (HCC Bridleway 24) from B2148.

C. Views of Finchdean, Rowlands Castle Green, Redhill Road and Whichers Common (locations on Maps 6 & 7).

- C1** - Finchdean Green, village pound and blacksmiths shop.
- C2** - RC Village Green, view W towards Church on the Green & Links Lane.
- C3** - Church on the Green, view W from Rowlands Castle Village Green.
- C4** – Rowlands Castle Village Green, view E entering from Redhill Road.
- C5** – Rowlands Castle Village Green, view E toward railway arches on Finchdean Road.
- C6** – Rowlands Castle Village Green, view S toward Deerleap.





B1



B2



B3



B4



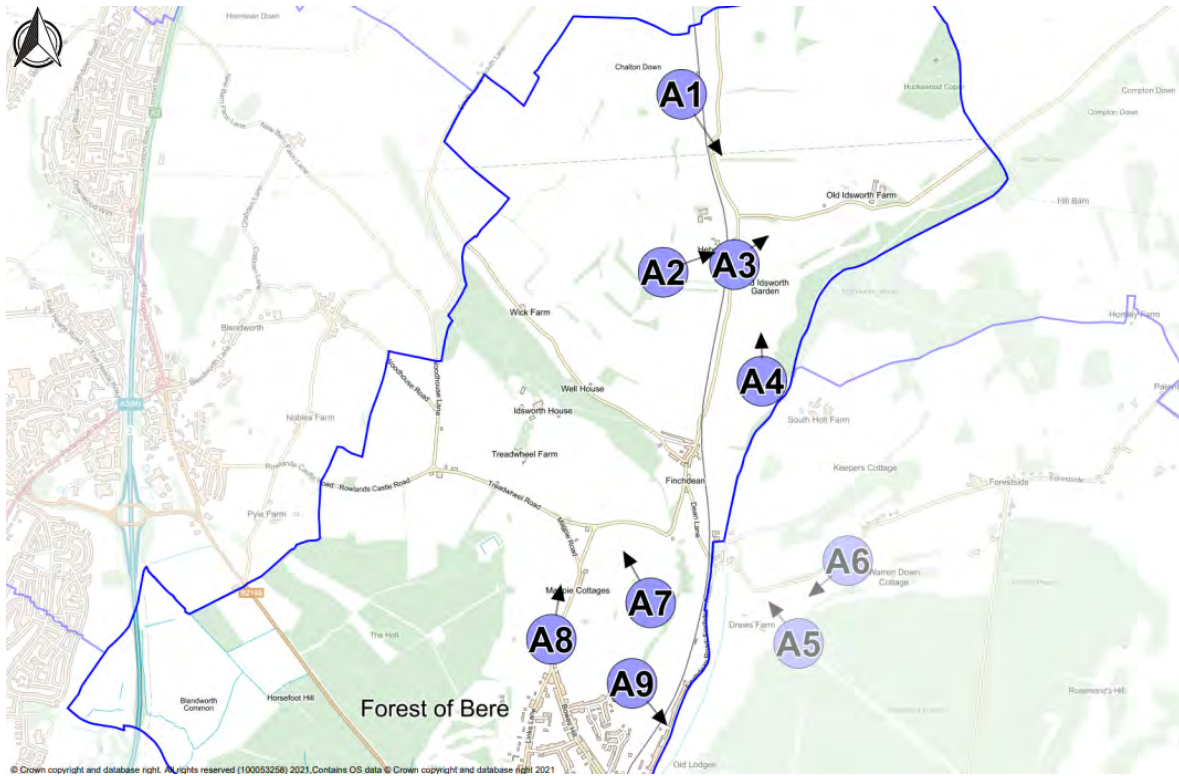
B5



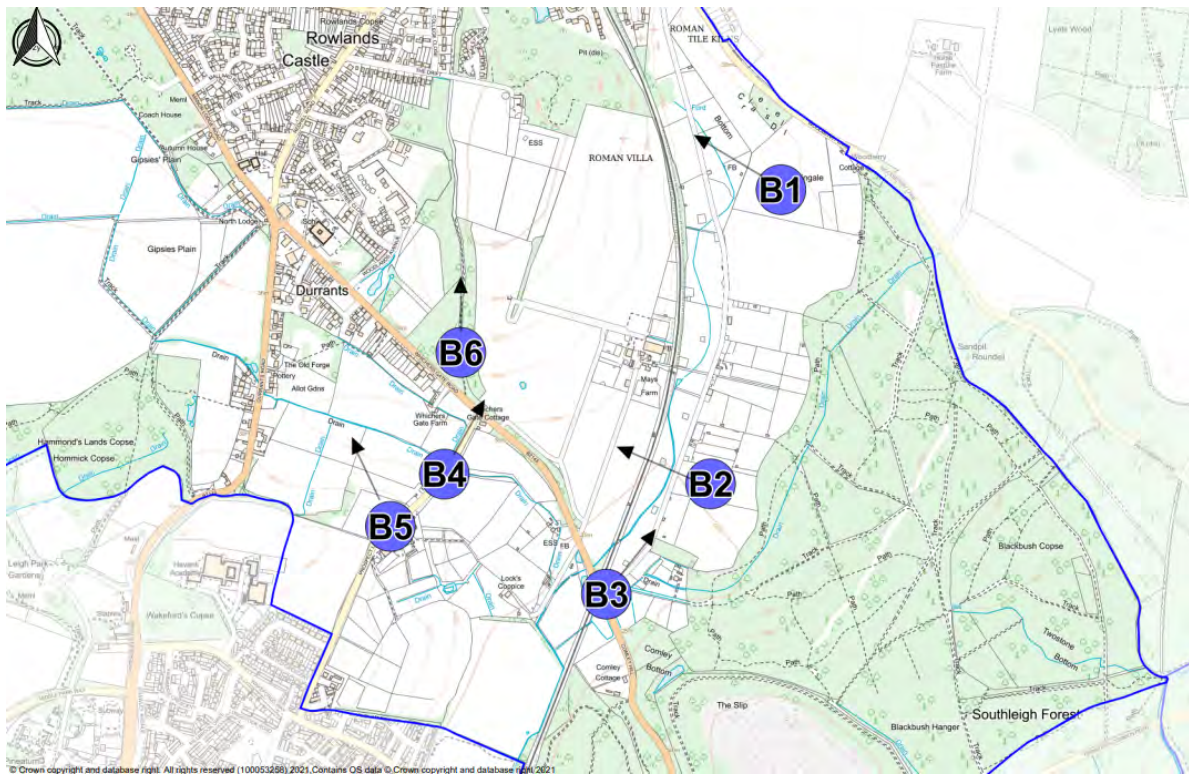
B6



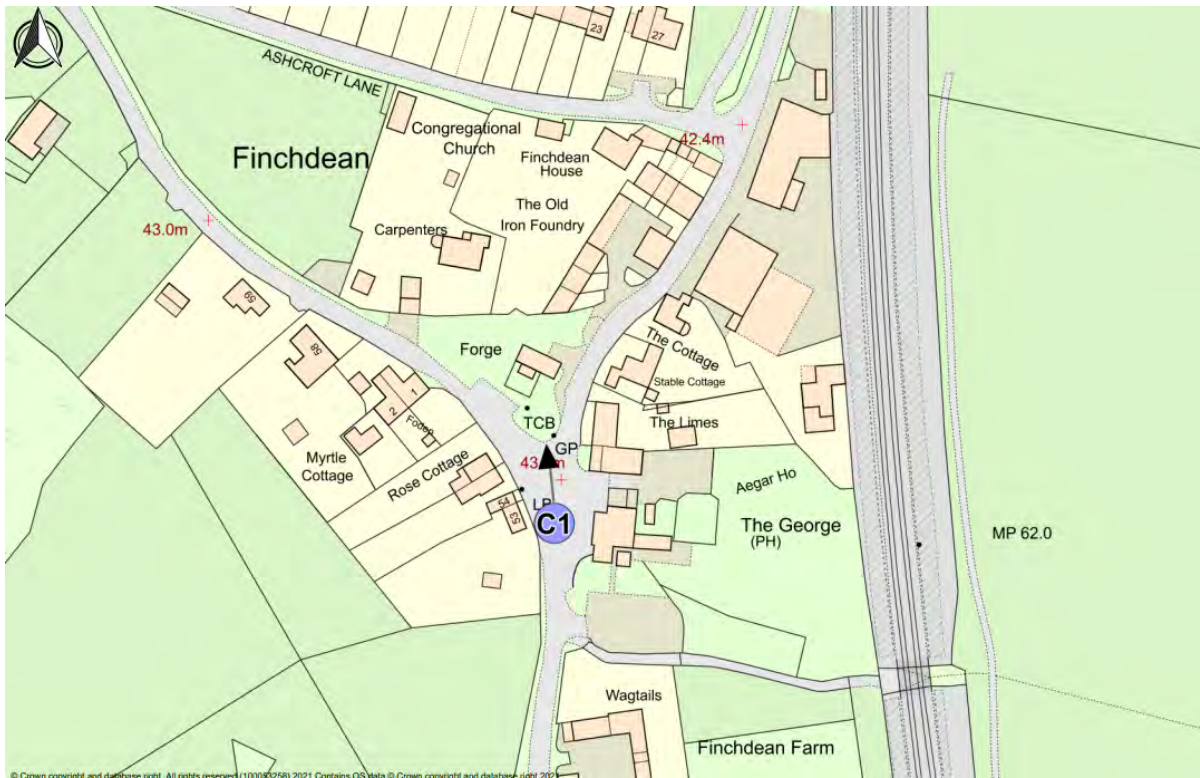
Map 4 - Location of views A1 – A9



Map 5 - Location of Views B1 – B6



Map 6 - Location of View C1 (Finchdean Village Green)



Map 7 - Location of Views C2 - 6 (Rowlands Castle Village Green)



Policy 3 – Local Green Spaces and Protected Open Spaces

Policy Objectives

- The character of Rowlands Castle Parish owes much to its close relationship with the surrounding countryside and to green areas within the village.
- The highest category of open space encouraged by government policy is Local Green Space i.e. green spaces that are demonstrably special to a local community. The plan designates Local Green Spaces to provide extra protection to them that rules out new development other than in very special circumstances. As shown below, the Local Green Spaces comply with the criteria in paragraph 102 of the National Planning Policy Framework (2021).
- It is a key objective of the plan to protect and enhance the green and open character of the Parish. The green spaces and open spaces contribute to the quality of the built environment, enhancing community life and protecting landscape and wildlife.

Key Supporting Documents

- Rowlands Castle Neighbourhood Development Plan: Local Green Spaces and Protected Open Spaces Evidence paper
- Rowlands Castle Settlement Character Assessment (November 2020)
- East Hampshire Green Infrastructure Strategy (May 2019)
- Open Spaces Society – Information Sheet 20 – Local Green Space Designation

Relationship to other Policies

- EHDC Local Plan: Joint Core Strategy (2014)
 - Policy CP28: Green infrastructure
- South Downs National Park Local Plan (2014-2033)
 - Policy SD45: Green Infrastructure
 - Policy SD46: Protection of Open Space, Sport and Recreation Facilities and Burial Grounds/Cemeteries
 - Policy SD47: Local Green Spaces

Policy 3 – Local Green Spaces and Protected Open Spaces

Local Green Spaces

The Local Green Spaces listed below and shown on the maps indicated will be protected and, if appropriate, enhanced for their existing biodiversity or recreational use, in accordance with Paragraph 101 of the National Planning Policy Framework (2021). Essential utility infrastructure will be permitted if no alternative site is available but no other type of development will be permitted.

Map 8

- The Green

Map 9

- Rowlands Castle Village Green
- Land between Church on the Green and Redhill Road
- Rowlands Castle Recreation Ground

Map 10

- Rowlands Copse
- Whichers Common
- Allotments off Durrants Road
- Wooded Area along the western and eastern sides of Shipwrights Way/Staunton Way (HCC Bridleway 24) (from Whichers Gate Road to The Drift)
- War Memorial
- Land surrounding the King's Stone

Protected Open Spaces

The protected Open Spaces listed below and shown on the maps indicated will be protected and, if appropriate, enhanced for their existing biodiversity or recreational use. A protected Open Space should not be built upon unless it has been shown to be surplus to requirements, or the loss resulting from the proposed development would be replaced by desired facilities of equivalent or better quantity and quality in an equally suitable location.

Map 11

- Land between Kings Close and Castle Road
- Land between Kings Close and Manor Lodge Road
- Land in Kings Meadow Estate (7 spaces designated in KME1 to KME7)

Map 12

- Public amenity area on Deerleap Lane
- Public Open space on Bailey Road
- Land to the south east of Woodlands Avenue from its junction with Whichers Gate Road (Woodlands Avenue 1)
- Land at the junction of Woodlands Avenue and Oak Tree Close (Woodlands Avenue 2)
- Land to the north of Oaktree Close and south of Woodlands Avenue (WA3)
- Open space between Oak Tree Close and St. John's CEC Primary School (WA4)
- Open space between 40 and 42 Woodlands Avenue (Woodlands Avenue 5)
- Open space between 43 and 45 Woodlands Avenue (Woodlands Avenue 6)

Map 13

- Uplands Green

Compliance of Local Green Space designations with NPPF (2021) Paragraph 102

Local Green Space	Paragraph 102 of the National Planning Policy Framework (2021) Criteria						
	Close proximity to the community?	Demonstrably special to the community with regard to:					Extensive tract of land?
		Beauty	Historic significance	Recreational Value	Tranquillity	Richness of wildlife	
The Green, Finchdean	The Green is at the centre of the Finchdean hamlet continuing to act as a gathering place and is now enjoyed by a growing young population as a recreational area. It is the site of the historic pound and former Forge. It also plays an integral part in flooding years as the ditch / culvert pass through the Green. It is very important to the local community, and visiting walkers and cyclists stop there to rest and enjoy the attractive surroundings.						
	Yes	Yes	Yes	Yes			No
Rowlands Castle Village Green	The Green is in the village centre and is widely used for leisure and recreational purposes by both residents and visitors to the parish. Annual events such as the May Day picnic, and village fair are held on it. It was legally registered as a 'Village Green' in 1966. It is in the Rowlands Castle Conservation Area.						
	Yes	Yes	Yes	Yes			No
Land between the Church on The Green and Redhill Road	This adjoins the Rowlands Castle Village Green, is adjacent to the Church on The Green (a non-designated Heritage Asset), and it provides a very visible continuation of The Green. It is used during community events held on the Village Green.						
	Yes	Yes		Yes			No
Rowlands Castle Recreation Ground	This includes a sports pavilion, two full-size and one smaller football pitches (used during the season for matches and training sessions by several youth teams and one adult team), cricket pitch (used by a cricket team based in Rowlands Castle), three tennis courts (used by the Rowlands Castle Tennis Club), children's play area, outdoor gym, slip wire, outdoor table tennis table, and wildflower area. The recreation ground is also used for outdoor keep-fit classes, walking, picnics etc. It is used for the annual community Fireworks Display.						
	Yes			Yes			No
Rowlands Copse	This wooded area is owned by the Parish Council which is intending to enhance it by creating a woodland glade, enhancing the pond, creating additional habitat for wildlife, and planting new trees, while retaining its function as an amenity space well used by the local community.						
	Yes	Yes		Yes	Yes	Yes	No
Whichers Common	This recreation space adjoins, and is very visible from, one of the most widely used roads leading to the village. Local residents have planted a small number of native trees and a wildflower meadow, put up bird and bat boxes, whilst retaining a suitably sized area used for sports and recreation.						
	Yes	Yes		Yes		Yes	No

Local Green Space	Paragraph 102 of the National Planning Policy Framework (2021) Criteria						
	Close proximity to the community?	Demonstrably special to the community with regard to:					Extensive tract of land?
		Beauty	Historic significance	Recreational Value	Tranquillity	Richness of wildlife	
Allotments off Durrants Road	These approximately 60 allotments are immediately adjacent to the Settlement Policy Boundary of the Rowlands Castle community, and the majority of the plot-holders are residents of Rowlands Castle. There is a waiting list of about 20 people wishing to rent an allotment, and the approximate waiting time is 12 months.						
	Yes			Yes			No
Wooded Area along the western and eastern sides of Shipwrights Way/Staunton Way (HCC Bridleway 24) (from Whichers Gate Road to The Drift)	This area provides the users of Bridleway 24 with a sense of wooded rurality between The Drift and Whichers Gate Road. It is widely used by pedestrians, horse riders and cyclists for recreational purposes, and also by residents of Woodlands Avenue and Oak Tree Close walking to and from the village centre. Bridleway 24 is an ancient drove road.						
	Yes	Yes		Yes	Yes	Yes	No
War Memorial	The War Memorial was dedicated by the Bishop of Southampton in 1919, and is engraved with the names of village residents who gave their lives during the First and Second World Wars. An annual Service of Remembrance is conducted at the War Memorial on Remembrance Day						
	Yes		Yes		Yes		No
Land surrounding the King's Stone	The King's Stone was erected as a memorial in 1946 to the day in May 1944 when King George VI reviewed troops shortly before the invasion of Europe. The King's Stone is Grade II listed and commemorative.						
	Yes		Yes		Yes		No

Map 8 - Local Green Spaces



Map 9 - Local Green Spaces



Map 12 – Protected Open Space



Map 13 – Protected Open Space



Policy 4 – Historic Environment – Non-Designated Heritage Assets

Policy Objectives

- To conserve and enhance the heritage assets, both designated and non-designated, together with the historic significance of their setting within the Plan area.
- To supplement the historic environment record for Rowlands Castle Parish by identifying the Non-Designated Heritage Assets that are of local historic importance and which merit consideration in planning decisions.

The Historic Environment of Rowlands Castle is diverse, comprising a large number of historic buildings, scheduled monuments, archaeological remains and a conservation area. Many are Designated Heritage assets with lists of location and details maintained by local planning authorities (East Hampshire District Council, South Downs National Park). East Hampshire District Council also publishes a guidance leaflet covering the Rowlands Castle Conservation Area.

In addition to the above there are also a number of historic assets that, while not meeting the criteria for designation, have a level of local historic significance meriting consideration in planning decisions. These Non-Designated Heritage Assets were selected based on information from the Rowlands Castle Historical Society, the Rowlands Castle Heritage Centre and other local historians. Their conservation and, where possible, enhancement is the primary focus of this policy.

A description of the historic feature of each asset is contained in the Rowlands Castle Neighbourhood Development Plan: Non-Designated Heritage Assets Report that may be used to help in assessing the impact of new development. The Rowlands Castle Settlement Character Assessment (November 2020) and Village Design Statement (2000 and 1st Revision 2019) also provide additional information on the assets and/or settings.

Key supporting documents

- Rowlands Castle Neighbourhood Development Plan: Non-Designated Heritage Assets Report
- Rowlands Castle Settlement Character Assessment (November 2020)
- Rowlands Castle Village Design Statement (2000 & 1st revision 2019)
- EHDC Leaflet ‘Rowlands Castle Conservation Area’
- Rowlands Castle Historical Society paper ‘Rowlands Castle Parish Plan – History of Rowlands Castle’, March 2019.

Relationship to other Policies

- EHDC Local Plan: Joint Core Strategy (2014):
 - Policy CP30: Historic Environment
- EHDC Local Plan: Second Review (2016):
 - Policy HE13: Buildings of a Local Architectural, Historic or Townscape Interest
- South Downs National Park Local Plan (2014-2033):
 - Policy SD12: Historic Environment
 - Policy SD16: Archaeology

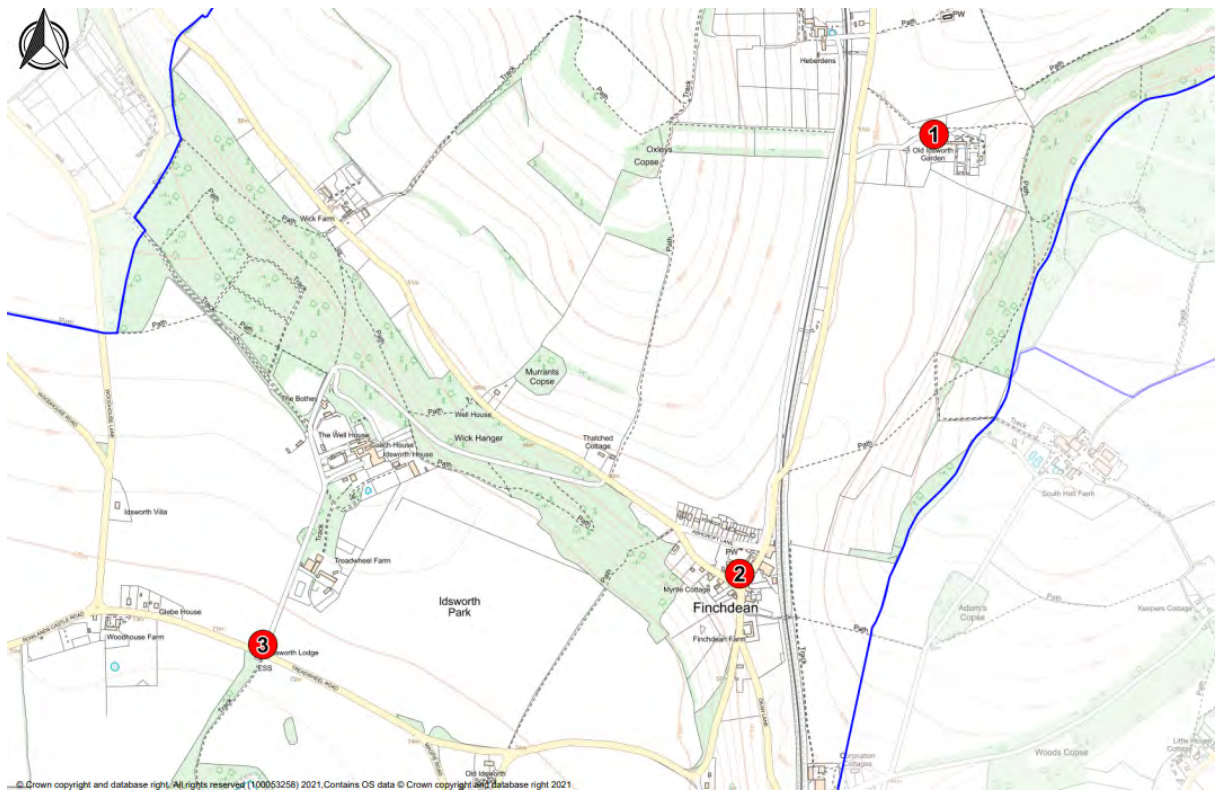
Policy 4 – Historic Environment: Non-Designated Heritage Assets

1. The historic environment of the parish and its heritage assets will be conserved and, where possible, enhanced.
2. Development proposals that affect any of the non-designated heritage assets listed in Table 3 below must demonstrate how the proposal will conserve or enhance the historic significance of the asset(s) and its setting(s), proportionate to the asset's importance and in sufficient detail to indicate the potential impact of the proposal on their significance.

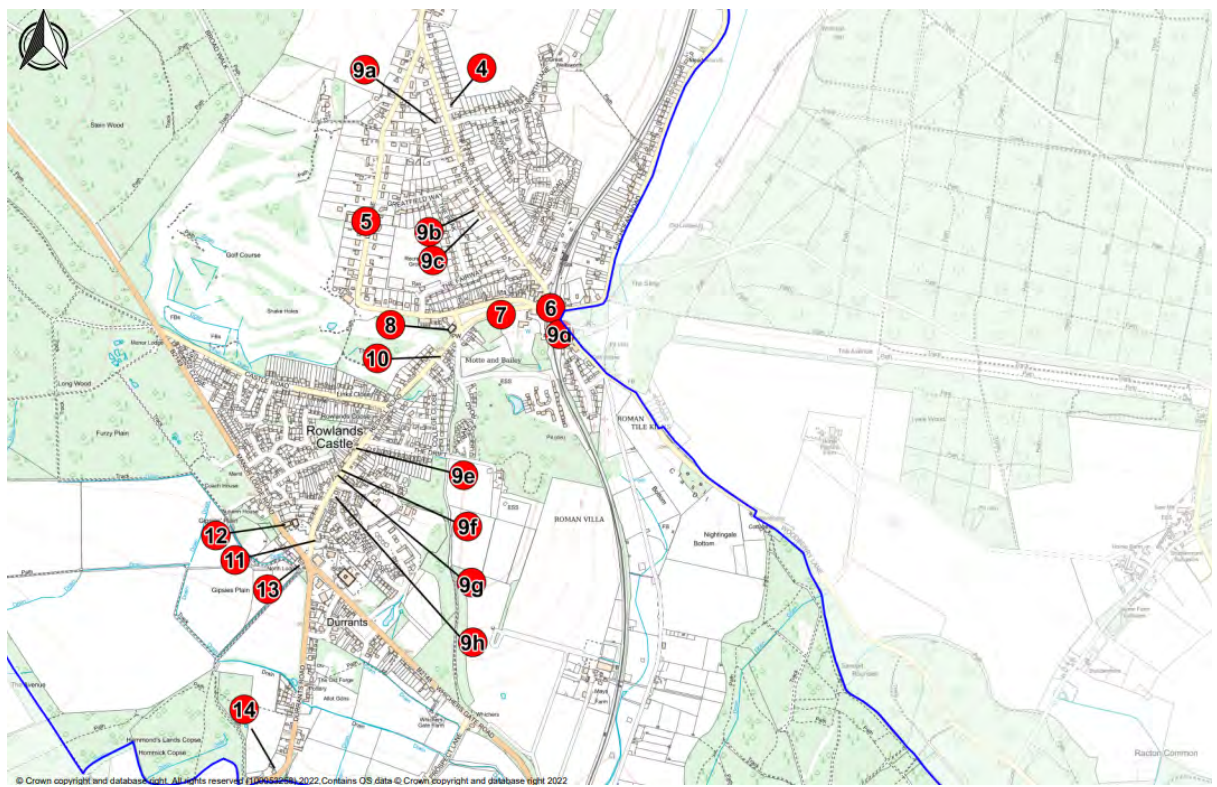
Table 3: Non-Designated Heritage Assets

1. Ice House, Old Idsworth Garden, Old Idsworth
2. The Pound (including the Blacksmith's Shop), Finchdean Green, Finchdean
3. Idsworth Lodge, Idsworth Park
4. Flint Cottage, 80 Bowes Hill, Rowlands Castle
5. Steine Cottage, 47 Links Lane, Rowlands Castle
6. Railway Arches, Finchdean Road, Rowlands Castle
7. Flint Wall, Deerleap, The Green, Rowlands Castle
8. Church on the Green, The Green, Rowlands Castle
9. Houses with historic connection to Rowlands Castle Brickworks:
 - a. 77 Bowes Hill, Rowlands Castle
 - b. 39 Bowes Hill, Rowlands Castle
 - c. 37 Bowes Hill, Rowlands Castle
 - d. Glen House Entrance Pillars, Woodberry Lane, Rowlands Castle
 - e. Hillside Cottages, 70-74 Redhill Road, Rowlands Castle
 - f. Florence Villas TB 1893, 92-94 Redhill Road, Rowlands Castle
 - g. Florence Villa TB 1893, 96 Redhill Road, Rowlands Castle
 - h. 101 Redhill Road
10. Remains of Stansted College – Redhill Road, Rowlands Castle
11. Old Village School – Redhill Road, Rowlands Castle
12. St. John's Parish Church, Redhill Road, Rowlands Castle
13. North Lodge – Manor Lodge Road, Rowlands Castle
14. 82 Durrants Road, Rowlands Castle

Map 14 - Non-Designated Heritage Assets (1)



Map 15 - Non-Designated Heritage Assets (2)



1. The Ice House, Old Idsworth Garden



2. The Pound & Blacksmiths, Finchdean



3. Idsworth Lodge, Idsworth House



4. Flint Cottage, 80 Bowes Hill



5. Steine Cottage, 47 Links Lane



6. Railway Arches, Finchdean Road *(No image included)*

7. Flint walls, Deerleap, The Green, Rowlands Castle *(No image included)*

8. Church on the Green (United Reformed Church), The Green, Rowlands Castle



9. Houses with historic connection to Rowlands Castle Brickworks

a. 77 Bowes Hill



b. 39 Bowes Hill



c. 37 Bowes Hill



d. Glen House entrance pillars



e. 70–74 Redhill Road



f. 92–94 Redhill Road



g. 96 Redhill Road



h. 101 Redhill Road



10. Remains of Stansted College - 21 Redhill Road/1 College Close



11. Old Village School, Redhill Road



12. St John the Baptist Church, 120 Redhill Road *(No image included)*

13. North Lodge, Manor Lodge Road



14. 82 Durrants Road, Rowlands Castle



Image capture: Aug 2021 © 2022 Google

Policy 5 – Housing Design & Local Character

Policy Objectives

- Ensure that the design of new development respects the local character and makes a positive contribution to the overall parish character and appearance.
- Ensure that development contributes to local distinctiveness and sense of place while preserving the distinct rural setting and separation from adjoining communities.
- Ensure that the three main residential centres - Rowlands Castle village, Finchdean and Idsworth House/Park - retain their distinct settlement characteristics.

To provide guidance for the design of new development a Rowlands Castle Village Design Statement (2000) was produced and adopted as Supplementary Planning Guidance by East Hampshire District Council; a first revision was produced in 2019 to include new development since 2000. To expand and update the VDS guidance a Rowlands Castle Settlement Character Assessment (SCA) (November 2020) was produced; this identified five Settlement Character Areas each containing one or more of the eight identified Settlement Character Types. Each Character Area is described and broad management objectives outlined. For the Character Types a general description is given together with distinctive, valued and detracting features followed by Development Considerations. The Rowlands Castle Conservation Area guidance leaflet (EHDC) provides additional detail.

Together these documents set out design guidance to inform all new development in Rowlands Castle. New development should also respect, and integrate with, the character of the surrounding landscape and should be informed by the Rowlands Castle Local Landscape Character Assessment (2012).

Key supporting documents

- Rowlands Castle Conservation Area Guidance Leaflet (EHDC)
- Rowlands Castle Village Design Statement (2000)
- Rowlands Castle Village Design Statement (2019, 1st revision)
- Rowlands Castle Settlement Character Assessment (November 2020)
- Rowlands Castle Local Landscape Character Assessment (2012, reviewed Oct 2020 and affirmed as still relevant).

Relationship to other Policies

- EHDC Local Plan: Joint Core Strategy (2014)
 - Policy CP29: Design
 - Policy CP30: Historic Environment
- EHDC Local Plan: Second Review (2006)
 - Policy H9: Areas of Special Housing
 - Policy HE2: Alterations and Extensions to Existing Buildings
- South Downs National Park Local Plan (2014-2033)

- Strategic Policy SD5: Design
- Development Management Policy SD15: Conservation Areas
- Strategic Policy SD26: Supply of Homes
- Development Management Policy SD30: Replacement Dwellings

Policy 5 - Housing Design & Local Character

1. Development in Rowlands Castle must meet the highest standards of design, respecting the character and identity of the surrounding area and be informed by its setting within the landscape. They should also contribute to maintaining a strong sense of place.
2. Development proposals will be supported where they make a positive contribution to the local settlement character and demonstrate how applicable design principles contained within the Rowlands Castle Village Design Statement (2000, 2019 1st Rev), Rowlands Castle Settlement Character Assessment (2020), Rowlands Castle Conservation Area guidance leaflet (EHDC) and Rowlands Castle Local Landscape Character Assessment (2012) have informed the design.

Policy 6 – Over 55s' Housing

Policy Objectives

- To facilitate the provision of accommodation suiting the needs of over 55s'.

The Rowlands Castle Parish Housing Needs Survey for the period 2018–2036 evidenced a high demand for over 55s' housing. The main characteristics of this demand is 1-2 Bed properties, apartments and residential care facilities that are suitable for over 55s' type living typically featuring excellent natural lighting, wider doorways, provision for lifts where applicable and generally within a reasonable walking distance to the main village facilities around the Green.

It is important to the Parish that as Residents become older and they wish or need to downsize to more suitable accommodation as their needs change that there be provision in the Village to allow them to maintain their life and links to the local community enhancing village life.

Over the life of the Neighbourhood Development Plan it is likely that small scale sites within the settlement boundary will become available for development including previously developed land and these might be suitable in providing for these needs.

Key supporting documents

- Results of the Rowlands Castle Parish Housing Needs Survey 2018

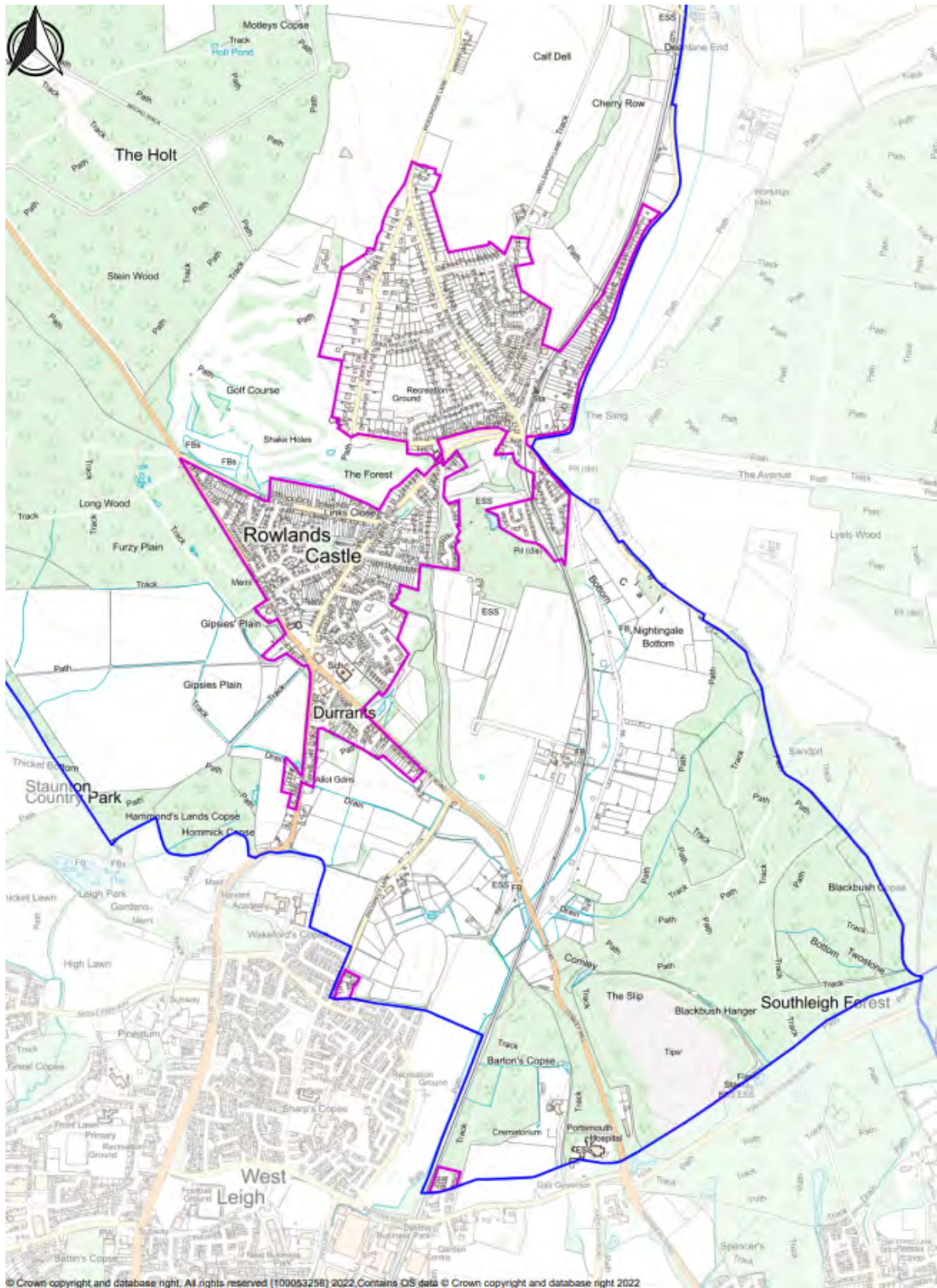
Relationship to other Policies

- EHDC Local Plan: Joint Core Strategy (2014):
 - Policy CP11: Housing Tenure, Type and Mix
 - Policy CP12: Housing and Extra Care Provision for the Elderly
- EHDC Local Plan: Second Review (2006):
 - Policy H13: Accommodation for the elderly and rest and nursing homes
- South Downs National Park Local Plan (2014-2033)
 - Policy SD27: Mix of Homes

Policy 6 – Over 55s' Housing

New developments and development of existing sites within the Settlement Policy Boundary, that accommodate the needs of the Over 55s' and are within a reasonable walking distance to the main village facilities around the Green will be encouraged.

Map 16 - Rowlands Castle Settlement Policy Boundary



Policy 7 – Rowlands Castle Village Centre

Policy Objective

- To ensure that the village centre continues to contribute to the overall character of the village while retaining its local provision of businesses and services.

Rowlands Castle has a distinct centre that contains shops, public houses, a café and some local services such as the village hall, pharmacy, GP and veterinary surgeries. All of the centre is a conservation area and is well used by the local community. Car parking in the centre is increasingly difficult and often at capacity; more off-road parking would be helpful but there are no obvious sites for consideration.

The community is committed to retain the vitality and viability of the centre and this policy sets out some overall requirements for development. The policy is intended to improve the quality of the built environment, contribute to the overall character of the village, promote a village that functions as a single community, and helps to enhance community life with the retention of business activities and facilities.

Key supporting documents

- Rowlands Castle Settlement Character Assessment (November 2020)
- Rowlands Castle Village Design Statement (2000 & 1st revision 2019)
- EHDC Leaflet ‘Rowlands Castle Conservation Area’

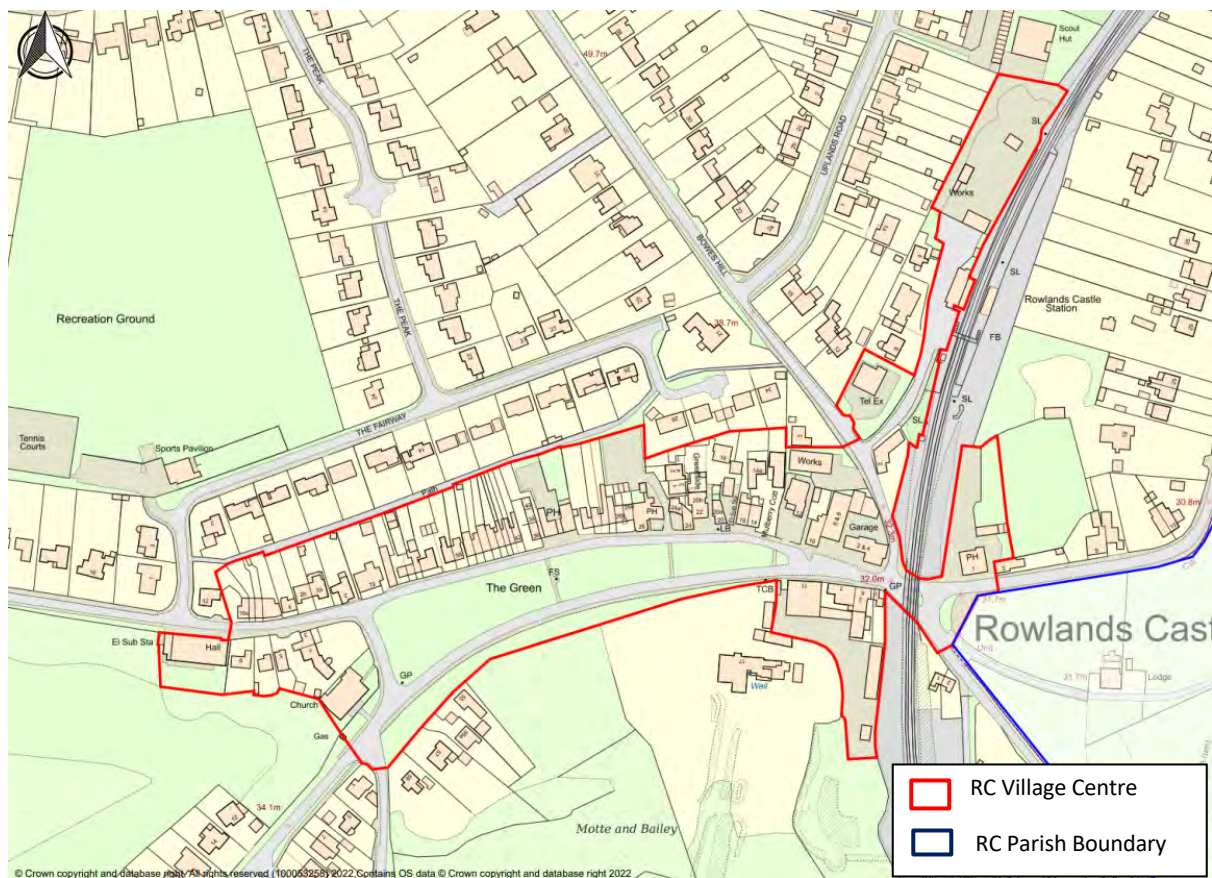
Relationship to other Policies

- EHDC Local Plan: Joint Core Strategy (2014):
 - Policy CP8: Town and Village Facilities and Services
 - Policy CP29: Design
 - Policy CP30: Historic Environment
- EHDC Local Plan: Second Review (2006):
 - Policy HE4: New Development in a Conservation Area
 - Policy HE5: Alteration to a building in a Conservation Area
 - Policy HE6: Change of Use of a Building in a Conservation Area
 - Policy HE7: Demolition in a Conservation Area
 - Policy HE15: Commercial Frontages
- South Downs National Park Local Plan (2014–2033):
 - Policy SD36: Town and Village Centres
 - Policy SD37: Development in Town and Village Centres

Policy 7 – Rowlands Castle Village Centre

1. Development within the RC village centre should contribute to the vitality and viability of the centre, as defined in map 17, in accordance with its role as a local centre.
2. Development proposals will be supported if they provide replacement or new facilities and services or retail uses that support the village community.
3. Development that will lead to the loss of existing business premises will not be supported, unless it can be shown to be no longer suitable for that purpose or that there is no alternative occupier.
4. Development proposals should respect the overall character and built environment of the Village Centre and demonstrate how applicable design principles contained within the Rowlands Castle Village Design Statement (2000, 2019 1st Rev), the Rowlands Castle Settlement Character Assessment (2020) [Settlement Character Area 1 and Settlement Character Type A] and the Rowlands Castle Conservation Area guidance leaflet (EHDC) have informed the design.

Map 17 - Rowlands Castle Village Centre map



Policy 8 – Parking

Policy Objectives

Rowlands Castle Parish lies within a rural area. It has very limited bus connections along one route and, although fortunate to have a mainline rail station in Rowlands Castle village, this only gives options for travel along a single corridor. As a result, many journeys into the village core, either to connect with public transport or to use the local services, require travel by car with existing parking in the village core often being at full capacity. This may further cause problems for residents due to limited availability of on-street parking spaces in these areas.

Maintaining the adequate provision of parking in residential developments together with maintaining, and where possible improving, the provision of public parking serving the village core and railway station is an important need. This is supported by the RCNP Housing Needs Survey which affirmed that increased parking provision was desired by residents.

Good parking provision contributes to improving the quality of the built environment and to enhancing community life thus promoting a parish which functions as a single community.

Key Supporting Documents

- Links Close Parking Evidence Paper
- EHDC and SDNPA Vehicle Parking Standards Supplementary Planning Documents
- Rowlands Castle Village Design Statement (2000, 2019 1st Rev)
- Rowlands Castle Settlement Character Assessment (2020)
- Rowlands Castle Conservation Area guidance leaflet (EHDC)

Relationship to other Policies

- EHDC Local Plan: Joint Core Strategy (2014):
 - Policy CP25: Design
 - Policy CP31: Transport
- Hampshire Country Council Local Transport Plan (2011-2031) (reviewed April 2013):
 - Policy Objective 6
 - Policy F
- The South Downs National Park Local Plan (2014-2033)
 - Policy SD22: Parking Provision

Policy 8 – Parking

1. Development proposing the change of use or loss of off-street parking will only be supported if it can be demonstrated that the facility is no longer required in the long term.
2. Additional car parking provision to serve the village centre and railway station will be encouraged provided it is appropriately located having regard to the character of the area.
3. Proposals for additional car parking at Links Close will be supported.
4. Proposals for new parking development(s) should demonstrate how applicable design principles set out in the Rowlands Castle Village Design Statement (2000, 2019 1st Rev), Rowlands Castle Settlement Character Assessment (2020) and Rowlands Castle Conservation Area guidance leaflet (EHDC) have informed the design.

Policy 9 – Flood Risk and Groundwater Management

Policy Objectives

- To ensure that new development is protected from flood risk.
- To ensure that new development does not add to, or worsen, existing flooding risk.
- To ensure that new development does not have an adverse risk on groundwater sources.

Rowlands Castle parish contains several areas prone to seasonal flooding. Broadly the northern parish comprises chalk downland with thick layers of clay, and also flint, over chalk. A pair of levants (seasonal streams) rise periodically in this area merging in Finchdean and flowing via Deanlane End and the eastern side of the Finchdean Road into lavant valley south, which acts as a wash land or flood plain, thus delaying flood flows from affecting Havant to the south.

This watercourse is classified as Flood Zone 3/Flood Zone 2 by the Environment Agency with Flood Zone 3 also extending west from the centre of Rowlands Castle to cover areas north of Castle Road and into The Holt. Finchdean & Deanlane End have suffered severe groundwater flooding in the past and could do so again when torrential rain falls. In Rowlands Castle the Finchdean Road, Lower Lavant Valley, the lower end of Redhill Road and the western end of the Village Green are affected by flooding. The lavant also crosses Woodberry Lane via a ford at its western end; this is occasionally closed to traffic due to deep floodwater at this point. The Groundwater Management Plan (GWMP) for Hampshire has action plans for Finchdean and Rowlands Castle.

Nearly all the parish is within Environment Agency Groundwater Source Protection Zones I or II. The south west of the parish contains an abundance of surface depressions formed by dissolution of the underlying chalk leading to subsidence (sink holes) that overlaps EA Flood Zone 3. Some sink holes form swallow holes; these penetrate to the underlying aquifer, with rapid percolation of surface water presenting a potential pollution risk. These features are described in more detail in the Rowlands Castle Local Landscape Character Assessment (2012).

Key supporting documents

- Rowlands Castle Local Landscape Character Assessment (2012, reviewed Oct 2020 and affirmed as still relevant).
- Rowlands Castle Settlement Character Assessment (November 2020).
- Groundwater Management Plan (GWMP) for Hampshire

Relationship to other policies

- EHDC Local Plan: Joint Core Strategy (2014)
 - Policy CP25: Flood Risk
 - Policy CP26: Water resources/Water Quality
 - Policy CP27: Pollution

- EHDC Local Plan: Second Review (2006)
 - Policy C7: Water resources
 - Policy C9: River corridors
- South Downs National Park Local Plan (2014-2033)
 - Strategic Policy SD17: Protection of the Water Environment.
 - Strategic Policy SD49: Flood Risk Management

Policy 9 - Flood Risk & Groundwater Management

Development proposals must recognise that Rowlands Castle has areas at risk from flooding in both the northern and southern areas of the parish and is located largely within groundwater source protection zones I or II. Development will only be supported if;

- Drainage requirements from the development itself and/or in combination with other development are fully met and it is demonstrated that any existing problems from standing water and/or surface water run –off will be significantly reduced.
- The potential for an adverse impact on the quality of the groundwater source has been evaluated and any necessary measurements to eliminate the risk of polluting the water supply incorporated.

Policy 10 – Community and Sports Facilities

Policy Objectives

- To support the important designated community and sporting facilities so as to ensure their long term viability and availability.

The local Community and Sporting facilities listed in this policy play an important role in defining Rowlands Castle's character and sense of place, enhancing community life by promoting a parish which functions as a single community. These facilities are much used and appreciated by residents and retaining their presence within the parish is the core objective of this policy. It is understood that, in some cases, the facilities may need to be updated, increased in size or otherwise developed in order to maintain their viability.

*Financial contributions may be used to improve existing community facilities and the provision of additional facilities that serve the community of the Rowlands Castle parish.

Key Supporting Documents

- Rowlands Castle Settlement Character Assessment (November 2020)

Relationship to other Policies

- EHDC Local Plan: Joint Core Strategy (2014):
 - Policy CP18: Provision of Open Space, Sport and Recreation and Built Facilities

Policy 10 – Sports and Community Facilities

1. The important community and sports facilities shown in Table 4 should be retained and any improvements would be supported.
2. Development proposing the change of use or loss of facilities currently or last used for community facilities, leisure and cultural uses will only be permitted if the site or facility is surplus in terms of all the functions the facility can perform or alternate and improved provision will be made in a location well related and accessible to the users of the existing facility.

Table 4

Sports Facilities

- Recreation Ground (including Pavilion, Tennis courts, Football & Cricket pitches, Children's Play area, Outdoor Gym)
- Rowlands Castle Golf Course

Community Facilities

Public Halls and Meeting Places

- Rowlands Castle Parish Hall
- St. John's Church Centre
- Church on the Green Meeting Place

Churches

- Church on the Green (United Reformed)
- Finchdean Chapel (United Reformed)
- St Hubert's (C of E) (Idsworth)
- St John the Baptist Church (C of E)

Other Community Facilities

- St John's CEC Primary School
- Rowlands Castle Scout and Guide Headquarters

Policy 11 – Walking, Cycling and Horse Riding Access

Policy Objective

- To improve the provision of safe walking and cycling access throughout the parish, in particular between residential developments and local parish facilities and services and to improve access to surrounding countryside.

Rowlands Castle parish has many public rights of way including a number of important routes such as the Shipwrights Way, Monarchs Way, Staunton Way, Sussex Border Path and European Long Distance Path E9. Dedicated cycling routes are fewer but National Cycle Route 22 passes through the parish, while National Cycle Route 222 can be accessed to the north and there are marked cycle tracks within Havant Thicket. Improving access to this network would be beneficial both to enhance opportunities for recreation and enjoyment of the countryside and to improve the walking and cycling connections within the parish.

Furthermore, improving walking and cycling connections within the parish, and especially to the village centre, railway station and school, can play a role in reducing vehicle use/traffic congestion, while promoting increased exercise via walking and cycling is potentially beneficial to residents' overall health.

Key Supporting Documents

- Rowlands Castle Settlement Character Assessment (November 2020)
- Hampshire County Council 'Hampshire Walking Strategy' (January 2016)

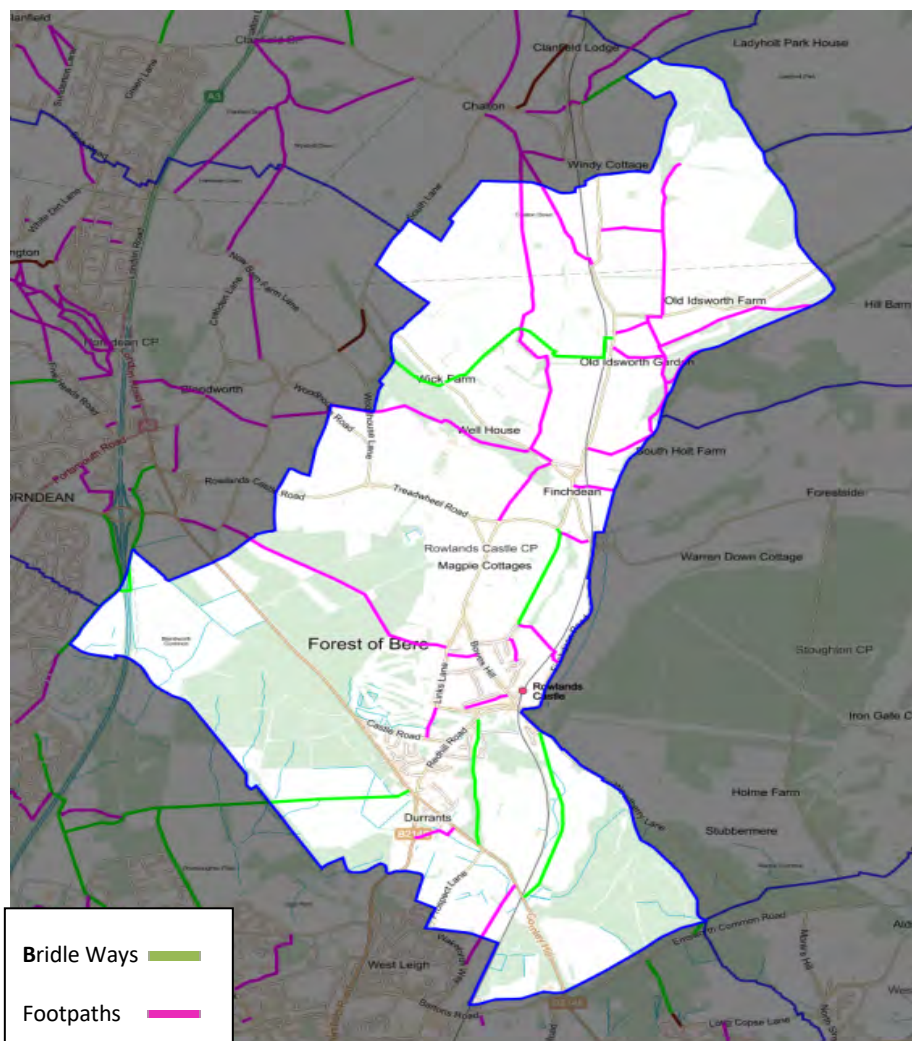
Relationship to other Policies

- EHDC Local Plan: Joint Core Strategy (2014):
 - Policy CP31: Transport
- EHDC Local Plan: Second Review (2006):
 - Policy T3: Pedestrians and cyclists
 - Policy T4: Pedestrians and Cyclists, Cycling walking, horse riding
- South Downs National Park Local Plan (2014-2033):
 - Policy SD20: Walking, Cycling and Equestrian Routes
 - Policy SD45: Green Infrastructure
- Hampshire Country Council Local Transport Plan (2011-2031) (reviewed April 2013):
 - Policy H - 'To promote active travel modes and develop supporting infrastructure'.

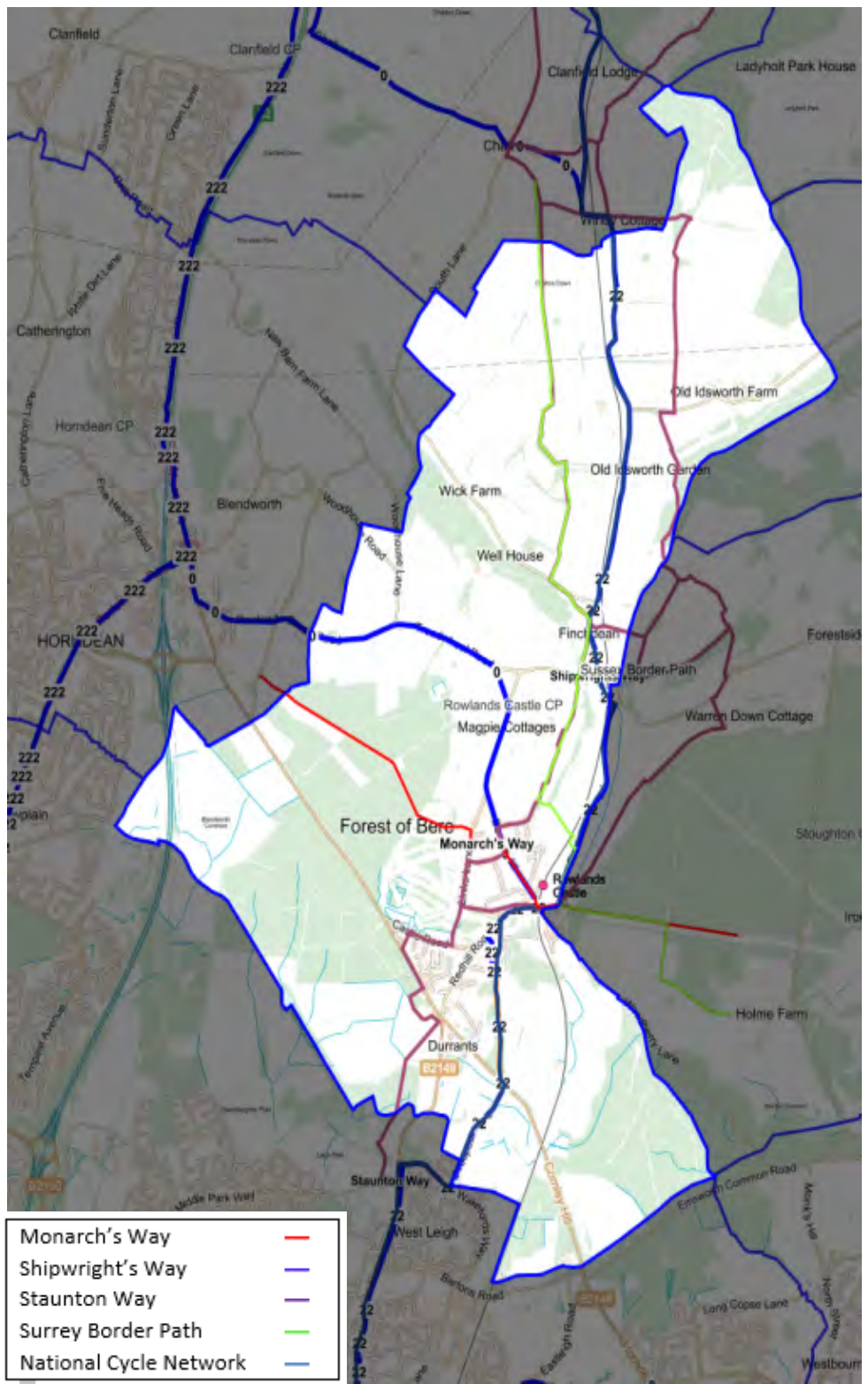
Policy 11 – Walking, Cycling and Horse Riding Access

1. Larger residential and other development proposals of 10 or more dwellings should where practicable incorporate the following:
 - a. Signed and safe footpath links to public right of way network or local footway networks;
 - b. Signed cycle routes which contribute to connections to the village centre and the railway station.
 - c. Footpaths and cycleways that are separated from roads wherever possible.
2. New and improved links to promote routes such as the Shipwrights Way, Monarchs Way, Staunton Way, Sussex Border Path and E9 (European long distance path) will be encouraged.
3. All developments will be expected to protect and, where possible, enhance the existing network of rights of way across the Plan area, including footpaths and bridleways.

Map 18 – Footpaths and Bridleways



Map 19 - Long Distance Routes and Cycle Routes



Implementation, Monitoring and Review

Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, as well as have their say on what those new buildings should look like.

1. The Neighbourhood Development Plan, if approved in the referendum, will become part of the East Hampshire and South Downs National Park development plans. Its policies will therefore carry the full weight of the policies in the development plans and, in Rowlands Castle Parish, they will have precedence over the non-strategic policies of East Hampshire's Local Plan/Core Strategy unless material considerations indicate otherwise. Applications will then be determined by EHDC and SDNPA using the policies contained in the final 'made' Plan.
2. The Plan will be monitored by the Parish Council on an annual basis, using the planning data collected by East Hampshire District Council and any data collected and reported at a parish level that is relevant to the Plan. The Parish Council will be particularly concerned to judge whether its policies are being effectively applied in the planning decision process.
3. The extensive survey work carried out to create this plan identified a number of issues and projects that residents feel are important but which cannot form part of the Neighbourhood Development Plan as they do not relate to land use. These issues have been included in an Aspirations Appendix to this Plan.
4. The Parish Council proposes to complete a formal review of the Plan at least once every five years or earlier if necessary to reflect changes in the Local Plan or the NPPF 2021 (National Planning Policy Framework) and other local/national factors relevant to the Plan.

APPENDICES

Appendix 1: Aspirations

Appendix 2: Rowlands Castle Settlement Character Assessment (2020)

Appendix 3: Rowlands Castle Local Landscape Character Assessment (2012)

Appendix 4: Rowlands Castle Village Design Statement 2000 (1st revision – 2019)

Appendix 1

Aspirations

Rowlands Castle Parish Neighbourhood Development Plan (2022 - 2033)

A neighbourhood plan policy must deal only with matters relating to the “development and use of land”, that can be used for determining planning applications. During consultations on this Neighbourhood Plan with residents, organisations and businesses, before its submission for the Regulation 14 consultation, topics have been identified that, while they are of importance, can only be pursued outside the confines of this development plan. These topics are referred to as ‘Aspirations’ and are listed below.

1. Topics relating to traffic:

- a. The volume of traffic using the village roads has increased significantly and any further housing development would exacerbate issues arising from this.
- b. More traffic may deter some people from visiting the Rowlands Castle village centre.
- c. More people residing in Rowlands Castle is of benefit to businesses, but it can also more traffic which may deter some from outside the village from visiting it.
- d. There are particular traffic ‘pinch points’ in the centre of the village.
- e. Traffic safety and management are important.
- f. Measures should be taken to reduce the speeding of traffic within the parish.
- g. The junction of Castle Road and Manor Lodge Road for southbound traffic is difficult and will be made worse with increased traffic from development on the Land East of Horndean.
- h. Consider a one-way traffic system for Castle Road and Redhill Road.
- i. Redhill Road is used as a rat run with speeding vehicles.
- j. HGVs could take an alternative route avoiding the village centre.
- k. Bowes Hill and Woodberry Lane are used as a cut through between Horndean and Chichester. Development east of Horndean and the Reservoir will exacerbate this problem. Traffic needs to be slowed, possibly with the installation of build-outs, cameras recording actual speed, or a mini roundabout at the top of the Bowes Hill/Links Lane junction.
- l. Install zebra crossings in the village.

2. Topics relating to parking:

- a. Signage to the Recreation Ground car park is needed.
- b. Heavy delivery vehicles, and parked vehicles at times leave little free space, and this can act as a deterrent to potential customers, particularly those from outside the village.

- c. Tradesmen and delivery drivers cause damage by regularly parking on The Green due to parking constraints.
 - d. The Surgery and Pharmacy car park has insufficient capacity for all patients and customers, and others also park there, thereby reducing capacity.
 - e. The promotion of additional parking at the Recreation Ground would create problems for users, especially when numerous visitors gather at the same time
 - f. It is important to have availability of parking for customers of businesses in the village (especially the more mature).
 - g. Restrictions for 30 minute or 2-hour maximum parking time is never enforced so they are constantly abused
 - h. Many vehicles squeeze into limited parking spaces which is precarious for pedestrians.
 - i. A pub car park and the car parking behind the hardware store are often used by non-patrons accessing other village facilities.
 - j. Staff at businesses in the village centre have to park at some distance from the premises, and this is not helped by the introduction of more double yellow lines. More parking, even remote from the centre, would be welcomed.
3. Retain the opportunity for young people to develop and to meet friends.
 4. Consideration should be given to more pursuits or opportunities for elderly folk to gather on the Green.
 5. The opportunity to help with the development of the facilities at the Recreation Ground, including the pavilion would be welcomed.
 6. The Lloyds Bank branch office in the village closed several years ago, and its dedicated 'high street' banking facilities are missed, although the Post Office in the hardware shop is a good facility.
 7. There should be provision of more electric vehicle charging points in the village including in new developments. These charging points should be away from business premises because of the length of time generally required for charging.
 8. There should be Improved signage to some businesses recognising that they are in the Conservation Area.
 9. A high quality of building standards for new or altered housing should be maintained.
 10. Whilst being in a Conservation Area has advantages, obtaining permission each time for on-site tree trimming is lengthy and bureaucratic.

11. Younger people moving into the Parish might give more or better customers for businesses.
12. Conserve the community spirit. Residents, businesses and other organisations help and support each other. There is a sense of everyone 'pulling together'. Charity, village fair and other community events on The Green bring in much local business
13. Provide a Community mini-bus similar to that available in Hambledon.
14. Promote more diligent caring for wooded areas in the Parish.
15. An extension to the pharmacy is needed.
16. There is an acute shortage of properties available for rent in the village.
17. Additional sports and recreational facilities:
 - a. A hard-surfaced area for skateboarders, and hockey/rugby players
 - b. Bowling Green
 - c. Tennis Practice Wall

Rowlands Castle Parish Plan (2008 – 2018)

The Parish Plan identified ‘Options and Actions’ and the following tables indicate how they have subsequently been addressed, including by policies in the Rowlands Castle Neighbourhood Plan.

Land Use and Development

Options and Actions	Comments
Establishment of the South Downs National Park (SDNP) is to be supported, as it will protect the rural landscape. It’s potential to improve parish facilities and the locality should be investigated and pursued	The SDNP was established in 2011
The Aquifer Protection Zones within the village must be respected and protected.	Addressed by Neighbourhood Plan Policy 9 – Flood Risk and Groundwater Management
Land subject to groundwater or flash flooding must be avoided for any new developments	Addressed by Neighbourhood Plan Policy 9 – Flood Risk and Groundwater Management
The village identity must be maintained.	Addressed by Neighbourhood Plan Policy 1 – Gaps between Settlements and Policy 5 – Housing Design and Local Character
The countryside gaps, and in particular the Rowlands Castle/Havant Gap, are fundamental to maintaining Parish character and should be retained.	Addressed by Neighbourhood Plan Policy 1 – Gaps between Settlements
The village greens at both Rowlands Castle and Finchdean, should be improved as central features of the community.	Addressed by Neighbourhood Plan NP Policy 3 - ‘Local Green Spaces and Open Spaces’
Further development of Southleigh Forest landfill site should be resisted. On completion of commercial activities, the site should be restored to open woodland as specified in planning consent.	The site is no longer an ‘active’ landfill site, and restoration to woodland is underway. Addressed by Neighbourhood Plan Policy 1 – Gaps between Settlements

Options and Actions	Comments
Other landfill and mineral extraction around the Parish should also be resisted	The following Planning Application to the SDNP Authority was withdrawn on the 3 rd May 2017. 'SDNP/16/04679/CM - Appraisal and production of oil incorporating the drilling of one side track well from the existing well (for appraisal), three new hydrocarbon wells and one water injection well, and to allow the production of hydrocarbons from all four wells for a 20-year period. - Markwell's Wood - South Holt Farm Dean Lane End Forestside, Rowlands Castle. West Sussex' This site is about 800 metres outside the Rowlands Castle Paris boundary.
The Green should be protected from encroachment by traffic.	
New landscaped car parking should be provided near The Green.	Addressed by Neighbourhood Plan Policy 8 - Parking
The traffic impact of the proposed reservoir construction and its use as a recreational facility should be evaluated and appropriate measures undertaken to mitigate adverse traffic effects.	Planning permission for the Havant Thicket Reservoir was granted in October 2021.
The traffic impact from any new developments on existing roads must be fully assessed.	
Any new developments must provide a mix of affordable, small family houses and retirement housing or flats.	Addressed by Neighbourhood Plan Policy 6 – 'Over 55's Housing'
Any new developments, particularly with retirement flats, must have good access to existing shops or make similar provision.	Addressed by Neighbourhood Plan Policy 6 – 'Over 55's Housing'
The provision of a public WC is desired.	Public toilets have been provided in the pavilion in the recreation ground.
Easier access and adequate short stay parking should be provided near shops to facilitate usage.	Addressed by Neighbourhood Plan Policy 8 - Parking

Options and Actions	Comments
Change of use for buildings from business to residential should only be granted in exceptional circumstances.	Addressed by Neighbourhood Plan Policy 7 - Rowlands Castle Village Centre
The Recreation Ground, Pavilion, and facilities should be supported and maintained.	The pavilion has been extended and it is intended to continue its renovation.
Renovation and funding of the Parish Hall must be pursued. A sound business plan showing this project to be financially sustainable is a priority.	The Parish Hall has been renovated.
Local support should be provided for the improvement of sports and recreation facilities.	Addressed by Neighbourhood Plan Policy 10 – Community and Sports Facilities
The character and distinctiveness of the village, its countryside and community should be preserved and enhanced.	Addressed by Neighbourhood Plan 7 - 'Rowlands Castle Village Centre' and Policy 5 – 'Housing Design and Local Character'

Community Aspirations

Options and Actions	Comments
Continuing Parish involvement in management of the Sir George Staunton County Park should be maintained.	This park used to hold liaison meetings to which RCPC was invited, but those ceased in about 2012.
A regular programme of voluntary litter picking should be initiated.	The Rowlands Castle Association arranges regular litter-picking sessions supported by residents.
St John's Primary School is important to the community; where applicable local policy should support this facility.	
The availability of local Adult Education facilities should be developed.	A U3A society is operating very successfully in the village.
Additional facilities for young children – nursery school, holiday play schemes, after school clubs – should be developed.	The Jigsaw Nursery has been operating for many years at Rowlands Castle St. John's CEC Primary School. The Montessori Nursery has been meeting every weekday in the Parish Hall for about 10 years. Other children's activities are also held in the Parish Hall, the Recreation ground and the St. John's Church Centre.

Community Aspirations (continued)

Options and Actions	Comments
The GP Surgery is highly valued and should be supported.	
A programme to understand and reduce the high levels of concern regarding crime is required.	Rowlands Castle Parish Council representatives attend regular Butser Community Partnership meetings arranged by the East Hampshire Community Partnership. Hants Police, and Hants Fire and Rescue Service are represented.
Extension of the Neighbourhood Watch scheme to the rest of the Parish is to be encouraged.	
Waste collection services need further justification and consultation.	
Support for local shops should be encouraged.	
Local Authorities should actively guide residents to help them understand the planning process and explain the opportunities for residents to influence it. They should also demonstrate how local opinion is sought and used to influence planning decisions.	
Residents should be encouraged to take a greater interest in how their community is governed.	
Lorry weight & width restrictions should be applied to appropriate roads within the Parish.	

Appendix 2

Rowlands Castle Settlement Character Assessment (2020)

Rowlands Castle Settlement Character Assessment

November 2020



Introduction

General introduction

This Settlement Character Assessment will form part of the evidence base for the emerging Rowlands Castle Neighbourhood Development Plan, alongside national, county and district character assessments. It is intended to provide robust evidence to help guide and assist in spatial planning and development management within the Parish, to ensure that the distinctive character of its built environment is retained and change is accommodated in a positive way.

Information from this document can be taken to inform an understanding of the existing built environment (and its interfaces with the adjacent countryside). Building on that, developers and homeowners will be urged to follow the guidance provided, in order to appropriately integrate proposed infill development, house extensions / conversions etc. within that existing built environment.

Planning context

This study has been undertaken to support the Rowlands Castle Neighbourhood Development Plan, and in particular policy 5, 'Housing Design and Local Character'. It also draws upon other published planning documents such as (but not limited to) the following:

- The National Planning Policy Framework
- The East Hampshire District Local Plan
- The South Downs Local Plan
- The Hampshire Integrated Character Assessment
- The East Hampshire District Landscape Character Assessment
- The South Downs Integrated Landscape Character Assessment
- The Neighbourhood Character Study for East Hampshire District Council
- EHDC: Rowlands Castle Conservation Area guidance leaflet
- The Rowlands Castle Parish Local Landscape Character Assessment (2012)
- The Rowlands Castle Village Design Statement 2000, together with 1st revision 2019

Methodology

Our approach to undertaking this Settlement Character Assessment has followed industry best practice, referring to several published sources, such as the Guidelines for Landscape and Visual Impact Assessment, 3rd edition (by the Landscape Institute and the Institute of Environmental Management and Assessment), and Hampshire County Council's 'Advice to communities on undertaking a Local Landscape Character Assessment: Assessing and Maintaining Local Distinctiveness'.

Early on, we undertook survey work in and around the streets of Rowlands Castle and Finchdean, observing the various different features and characteristics, and compiling a photographic record. At the same time we undertook a desktop study exercise, in order to gain an understanding of the planning context of the parish, the various other character assessments previously undertaken, and the time-depth associated with some of the features observed in our field survey. We also took into account information gathered formally and informally by the local community in support of the Neighbourhood Plan.

This analysis enabled the built environment of Rowlands Castle and Finchdean to be subdivided into different parcels of distinct, recognisable and consistently common characteristics, grouping areas of similar character together. At an early stage of our analysis it was apparent that Rowlands Castle is made up of an intricate patchwork of characteristics, differing at a street level.

We have split the village of Rowlands Castle into 4 'Settlement Character Areas' (refer to map on page 2), with the hamlet of Finchdean forming a 5th 'Settlement Character Area'. These are arranged geographically, with each having definitive characteristics at a broad level. Within each 'Settlement Character Area' there are smaller parcels known as 'Settlement Character Types'. We have identified a total of 8 'Settlement Character Types' within Rowlands Castle and Finchdean, each having uniquely definitive features. As these are not geographically arranged, 'Types' sometimes re-occur within different 'Areas'.

Whereas previous Landscape Character Assessments applicable to the Rowlands Castle parish have focussed mainly on the countryside surrounding the village, this study focusses on the settlement itself in some detail, including the edges and their relationship with the countryside. It also attempts to take disparate information found within various other landscape-related evidence-base documents, and compile it into a single document.

Report structure

This report is split into two parts:

Part 1 relates to each of the 5 individual Settlement Character Areas, and includes broad management objectives for those areas. Each of the Settlement Character Areas refers to applicable Settlement Character Types within Part 2 of this report.

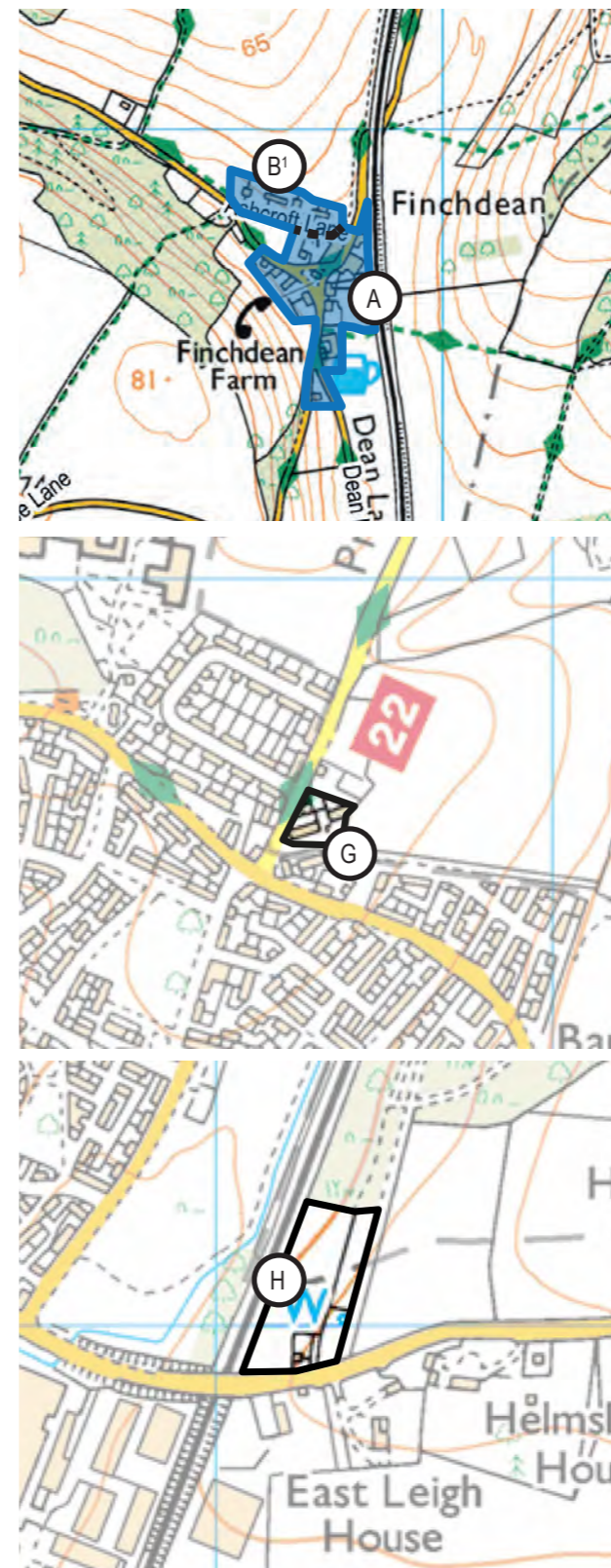
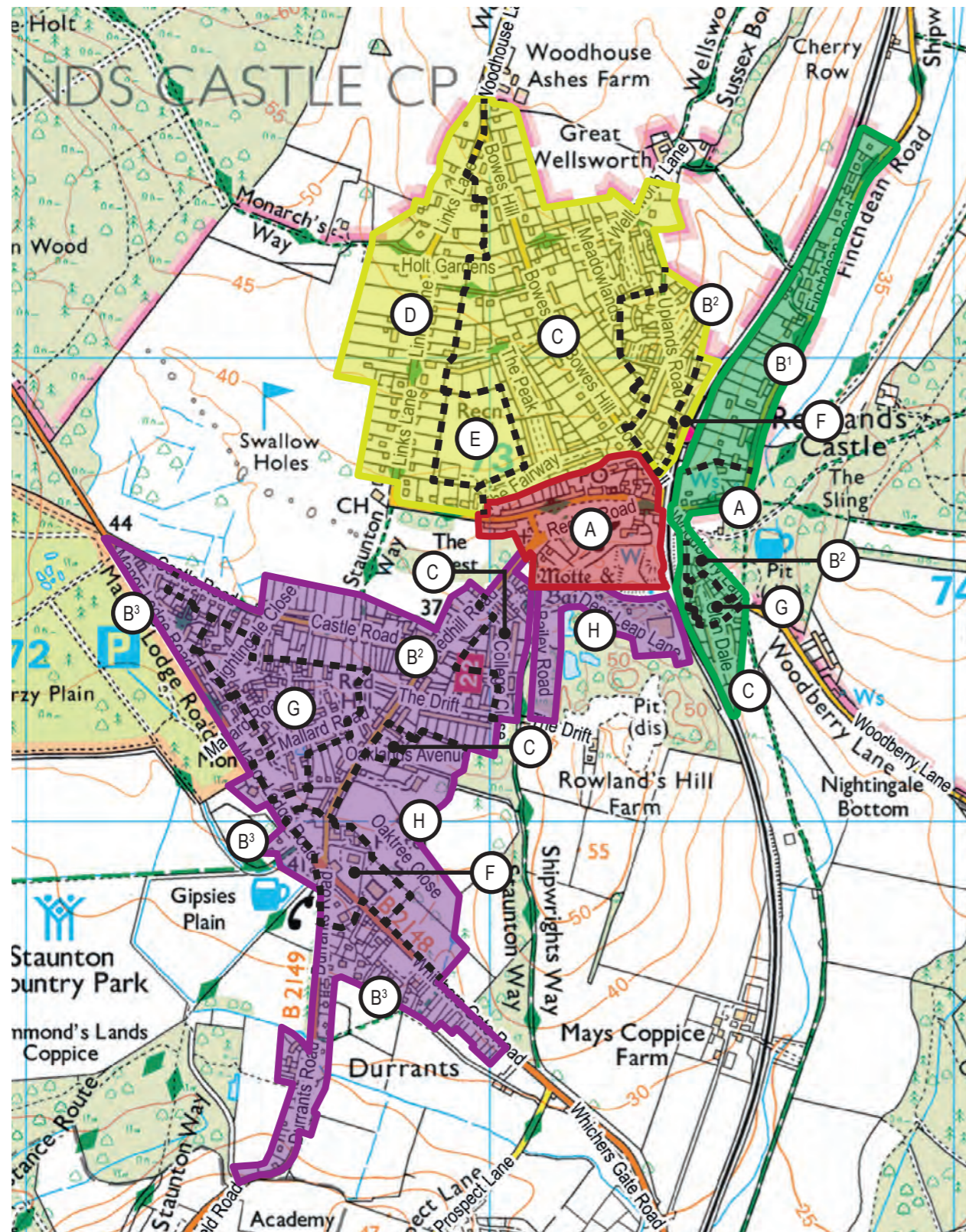
Part 2 describes each of the 8 individual Settlement Character Types, including design advice which should be taken into account by any development proposals that come forward.

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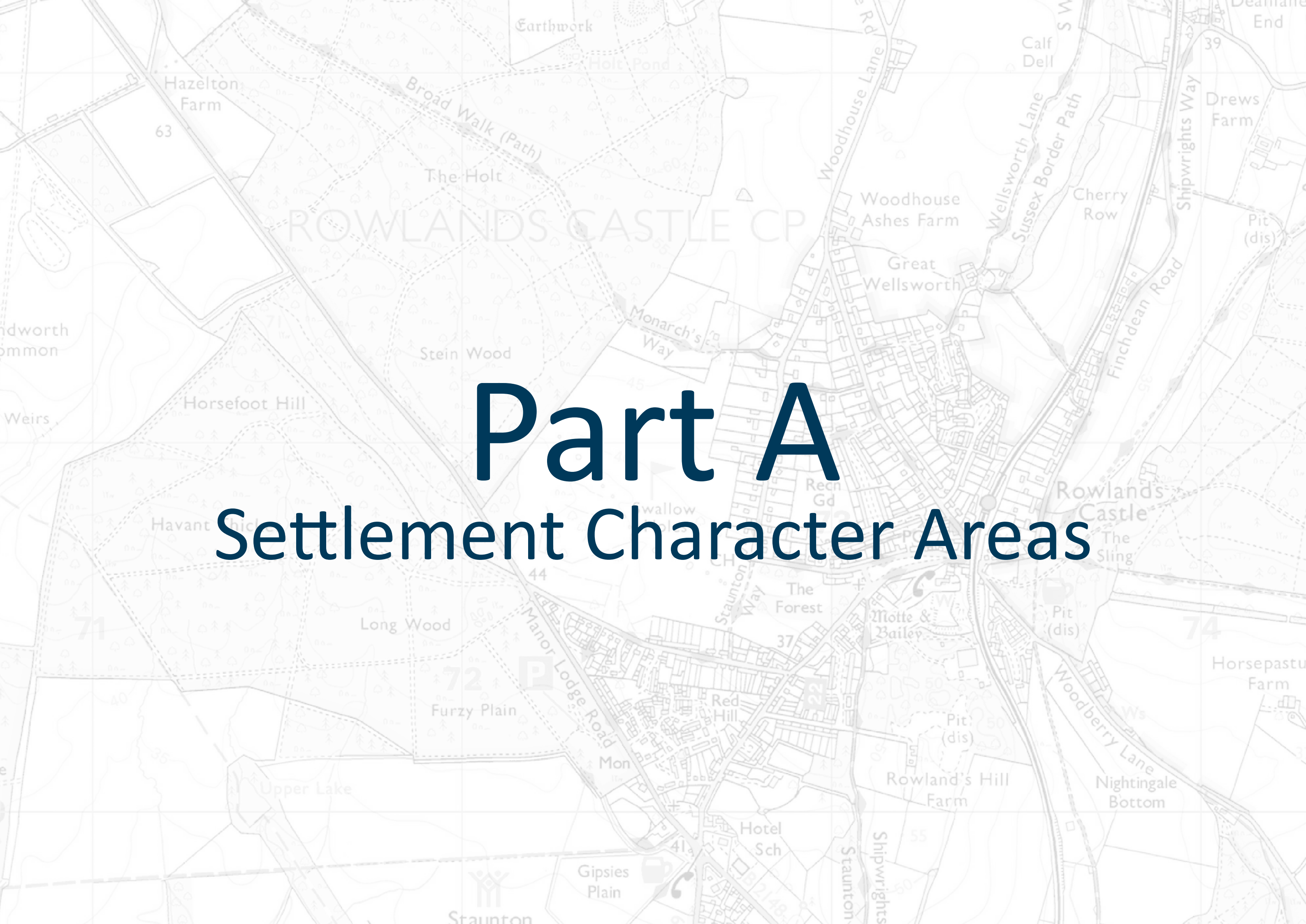


Settlement Character Areas

- 1) Village core
- 2) East of the Railway
- 3) North of the Village
- 4) South of the Village
- 5) Finchdean

Settlement Character Types

- A Historic core; service provision
- B¹ Mixed housing (open aspect)
- B² Mixed housing (enclosed)
- B³ Mixed housing (through roads)
- C Mid 20th Century housing; medium density
- D Mid 20th Century housing; low density
- E Municipal open space
- F Service provision
- G Late 20th Century housing estate
- H Early 21st Century housing estate

A topographic map of Rowlands Castle CP, showing various geographical features, roads, and buildings. The map is overlaid with several settlement character areas, each identified by a number in a grey box: 63 (Hazelton Farm), 71 (Horsefoot Hill), 72 (Furzy Plain), 44 (Manor Lodge Road), 37 (The Forest), 22 (Red Hill), 50 (Motte & Bailey), 55 (Rowland's Hill Farm), 41 (Gipsies Plain), 39 (Drews Farm), and 74 (Horsepasture Farm). The map also shows contour lines, trees, and various landmarks like 'The Holt', 'Stein Wood', 'The Forest', and 'Rowlands Castle'. The text 'ROWLANDS CASTLE CP' is printed across the center of the map.

Part A

Settlement Character Areas

Settlement Character Area 1 - Village Core

Overall character

The village core is the social hub of Rowlands Castle. It is relatively busy, although activity is generally relaxed, and often recreational (e.g. patronage of the 2 pubs and the cafe, and sitting on The Green). The village green is the defining feature of the Area. Buildings fronting onto The Green date from the 18th century though are mainly 19th century linear groups of stylised terraces, densely built next to one another with small brick boundary walls. Whilst none are listed or considered locally as important non-designated heritage assets, when taken as a whole this built environment certainly has historic value, recognised through its designation as a Conservation Area. The Area has an overall positive and attractive character with a strong sense of place and history.

Overall form and layout:

Settlement Type integrated within the area. (Clickable link below):

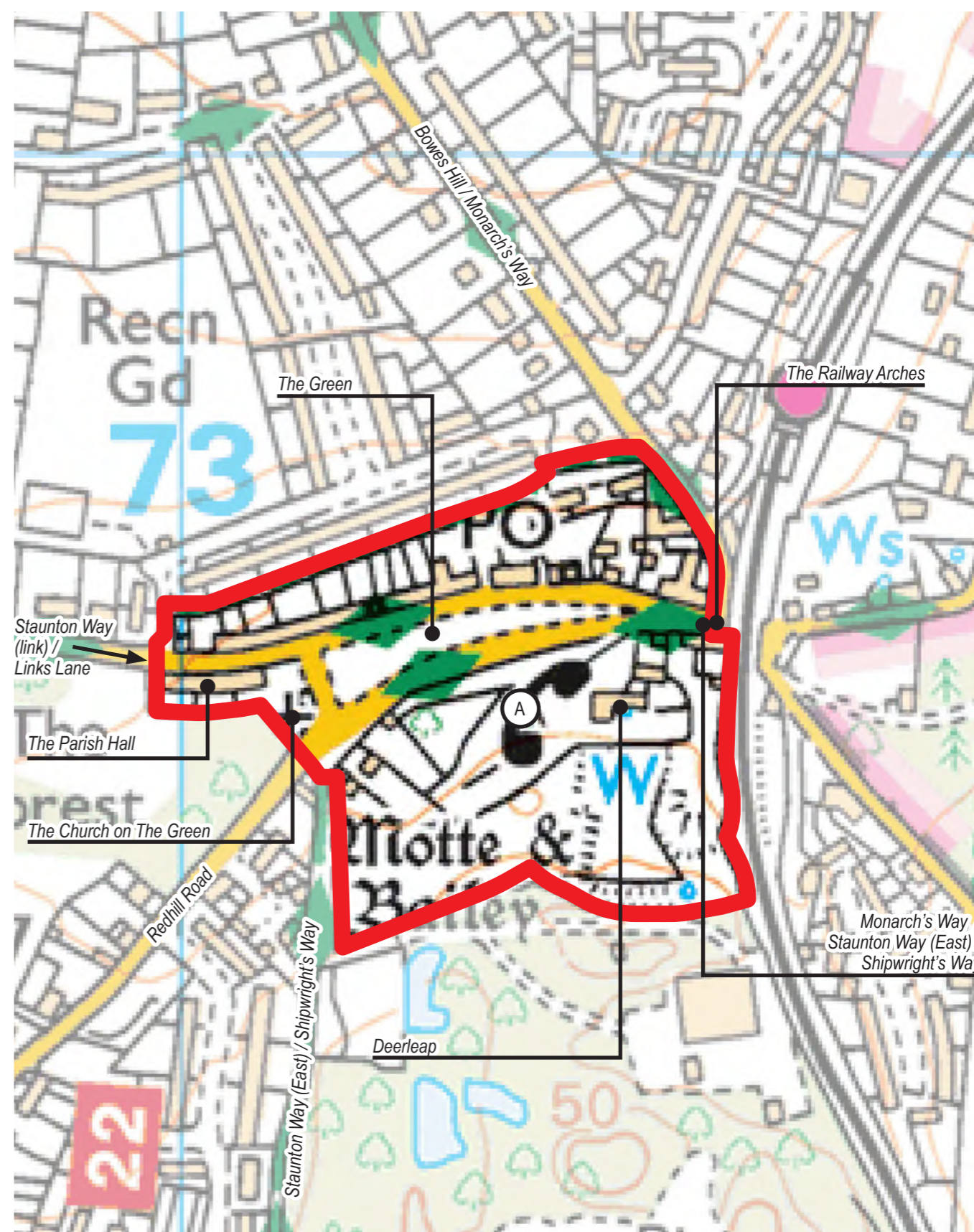
- A: Historic core / service provision

Notable buildings and structures: The railway arches are an important defining feature of the village, and a focal point at terminating views from west to east across the village green. They were built in 1858-1859 and are a visible reminder of the pivotal period when the village became less reliant upon the local agricultural economy. At the opposite end of The Green, the United Reformed Church (known as the 'Church on The Green') provides another focal point, built in 1881 and listed in the Hampshire Historic Environment Record. The Parish Hall is located on Links Lane, away from The Green. Whilst it has less of a visual presence, it is nevertheless an important community hub. Deerleap is a 19th century house within large grounds occupying much of the Area to the south of the village green. The remains of the earthworks associated with the Norman motte-and-bailey castle which gave the village its name and is a Scheduled Monument, are located within the grounds of Deerleap. However, this important feature is not in public view, situated beyond a long stretch of tall flint wall which runs the length of the southern side of The Green, marking the boundary of Deerleap. This wall is in itself locally recognised for its historic value.

Geophysical: The Area has no notable geophysical or hydrological features. The land (and in particular the village green) is generally flat.

Green Infrastructure: The village green provides a significant contribution to Green Infrastructure within the village, not only due to the expanse of grass and mature trees providing natural capital at the heart of the settlement, but also because of its major contribution to village life. It is the focus of social events such as the annual Village Fair and Christmas Carol service, and historically was used for twice yearly agricultural fairs in May and November. It is reputedly the largest village green in Hampshire, and is listed on the Hampshire Register of Village Greens. Whilst The Green is essentially an open space, a number of mature trees feature around its edges, including a distinctive copper beech at its eastern end, and another copper beech at its western end. Significant tree cover extends across the grounds of Deerleap, occupying the southern half of the Area. A wide grassed verge between the Church on The Green and Redhill Road provides connectivity between the natural capital of the village green, and the tree cover at the edge of the golf course to the west of the Area.

Routeways: Several roads converge on, and pass through the Village Core. Redhill Road approaches from the south-west, Links Lane from the north-west, and Bowes Hill from the north-east. The railway arches at the eastern end of the Area provide access to Finchdean Road, and the only access point eastwards from the Village Core. Although these roads do convey through-traffic (for example from Horndean to Chichester via Funtington), the volume of traffic is not continuous as most vehicular movements serve relatively local areas (with Redhill Road carrying traffic towards Havant, Bowes Hill carrying traffic towards Idsworth Park and Horndean, and the roads east of the railway arches carrying traffic towards Finchdean, West Marden and Westbourne). The National Cycle Network route 22 passes along the southern side of The Green, continuing through the railway arches onto Finchdean Road. This accounts for a high volume of cycle traffic, particularly travelling to / from the cafe by the junction with Bowes Hill. Several long-distance footpaths also pass through the Area. The Shipwrights Way, along with the eastern section of the Staunton Way approaches The Green from the south. A link path to another part of the Staunton Way (east) is provided via Links Lane. Monarchs Way enters the Area via Bowes Hill. All 3 of these long-distance trails pass through the railway arches.



Settlement Character Area 1 - Village Core



The Parish Hall is a well-used community venue, located on Links Lane, and not visible from The Green.



The notable flint boundary wall to Deerleap, running almost the whole length of the village green, along its southern side



A typical view across the centre of the village green with 'The Fountain' and 'The Robin Hood' public houses.



The village's commemorative 'Diamond Jubilee Mosaic' is situated to the south-west of the village green



The approach to the village green from Redhill Road, with the United Reformed Church to the left of the view



The eastern end of the 'Historic core' terminates with the double arches of the railway bridge. The village general store, hardware shop and cafe are also seen in this view.

Settlement Character Area 1 - Village Core

Setting

The Area coincides with Local Landscape Character sub-area 10ai (Chalk/Clay Transition – The Holt, Stein Wood and Golf Course).

This Settlement Character Area does not interface with countryside except a small edge on its western side abutting the Golf Course. However, heavy tree cover on this edge curtails any visual or perceived relationship between the Village Core and the countryside.

Settlement Character Area 2 (East of the railway) is adjacent to the East, Settlement Character Area 3 (North of the village) is adjacent to the North, and Settlement Character Area 4 (South of the village) is adjacent to the South.

Key characteristics

- Scenic character with few detractors and prevalence of quality buildings and materials
- Strong sense of history
- Dominated by the village green creating a sense of spaciousness at the centre
- Mature trees provide important backdrop

Broad management objectives

- Taking into account the Conservation Area status of the area, ensure that any management interventions align with the need to preserve and enhance the special architectural and historic features that inform the prevailing ambiance and character of the area.
- Consider strategies to improve management of parking on the roads around The Green
- Resist the introduction of 'traffic calming' measures, such as road humps and traffic lights.
- Consider more sustainable management of grass on The Green which includes the verges
- Maintain uninterrupted backdrop view of trees from The Green to the south and east



The roads around The Green are relatively narrow, and parked cars interrupt traffic flow. Allowing the grass around the edges of The Green to grow long (as shown beyond the cars in this photograph) would be beneficial for biodiversity

Settlement Character Area 1 - Village Core



A typical view along the village green, looking westwards from outside the doctor's surgery

Settlement Character Area 2 - East of the Railway

Overall character

A narrow, linear Area between the railway line and Finchdean Road / Woodberry Lane, following the valley floor and disconnected physically and visually from the village core by the railway line. The two roads converge at the railway arches at the narrowest and most historic part of the Area, facing onto a flint wall which marks the boundary of the Stansted Estate. Much of the Area has a direct connection with the wider countryside, including the South Downs National Park (SDNP), which wraps around the Area's northern part and abuts the eastern edge.

Overall form and layout:

Settlement Types integrated within the area. (Clickable links below):

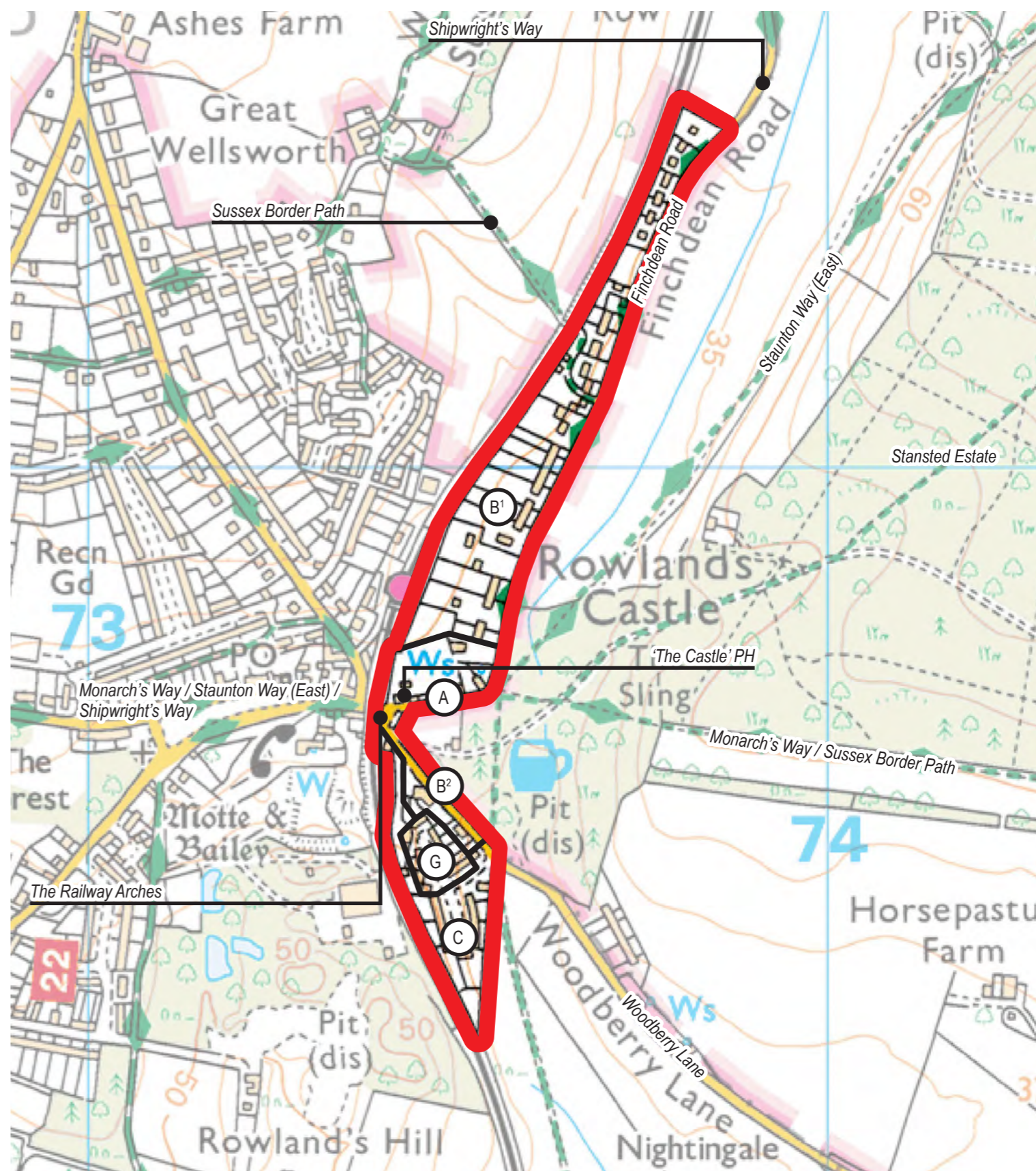
- A: Historic core / service provision
- B1: Mixed housing (open aspect)
- B2: Mixed housing (enclosed)
- C: Mid 20th century housing, medium density
- G: Late 20th century housing estate

Notable buildings and structures: A number of notable buildings and structures cluster around the historic part of the Area, near the railway arches. The arches themselves are considered to be a non-designated heritage asset, built in 1858-1859, and a tangible gateway to the village core. The Castle Inn and 3 Finchdean Road are both Grade II listed buildings, (being 19th and 18th century buildings respectively). Glen House on Woodberry Lane was built between 1901 and 1908 as a residence for the manager of the Rowlands Castle Brickworks. It uses local brick with ornate terracotta tiles in the building and entrance pillars. Beechwood House on Woodberry Lane is an imposing building, currently used as a nursing home, although not considered to be historically valuable. The flint wall marking the boundary of the Stansted Estate (lining the southern side of Finchdean Road (opposite the listed buildings), and the eastern side of Woodberry Lane) is regarded as a non-designated heritage asset, and an important contributor to the character of this part of the settlement.

Geophysical: The land within this Settlement Character Area is low-lying and broadly flat. The Lavant stream is situated a short distance to the east of Finchdean Road and Woodberry Lane. At times when the Lavant is flowing, it crosses Woodberry Lane as a ford just west of the Settlement Character Area. The low-lying topography, the chalk geology leading to rapid groundwater rise, coupled with the presence of the Lavant stream all contribute to periodic flooding in this part of the village.

Green Infrastructure: The Area does not include any recognised Local Green Spaces, or notable features of natural capital. It does however benefit from extensive tree cover in the Stansted Park Estate, adjacent to the east. Private gardens, particularly those along Finchdean Road, have a fairly high proportion of tree cover. This is most extensive as a tree belt along the western edge of the Area, adjacent to the railway line. This tree cover is at its most dense immediately behind the railway station's southbound platform, around the car park and garden to the rear of 'The Castle' public house, and west of the driveway to Glen House.

Routeways: Vehicular movement within East of the Railway is on a north-south alignment, along Finchdean Road (heading in a northerly direction towards Finchdean and West Marden), and on Woodberry Lane (heading in a southerly direction towards Westbourne). Finchdean Road also carries much cycle traffic, serving as route 22 of the National Cycle Network, and occasionally heavy large commercial traffic. Both of these roads converge at the railway arches, which is the only point where there is a physical connection to the rest of the village. Several long-distance footpaths also pass under the railway arches. The Monarchs Way heads eastwards along the Avenue which cuts through Stansted Forest, the Staunton Way heads north-eastwards, skirting along the edge of Stansted Forest, and the Shipwrights Way heads northwards along Finchdean Road. The Sussex Border Path also passes through the Area, approaching via a footbridge over the railway line west of Finchdean Road, and then joining with the Monarch's Way cutting through Stansted Forest to the east. A bridleway heads southwards along the Lavant valley, just south of the Area.



Settlement Character Area 2 - East of the Railway



The relationship between the 'historic core' east and west of the railway arch is apparent in this photograph. 'The Castle' public house is a notable building and facility in this part of the village.



A typical view on Finchdean Road, with mixed housing at the settlement edge.



Bungalows on Finchdean Road overlook the open fieldscape to the left of this photograph. The backdrop in this area is frequently wooded, emphasising the perceived ruralness of the village.



Beechwood House Nursing Home is a large, imposing building on Woodberry Lane, with some building extensions which are unsympathetic to the original architectural style.



Medium density, mid 20th century housing on Glen Dale, with grassed verges and private front gardens that are open to the street. As on Finchdean Road, the backdrop to the street scene is wooded.



Late 20th century housing on Glen Dale, with grassed verges, and a block paved road without roadside footpaths.

Settlement Character Area 2 - East of the Railway

Setting

The part of the Area northwards of the railway arches coincides with Local Landscape Character sub-area 3ai west (Enclosed Chalk Downland – New Idsworth) continuing to the north and west. The part of the Area southwards of the railway arches coincides with Local Landscape Character sub-area 10aiv (Lavant Valley South), continuing southwards.

The landscape abutting the Area along its eastern edge is within West Sussex, and is also within the South Downs National Park. Open fieldscapes lie to the east of the northern part of Finchdean Road, whilst the east of the southern part of Finchdean Road and Woodberry Lane is forested. This landscape is described as Landscape Character Area B3 (Stansted to West Dean Wooded Estate Downland) within the South Downs Integrated Landscape Character Assessment.

The Area is adjacent to Settlement Character Areas 1 (The Village Core), 2 (North of the Village) and 3 (South of the Village), although the railway line, elevated on an embankment physically separates these areas. The only exception being the railway arches which provide a conduit directly into the Village Core.

Settlement edges and gateways

Finchdean Road winds its way through gently undulating fieldscape on its approach to Rowlands Castle, with loosely distributed houses on only one side of the road providing a gentle transition to the built environment. A dense hedgerow lines the lane opposite those houses, above which a gentle grassed hillside topped with woodland can be seen.

A footpath (the Staunton Way (east)) on that hillside provides views back towards Finchdean Road, where the houses are seen in a distinctly rural context, with agricultural fields in front, and on high ground beyond.

A footpath (the Sussex Border Path) crosses that high ground, east of Great Wellsworth. From this orientation the built environment along Finchdean Road is hardly perceptible, with only the occasional roof visible over the crest of the land form. This approach to the settlement offers a particularly rural scene, with arable fieldscape in the foreground, and a wooded hillside in the background, with very little built form in between.

To the south of the Area, Rowlands Castle becomes apparent in views from Woodberry Lane some distance before the road enters the built environment. The houses at Glen Dale are situated on a hillside, overlooking low-lying land, with Woodberry Lane enjoying an elevated prospect from the opposite slopes. The scene is nevertheless rural, with significant tree cover rising up the hillside beyond Glen Dale, and a pastoral landscape in front.



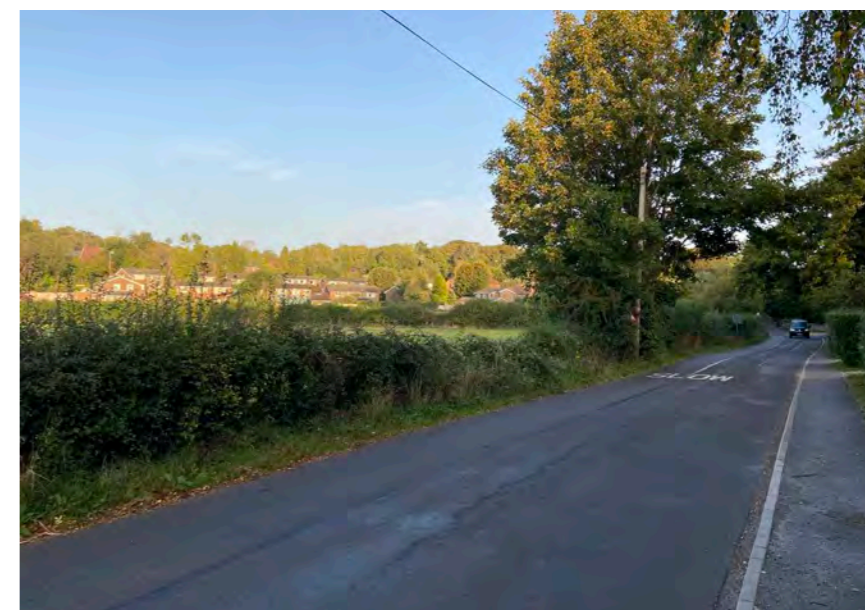
Finchdean Road (also the Shipwrights Way): The northernmost housing represents a 'gateway' to the village.



Staunton Way (east): Unobstructed views across low-lying open fieldscape towards properties on Finchdean Road, set amongst mature trees and with a backdrop of elevated land towards Great Wellsworth.



The Sussex Border Path east of Great Wellsworth: Unobstructed views across undulating, open fieldscape with the roofs of properties on Finchdean Road just visible, set amongst trees, over the crest of the hill



Woodberry Lane: Rural south-eastern approach to the village with 20th century housing on Glen Dale visible against a wooded backdrop.

Settlement Character Area 2 - East of the Railway

Key characteristics

- Narrow linear area between Finchdean Road and the railway line
- Strong visual and physical connection with the wider countryside
- Physically disconnected from the rest of the village by the railway line but providing a clear edge of, and rural approach to, the village
- Mature trees on rising ground to west of the area provide a wooded backdrop in views from the east, including from the SDNP

Broad management objectives

- Improve infrastructure to manage storm-water drainage and future sewerage needs. Ensure that any development proposals are designed to withstand flooding, not impede flows, and not place additional burden on the drainage system.
- Seek to preserve historic features, such as the flint wall surrounding the Stansted Estate.
- Encourage best practice management of trees, hedges and woodland to retain green character
- Facilitate the movement of walkers through the area, possibly with appropriate way-marking, taking care not to create street clutter.
- Development in this area must be carefully planned to retain and enhance the rural green character. In addition, it must avoid a negative impact on the views to and from the South Downs National Park or the SDNP Dark Skies policy. In particular, this applies to additional housing on small parcels of currently undeveloped land at the edges of the settlement, including garden spaces.



Flood waters surging across Woodberry Lane



Where the Lavant stream crosses Woodberry Lane traffic movement can be impeded after storm surges

Settlement Character Area 3 - North of the Village

Overall character

This part of the village is dominated by residential landholding, almost all of which has been developed throughout the 20th century. This built environment forms a triangular street pattern formed by Links Lane, Bowes Hill, and The Green (within the adjacent 'Village Core' settlement character area).

Aside from residential landholding, the railway station, and adjacent builders yard is located in the south-easternmost corner of the triangle. The area is punctuated in its centre with the public open space of the recreation ground.

Links Lane is of particular note, with large houses set back from the road within large leafy gardens. Throughout the area individually designed detached houses predominate, with the exception of Uplands Road and Broad Croft which feature semi-detached houses and bungalows of consistent, repeating style. The street scene throughout the area benefits from vegetated front gardens, and appears spacious, even on Uplands Road which has grass verges and a central green space.

The area is particularly well-connected to the countryside to its east, north and west, which (with the exception of much of the golf course that abuts part of the eastern edge of this area) is designated as the South Downs National Park. Woodhouse Lane continuing northwards from the apex of the triangular street pattern, linking Rowlands Castle village to Idsworth House, and Horndean beyond. 3 long-distance footpaths also provide easy access to the countryside.

Overall form and layout:

Settlement Types integrated within the area. (Clickable links below):

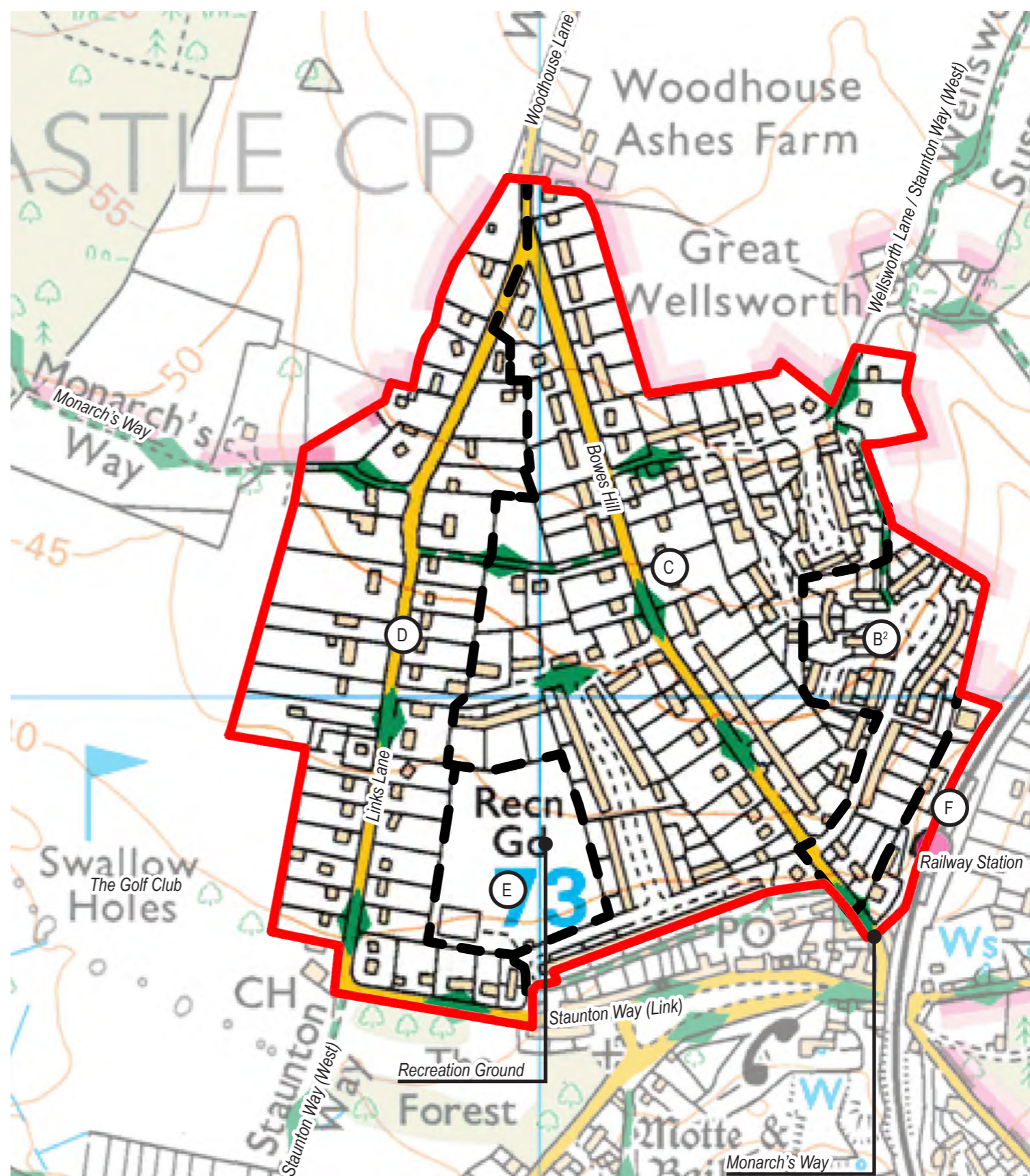
- B2: Mixed housing (enclosed)
- C: Mid 20th century housing, medium density
- D: Mid 20th century housing, low density
- E: Municipal open space
- F: Service provision

Notable buildings and structures: The railway station building (which is a Grade II Listed building) was constructed around 1850, and played a significant role in increasing the pace of the development at Rowlands Castle. The facilities provided by the recreation ground are important for the local community. Several other properties in the Area are considered to be undesigned heritage assets, including Stein Cottage (47 Links Lane), and Flint Cottage (81 Bowes Hill) which is thought to be the oldest building in Rowlands Castle. 4 properties on Bowes Hill (Nos. 37, 39, 56 and 79) are noted as having connections with the former Rowlands Castle Brickworks, using materials including ornate terracotta tiles from the brickworks.

Geophysical: The land rises gently but noticeably northwards throughout the area, from about 42m AOD to about 62m AOD.

Green Infrastructure: The open space of the recreation ground, edged with mature trees, makes an important contribution to Rowlands Castle's Green Infrastructure. Similarly, the open space at the northern end of Uplands Road (known as 'Uplands Green') is considered to be a Local Green Space, informally used for recreation. The gardens of houses on Links Lane are particularly large, many of them featuring mature tree cover. A similar belt of mature trees within the rear gardens of properties on the northern side of Bowes Hill, creating a buffer with the more recent developments at Meadowlands, Broadcroft and Uplands Road to the east.

Routeways: The roads in the North of the Village, and in particular Bowes Hill, convey local traffic from the centre of Rowlands Castle towards Idsworth House and on to Horndean. However, traffic in the area is increasing as the road also provides a convenient link from Horndean to Chichester via Funtington to avoid the frequent congestion on the A27. Bowes Hill also serves as a link route between routes 22 and 222 of the National Cycle Network. This part of the village is very well served by regional trails. The Monarch's Way and Staunton Way (which also serves as the European Walking Route E9) both cross the area, resulting in a high number of walkers passing through the local streets. The route of the Staunton Way (and European Walking Route E9) follows the historic drove route of Wellsworth Lane (beyond the extents of the Settlement Character Area).



Settlement Character Area 3 - North of the Village



The recreation ground is much valued by the local community for amenity, and as open space contributing to the village's Green Infrastructure



Large houses set back from the road on Links Lane form an 'Area of Special Housing Character' as designated in the East Hampshire Local Plan Second Review (March 2006).



Houses on Meadowlands have a consistent architectural style, albeit lack a 'sense of place' associated with Rowlands Castle. Nevertheless, staggering the building line in relation to the street is visually interesting



The historic railway station (right) and builder's merchant (background). The station can be regarded as a hub of activity, and a place where commuting local residents often meet. Congestion in the car park can be an issue.



Houses on The Fairway are detached and relatively large, set back from the road beyond moderate sized front gardens, with hedges consistently lining the roadside.



Properties on Uplands Road include stylised semi-detached houses, which benefit from facing onto public open space. Few properties on this street have driveways, and on-street parking bays are provided.

Settlement Character Area 3 - North of the Village

Setting

The Area coincides with Local Landscape Character sub-area 10ai (Chalk/Clay Transition – The Holt, Stein Wood and Golf Course) continuing to the west, and Local Landscape Character sub-area 3ai west (Enclosed Chalk Downland – New Idsworth) continuing to the east.

The open fieldscapes abutting the northern and eastern edges of the Settlement Character Area are within the South Downs National Park. Much of the Golf Course falls outside of the National Park designation, abutting the south-western side of the Settlement Character Area.

Settlement Character Area 1 (The Village Core) is adjacent to the south.

Settlement edges and gateways

Woodhouse Lane is edged with dense hedgerows, creating a leafy approach to the village from the north. The first indication of the built environment is at the junction of Bowes Hill and Links Lane, approximately 200m south of the 30mph zone. Similarly, due to dense tree cover, walkers using the Monarchs Way across the golf course to the west are also unaware of the built environment until they are adjacent to the rear boundaries of the properties on Links Lane. By contrast, views from the Staunton Way / Sussex Border Path (Wellsworth Lane) north of Great Wellsworth, and from the footpath to Finchdean Road east of Great Wellsworth both offer unobstructed views across open fieldscape towards the rear of properties along the eastern edge of the Settlement Character Area.



Monarch's Way (west): Tree cover to the west of Links Lane restricts visibility of the built environment to a close proximity.



Wellsworth Lane (also the Staunton Way (west) and the Sussex Border Path): Unobstructed views across flat, open fieldscape towards properties set amongst mature trees along Bowes Hill and Wellsworth Lane.



The Sussex Border Path, east of Great Wellsworth: Unobstructed views across undulating, open fieldscape towards properties set amongst mature trees along Bowes Hill and Wellsworth Lane.



Bowes Hill: The built environment becomes apparent at the junction with Links Lane, with roadside footpaths, clipped hedgerows, telegraph poles / wires, and glimpses of houses set-back beyond gardens with mature tree cover.

Settlement Character Area 3 - North of the Village

Key characteristics

- Individually designed detached houses, generally low or very low density, set within large gardens with driveways and mature trees, contributing to 'leafy' streetscapes with an absence of cars parked on-street.
- Extensive vegetation in the gardens and public open spaces of the area play an important role in providing Ecosystem Services within the village.
- A high degree of tranquillity within the area's streets. Generally low levels of vehicle movement, albeit more frequent on Bowes Hill. Other activity tends to be low-key / domestic in nature.
- Part of Links Lane is included within EHDC's Neighbourhood Character Study, and is designated as an 'Area of Special Housing Character' within the East Hampshire Local Plan Second Review (March 2006). This particularly 'leafy' and tranquil street is considered to provide an important contribution to the street scene, worthy of protection.
- The recreation ground is a much-valued community facility and publicly accessible green space, edged with mature trees.
- The Railway station in the south-easternmost corner of the area is the only heritage asset within the area, and provided the catalyst for significant expansion of the village from the 1850s onwards.
- The area is particularly well connected to the wider countryside (including the South Downs National Park) that surrounds it. The Monarch's Way and Staunton Way both pass through.

Broad management objectives

- Encourage the protection and enhancement of natural capital within the area (particularly the mature trees within private gardens and at the edges of the recreation ground, and the hedgerows that form property boundaries).
- Ensure the Recreation Ground and the green space at Uplands Road are retained as open spaces for amenity use by the community
- Recognise the historic importance of the railway station. Ensure any development or installation of railway infrastructure is sympathetic to its Victorian aesthetic. Consider the possibility of installing an information panel and improving access to the down platform for those with impaired mobility or children's pushchairs.
- Facilitate the movement of walkers through the area, possibly with appropriate way-marking, taking care not to create street clutter.



Extensive tree cover within front gardens along Links Lane

Settlement Character Area 4 - South of the Village

Overall character

This Area is perhaps the busiest part of the village, which is greatly influenced by its connections to the wider highway network and in particular the busy thoroughfares of Whichers Gate Road, Durrants Road and Manor Lodge Road which pass through. The significant tree cover alongside these roads (and in particular Havant Thicket) influence a perception of the village being set amongst woodland. The Area is considered to be generally green throughout, with a high degree of mature tree cover punctuating the streetscapes, together with verdant gardens and incidental green spaces within the built environment.

The area has a predominantly residential land-use, but with a cluster of commercial premises, the Parish Church and Primary School at the junction where the three principal roads converge. The built environment in this Area presents considerably varied styles and grain (the pattern of plots within the built environment), with a succession of development (some ad-hoc, and some speculative) continuing from Victorian times to the present day. More recent development has in-filled the triangle between Castle Road, Redhill Road, and Manor Lodge Road, and worked eastwards.

Although the earliest developed roads (Castle Road and Redhill Road) extend south-west away from the historic core, there is little visual and physical connection to it. There are extensive connections to countryside, including Staunton Country Park to the south.

Overall form and layout:

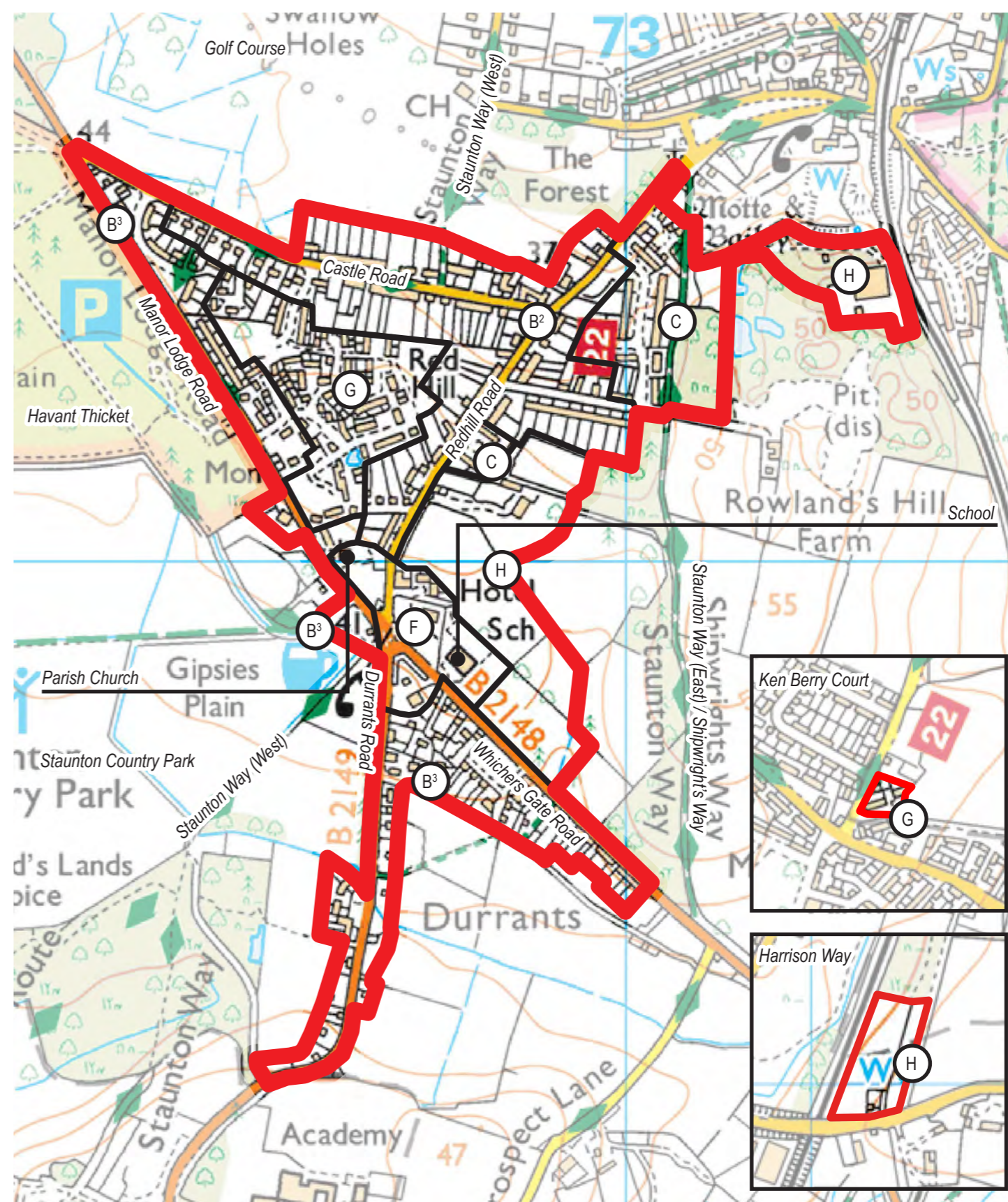
Settlement Types integrated within the area. (Clickable links below):

- B1: Mixed housing (enclosed)
- B3: Mixed housing (through road)
- C: Mid 20th century housing, medium density
- F: Service provision
- G: Late 20th century housing estate
- H: Early 21st century housing estate

Notable buildings and structures: This Area has a wealth of Grade II Listed buildings and structures, including the War Memorial and the 'Kings Stone' (commemorating the occasion when King George VI reviewed the troops prior to the D-Day landings). Autumn House and Woodlands, the Granary to the east of Redhill House, and 'The Beacon' are all Grade II Listed buildings. Un-listed buildings regarded by the local community as highly valuable due to their associations with the village history include the Old Village School, Manor Lodge and North Lodge. Similar value is attributed to the brick pillar and low wall, which are the last remains of the former Stansted College on the boundary at the junction of College Close and Redhill Road. Several buildings on Redhill Road have associations with the former Rowlands Castle Brickworks, including Florence Villa (built in 1893 and featuring ornate terracotta tiles), Hillside Cottages, and No. 101 Redhill Road.

Geophysical: The landform of 'Red Hill' provides a distinctive component of this Area's character. The land rises gently but noticeably, southwards from about 35m AOD near Stansted Close to about 45m AOD near Hill Brow Close, and a similar elevation at Manor Lodge. The landform gently slopes downwards further to the south, to approximately 30m AOD part way down Durrants Road where it is crossed by an open field drain (culverted), before rising upwards again towards Havant Academy, and approximately 35m AOD at the southern extent of the built environment on Whichers Gate Road.

Green Infrastructure: This Area includes numerous recognised Green Spaces, which are associated with several decades of housing development. Perhaps the most notable is Whichers Common, which provides a grassed area for recreation, with mature trees at its edges, with houses set back. This provides an attractive 'green' punctuation to the built environment experienced by numerous motorists passing along the B2148 (Whichers Gate Road). A similar green space and set-back of housing is experienced at the opposite end of the this through route within the village, with an area of grassed amenity space between Manor Lodge Road and Kings Close. Several incidental green spaces occur within the Kings Meadow Estate. Footpaths through these spaces provide convenient access to Rowlands Copse, which is a small area of remnant woodland bound by housing, providing access to nature within the built environment. Whilst Rowlands Copse is generally unknown by Rowlands Castle residents, those who live on the Kings Meadow Estate value this secluded refuge and use it regularly for dog exercise and for children's play. The more recent Woodlands Avenue, Deerleap Lane, Bailey Road and Oaklands Avenue housing developments all include incidental green spaces, some with more formal areas of public open space.



Settlement Character Area 4 - South of the Village



Mixed housing on Castle Road



Durrants Road, Whichers Gate Road and Manor Lodge Road are busy routes for through traffic at the southern edge of the village. However, the forested backdrop influences a perception of rurality to the village setting.



The 'Kings Meadow' estate, built in the 1980s has some good examples of spatial arrangement and varied architectural style.



Several businesses, the Parish Church and school cluster around the junction of Manor Lodge Road, Redhill Road, Durrants Road and Whichers Gate Road.



St. John's Church and church centre is an important hub within this part of the village



21st century housing estates have built form that is more densely arranged than the 'Kings Meadow' estate a few decades earlier. Nevertheless, architectural articulation is appropriate for the village.

Settlement Character Area 4 - South of the Village

Routeways: A defining character of this Area is the presence of busy roads, conveying traffic along the southern edge of the village from / to Horndean (along Manor Lodge Road), Havant (along Durrants Road) and Emsworth (along Whichers Gate Road). Redhill Road takes local traffic northwards, and Castle Road takes local traffic eastwards from the main highway network, leading towards the Village Core.

As elsewhere around the village, the presence of several long distance footpaths suggest that leisure walkers will pass through this Area, with some expectation of enjoying its scenic amenity. They would approach from the south on the western part of Staunton Way, passing along Manor Lodge Road and Castle Road before turning northwards to pass through the Golf Course. This western part of the Staunton Way also serves as the European Walking Route E9. The eastern part of Staunton Way, along with the Shipwrights Way passes along Prospect Lane and the drove road to the east of the Area, and continues between College Close and Bailey Road. This is also route 22 of the National Cycle Network.

Setting

Much of the Area coincides with Local Landscape Character sub-area 10aⁱⁱ (Sink Hole Belt - Manor Lodge Road and Blendworth Common) continuing to the north-west. Local Landscape Character sub-area 10a^{iv} (Lavant Valley South) is situated along the southern side of Whichers Gate Road and the eastern side of Durrants Road, continuing to the south-east. Local Landscape Character sub-area 10aⁱⁱⁱ west (Wooded Claylands - Havant Thicket (and Gypsies Plain)) is situated to the western side of Durrants Road, continuing to the west, along the southern side of Manor Lodge Road.

This landscape is a mixture of open fieldscapes, (particularly to the south-east, within the Lavan Valley, and to the north-west towards Blendworth Common), and woodland (specifically Havant Thicket, to the west).

The allotments and grazing land to the east of Durrants Road are situated beyond the built environment, but are not typical of much of the surrounding agricultural landscape. Both are relatively cluttered areas of open land, with fencing, outhouses, and other paraphernalia. To some extent, these features detract from the overall scenic amenity of the village's rural setting, although views are fairly limited, other than for walkers using the footpath that cuts through the area. Pressure for development here, or intensification of the equestrian management of the land, would threaten the leafy perception of the village's setting, and would represent further intrusion into the gap separating Rowlands Castle and Havant.

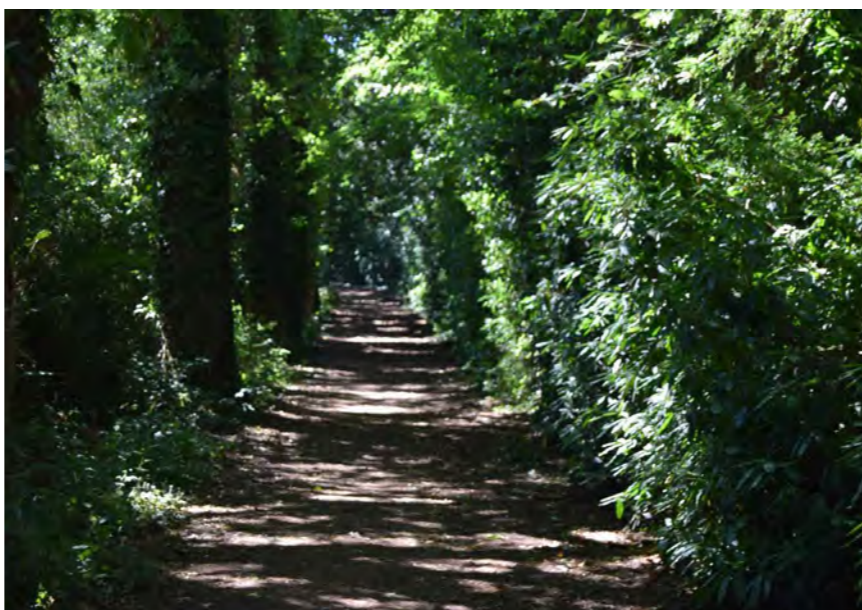
Settlement Character Area 1 (The Village Core) is adjacent to the north.

Settlement edges and gateways

Many motorists' impression of Rowlands Castle is limited to the experience of passing along Durrants Road, Whichers Gate Road and Manor Lodge Road. Arriving into Rowlands Castle on Manor Lodge Road is perhaps the most striking, as the road cuts through a deeply wooded landscape on a straight alignment, suddenly arriving at the flint facade of Manor Lodge, and beyond that more housing set back from the eastern side of the road. The woodland of Havant Thicket continues on the western side of the road for some considerable distance, almost until the junction with Durrants Road and Whichers Gate Road.

Arriving from the south, either on Durrants Road or Whichers Gate Road, provides a less wooded experience, although large blocks of tree cover do give these routes a verdant scenery, punctuated by views through to agricultural fieldscape. On Durrants Road, the flint facade and ornate gables of No. 82 Durrants Road come into view as the road sweeps over the crest of a hill and curves past Staunton Country Park. On Whichers Gate Road, motorists pass the cluster of buildings at Whichers Gate Farm set back from the road, but somewhat visible and serving as a visual transition to the built environment.

Walking from Staunton Country Park along the eastern section of Staunton Way provides a distinctly rural experience. Significant tree cover to the west of Durrants Road, and Havant Thicket to the west of Manor Lodge Road ensure that there is little perception of approaching a built environment, almost until the path emerges at the busy road junction opposite the Harvester public house, and the petrol station.



The Shipwrights Way / Staunton Way (east): This ancient drove road penetrates the settlement character area, extending a sense of wooded rurality between Deerleap Lane and Whichers Gate Road.



Staunton Way (west): The approach to the village from Staunton Country Park cuts through paddocks. Due to the heavy tree cover, unfamiliar walkers would be unaware of the village until they are within close proximity.



Manor Lodge Road: The flint facade of Manor Lodge is seen as a first impression of the village to many passing motorists.



Prospect Lane (also the Shipwrights Way, and Staunton Way (east)): The view towards the rear of properties on Whichers Gate Road, with a wooded backdrop

Settlement Character Area 4 - South of the Village

Key characteristics

- Defined by busy roads which detract from visual and aural tranquillity
- An intricate network of streets, but essentially formed around 5 'spine roads' of Redhill Road, Castle Road, Manor Lodge Road, and further to the south Whichers Gate Road and Durrants Road.
- A considerable variety of architectural style and grain
- Distinctive undulating landform
- A sense of being in a wooded setting (influenced particularly by the land-cover to the south) but with a broadly 'green' character throughout
- Strong connections to the surrounding countryside, notably to Staunton Country Park, and Havant Thicket to the south, although often with limited visual connection due to dense tree cover.
- The southern edge of the area forms an important transition to the countryside beyond, contributing to the leafy perception of the village's setting, and maintaining a sense of the gap separating Rowlands Castle from Havant which has seen significant intrusion in recent years.

Broad management objectives

- Encourage the protection and enhancement of natural capital within the area (particularly the mature trees within private gardens, and incidental green spaces within housing developments).
- Encourage best practice management of trees, hedges and woodland to retain green character. In particular maintain and enhance Rowlands Copse as a publicly accessible refuge for wildlife.
- Ensure the formal green spaces at Whichers Common, Kings Close, and within the recent Woodlands Avenue and Deerleap Lane housing developments are retained as open spaces for amenity use by the community.
- Facilitate the movement of walkers through the area, possibly with appropriate way-marking, taking care not to create street clutter.
- Ensure any new development does not contribute to coalescence.



Open green spaces, such as this at Whichers Common, should be sustainably managed for amenity use by local residents, whilst also considering opportunities for improving biodiversity with initiatives such as leaving areas of long grass.

Settlement Character Area 5 - Finchdean

Overall character

A small, rural hamlet remote from Rowlands Castle village and with a clear separate identity. The hamlet is clustered around the junction of four rural lanes, nestled beneath the dramatic landform of a part-wooded scarp slope. The built environment centres on a historic green, within which is a historic 'Pound', now serving as an amenity space with benches. The hamlet is situated entirely within the South Downs National Park, and is regularly visited by leisure walkers and cyclists who pass through, often stopping for refreshment at 'The George' public house.

Overall form and layout:

Settlement Types integrated within the area. (Clickable links below):

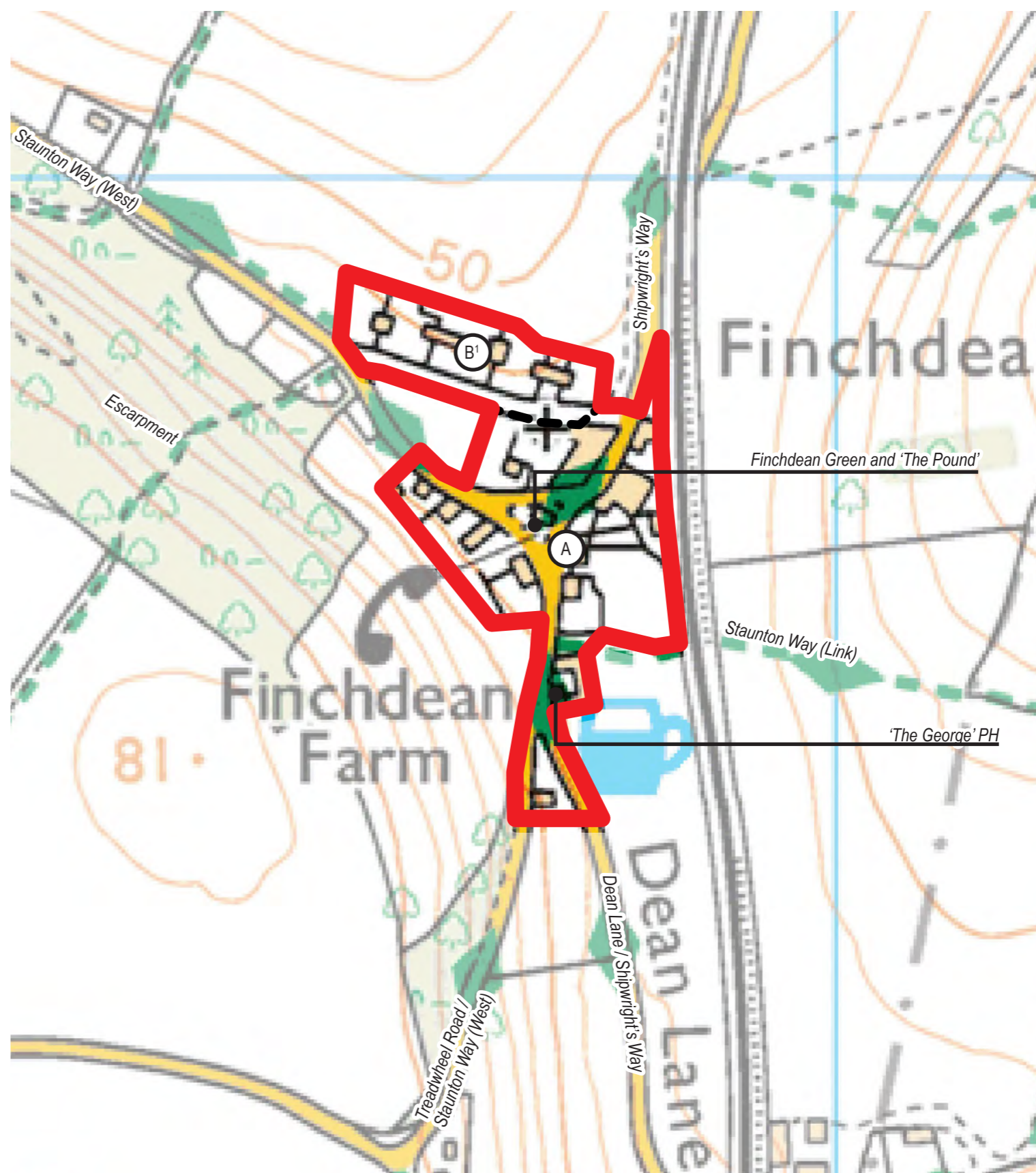
- A: Historic core / service provision
- B1: Mixed housing (open aspect)

Notable buildings and structures: A wealth of Grade II Listed buildings and structures cluster around Finchdean Green, including Finchdean House and the small United Reformed Chapel on Ashcroft Lane. Cottages at Nos. 53/54, 56/58 and 59 are all Grade II listed, as is 'The Limes' on the opposite side of the green. A cast iron 'Type K6' telephone kiosk situated centrally in the green, beside 'the Pound' is also Grade II listed. 'The Pound' itself is not listed, although recognised by the local community for its historic importance. It is a central feature of Finchdean Green. It is a walled enclosure attached to the former Blacksmiths Shop, first shown on the 1838 Tithe map. It is now an open space for recreation, including benches and shelter. 'The George' public house is amongst the most notable buildings in the hamlet. Although it is not recognised for its historic value, it is a focal point for social interaction and local community events. The 11th century St. Hubert's church lies nearby to the north of the hamlet.

Geophysical: The hamlet sits as a cluster of buildings at the meeting point of 2 valleys. Most dramatically, a scarp slope rises from approximately 45m AOD to 81m AOD immediately south-east of the hamlet. A gentler slope up onto Idsworth Down occurs to the north, with similar topography to the east, beyond the railway line. Neither of these valleys have permanent watercourses, although a strong winter stream can flow in either or both valleys in wet conditions. Known as lavants, these are recognised by the Environment Agency as enmained rivers and management of the water course is their ultimate responsibility. The lavants merge by the railway bridge at the back of the George Inn to flow as a combined river through Deanlane End into Rowlands Castle. A ditch and culvert are part of the lavant infrastructure in the middle of the hamlet. These can be filled with fast flowing water in wet winters as was the case in 2014 and 2020.

Green Infrastructure: Finchdean Green is not currently legally registered as a 'Village Green'. However, it is considered to be a Local Green Space and a non-designated heritage asset. It is an important recreational space for the local community (used from time-to-time as an informal 'kick-around' area for local children), whilst the shelter and seats within 'The Pound' are frequently used by local people as well as passing walkers and cyclists. In terms of natural capital, Finchdean Green is a broadly grass-covered space, with relatively little tree cover. A ditch / culvert runs along the northern edge of the space.

Routeways: Finchdean is a quiet hamlet, with normally relatively little motorised traffic using the country lanes which approach it. Dean Lane and Treadwheel Road approach from the south (from West Marden / Rowlands Castle, and from Horndean respectively). Un-named roads approach from the north-west (from Chalton), and from the north-east (from Old Idsworth, and onwards to Chalton). It is likely that these lanes are frequently used for leisure purposes, with cyclists known to regularly pass through the hamlet. The National Cycle Network route 22 passes through the village along Treadwheel Road and the lane to / from Old Idsworth. Similarly, the dense footpath network around the hamlet provide routes for recreational walkers. The Shipwrights Way approaches on Dean Lane, and continues along the lane to Old Idsworth to the north-east of the hamlet. The western part of Staunton Way approaches on Treadwheel Road continuing along the lane to Chalton to the north-west of the hamlet. This route also serves as the European Walking Route E9. A link footpath to the eastern part of Staunton Way leads eastwards from the hamlet, crossing the railway line to the rear of 'The George' public house. 'The George' is a popular refreshment stop for passing cyclists and walkers.



Settlement Character Area 5 - Finchdean



'The George' public house is a popular draw for local residents and walkers / cyclists passing through the hamlet.



Some of the listed cottages to the south side of the green, with the green and the Shipwrights Way sculpture in the foreground.



The flint walled enclosure of the historic village Pound, (including a relatively modern shelter) sitting within the green, adjacent to the former Blacksmiths premises.



Flooding can occasionally cause severe problems within Finchdean, as seen here on the lane towards Chalton



Mixed housing on Ashcroft Lane sit on slightly elevated ground, looking out over a field towards the historic core of the hamlet



'Carpenters' cottage provides the backdrop to Finchdean Green (seen in the foreground of this photo).

Settlement Character Area 5 - Finchdean

Setting

Most of the hamlet sits within Local Landscape Character sub-area 3ai west (Enclosed Chalk Downland - New Idsworth) which continues to the west and south. The northern part of the hamlet, sits within Local Landscape Character 3aii (Open Chalk Downland - Idsworth and Chalton Downs), which continues to the north.

The railway line, to the east of the hamlet, forms a tangible end to its setting. Much of this landscape is open fieldscape, some of which climbs up onto the downland north of the hamlet. A steeply sided wooded escarpment forms the southern edge of the hamlet.

The hamlet is situated entirely within the South Downs National Park.

Settlement edges and gateways

Every approach to the hamlet has a deeply rural feel. Each of the lanes is relatively narrow, winding, undulating, and lined with dense native hedgerows. Where gaps in the hedgerows allow, the scene beyond is generally one of agricultural fieldscape. The built environment of Finchdean emerges into the rural scene quite quickly on each of these approaches, albeit the high degree of native vegetation throughout the hamlet ensures the contrast between the agricultural landscape and the built environment is not stark. Large hedgerows provide a continuity throughout. Similarly, a backdrop of fieldscape and woodland on elevated land rising above the hamlet tends also to factor as a consistent part of the visual composition.

Whilst each of these approaches to Finchdean is considered to provide an attractive scene, walkers on the link section of the Staunton Way to the east of the hamlet experience a longer and more distant exposure to the built environment. This path cuts through undulating open fieldscape, from where unobstructed views are afforded towards the buildings clustered within the hamlet. A variety of different materials is apparent, with flint, red brick and rendered walls, along with slate and clay tiled roofs. These buildings are set amongst a large quantity of mature trees, with a backdrop of the steep scarp slope, partially wooded, and partially pasture land. The railway line in this scene is surprisingly unobtrusive, with significant lane-side vegetation helping to mask its appearance.



Staunton Way (east): Unobstructed views across undulating arable fieldscape, towards buildings clustered within the hamlet, set amongst trees, and with backdrop of a partially wooded, partially field covered hillside.



South Lane (also the Staunton Way (west)) at the junction with Ashcroft Lane: Rural, hedge-lined approach to the hamlet with wooded backdrop provided by valley side to east and glimpses of old buildings



The road from Old Idsworth, north of the hamlet (also the Shipwrights Way): Distinctive valley landform rises as a backdrop to the hamlet.



Dean Lane (also the Shipwrights Way) at the junction with Treadwheel Road (also the Staunton Way (west)): Rural southern approach to the hamlet, which has a leafy character created by the abundance of mature trees throughout the hamlet.

Settlement Character Area 5 - Finchdean

Key characteristics

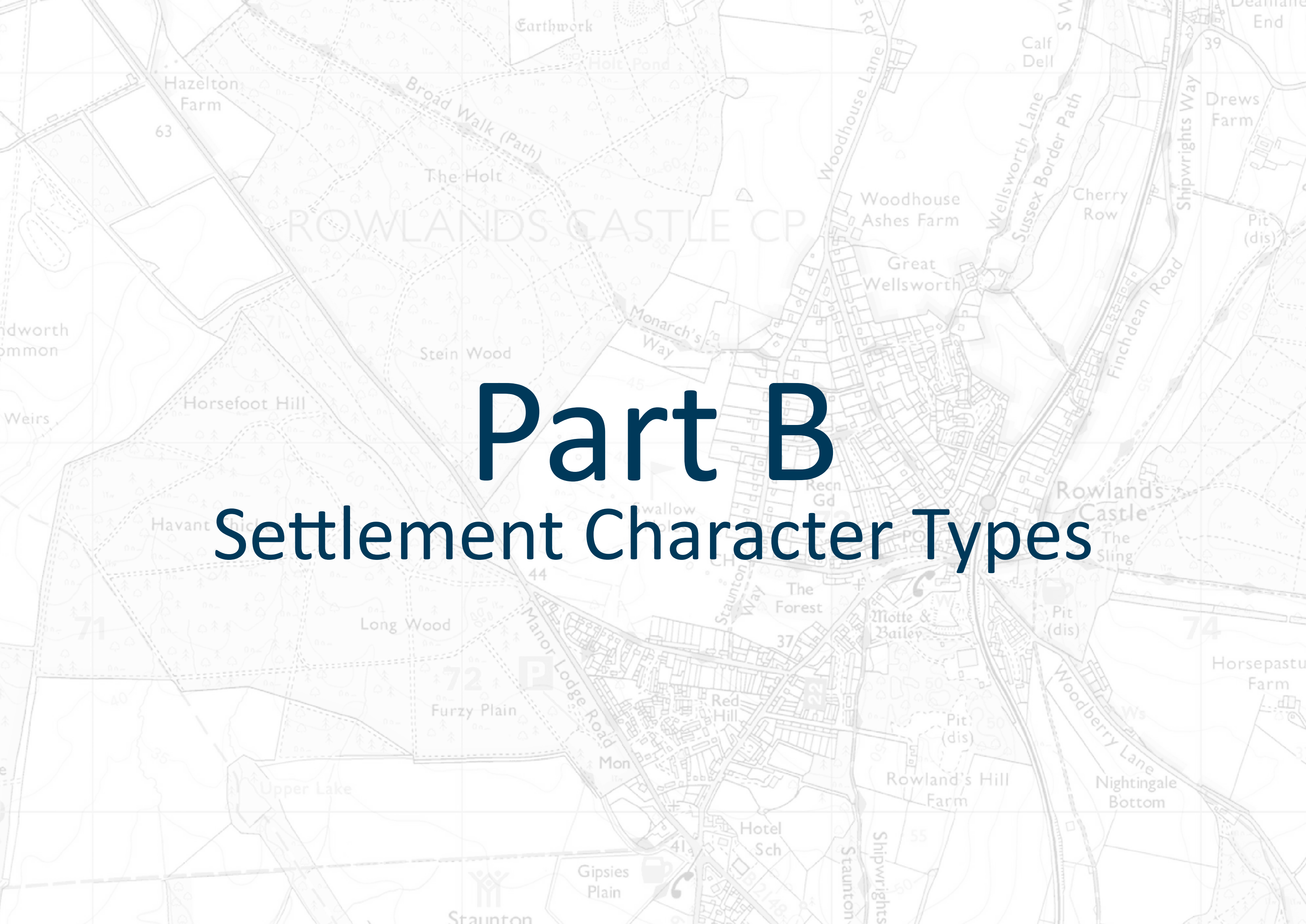
- Overriding rural character with strong sense of place and connection with the wider countryside
- Clear sense of history and attractive quality with generally high quality buildings and materials
- Strong visual and physical connection with the surrounding countryside
- Distinctive valley landform
- Generally tranquil

Broad management objectives

- Consider strategies to improve management of parking around the green
- Consider opportunities to convey information about the hamlet's cultural and heritage assets, (such as 'The Pound') to passing leisure walkers and cyclists.
- Facilitate the movement of walkers through the area, possibly with appropriate way-marking, taking care not to create street clutter.
- Consider more sustainable management of grass on the green and verges with the aim of encouraging more wildflower growth
- Encourage best practice management of trees, hedges and woodland, along with traditional farming practices to retain the 'green' and rural character of the hamlet with strong connections to its setting.
- Improve infrastructure to manage lavant flows and associated ground-water flooding. Ensure that any development proposals are designed to withstand flooding, neither impede nor add to flows, and that drainage systems recognise the groundwater flooding challenges. In addition, caution is advised as Environment Agency flood zone mapping is inaccurate for parts of the hamlet.



Improvements at the green could harness opportunities to improve biodiversity, whilst optimising the efficiency of the drainage ditch, and also highlighting the heritage significance of 'The Pound' and the former Blacksmiths building to passing leisure walkers and cyclists.

A detailed topographic map of Rowlands Castle Civil Parish. The map shows a network of roads, including Woodhouse Lane, Broad Walk (Path), Monarch's Way, and Manor Lodge Road. It also depicts various geographical features such as Hazelton Farm, The Holt, Stein Wood, Horsefoot Hill, Long Wood, Furzy Plain, Upper Lake, and Rowland's Hill Farm. The map includes contour lines, building footprints, and labels for numerous locations and landmarks. The text 'ROWLANDS CASTLE CP' is printed across the center of the map.

Part B

Settlement Character Types

Settlement Character Type A - Historic core, service provision

General Description

This Settlement Type occurs at the centre of Rowlands Castle around the village green, also reaching through the railway arches to the southern part of Finchdean Road. Separately, much of Finchdean has the same distinctive features.

The buildings in these areas have a mixture of uses. A large proportion are dwelling houses, but other premises alongside provide numerous other services for the community. This is especially the case in Rowlands Castle, where the Village Core is a self-evident community hub, with its general store, hardware store, cafe, doctors surgery and pharmacy, United Reformed Church and Parish Hall amongst several other service providers. 3 public houses are situated at the centre of Rowlands Castle, and another in Finchdean. Although fewer services are provided in Finchdean, the hamlet has a garage, a chapel, a former blacksmiths and until recently a caravan dealership.

All buildings have a unique style, although some stylised terraces occur around The Green in Rowlands Castle. Most of the houses are two-storey, generally with clay tiled roofs, often with dormer windows in the roof. Although the buildings are set back from the road there is an inconsistent building line, with each property having a different sized front garden or forecourt. Most of these spaces within private curtilage are quite small, often with a low flint or brick wall as a boundary demarcation. 'Deerleap' is an exception to the prevailing form of development, being a large detached dwelling set in very spacious grounds to the southern side of Rowlands Castle green. Although the house and gardens are out of public view beyond an imposing tall flint wall, the large number of mature trees within the property grounds provides a substantial green backdrop to the street scene.

Due to the limited size of the majority of spaces in front of buildings, the influence of garden vegetation on the street scene is limited. However, the street scene benefits greatly from the green spaces within the public domain, with extensive mown grass and mature trees.

Some highway paraphernalia detracts from the street scene, although street lamps around The Green are an attractive, traditional style. Finchdean has only 1 street lamp, also in a traditional style. The street lamps on Finchdean Road are modern, but painted green and recessive in appearance. Perhaps the most notable detracting feature is the presence of cars parked on-street.

Distinctive Features

- Plots are relatively small, and generally fairly narrow with built form occupying the front 1/3 of the plot and linear garden spaces occupying the rear 2/3. There is considerable evidence of alteration to these plots and the built form over different periods of time, although at Rowlands Castle green, many of the distinctive features and built form have endured since the 18th and 19th centuries.
- There is a mixture of building styles, including detached, semi-detached, and terraces. These are mostly two-storey, often with dormer windows and shallow pitched roofs. Buildings tend to be built of brick and/or flint, some of which have been painted and/or rendered. Roofs tend to be clay tiled or slate. Windows are generally sliding sash or casement, and doors are wooden.
- The building line often staggers, although broadly parallel to the road. Most buildings are set back a little. Part of the charm of the streetscape is derived from the irregular rhythm of built form, gaps between buildings and variation in height and elevation. Occasional gables interrupt otherwise plain frontage elevations.
- Some buildings form focal points, such as the brick built 'Church on The Green' at Rowlands Castle, with its prominent pointed tower. The 19th century brick-and-flint railway arches form a strong visual stop at the opposite end of The Green.
- Property boundaries are generally low walls, formed either with brick or flint. Occasionally, low hedgerows or black painted railings form boundary demarcations. Generally, roadside footpaths are situated between the highway and private domains, although in Finchdean properties tend to abut the road or have a narrow grass verge between, but no footpath.
- Due to the generous public realm green spaces the street scene does not feel enclosed, despite the relatively small front garden spaces and lack of tree cover within those gardens. The exception to this is on Finchdean Road, which does feel enclosed due to the proximity of the building line to the dense tree cover within Stansted Park to the south.
- Views across The Green, in particular to the south, are a distinctive feature.



The centre of Rowlands Castle green is overlooked by 2 public houses, and stylised terraces



The southern part of Finchdean Road feels more enclosed.



The historic green at Finchdean, overlooked by 18th and 19th century houses.

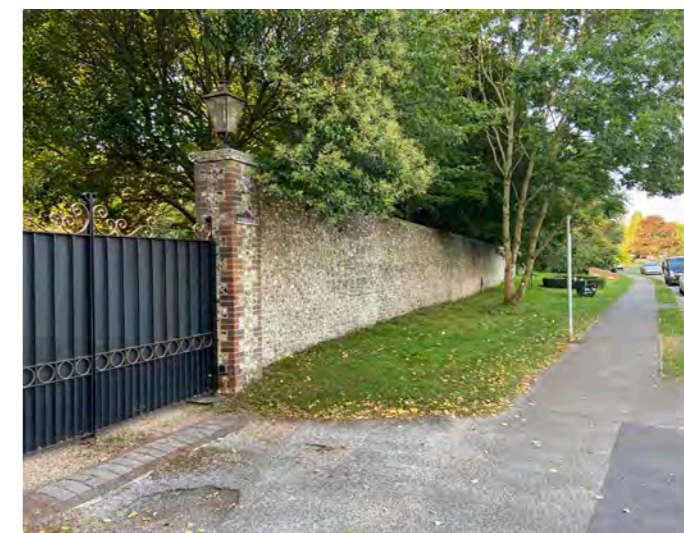
Settlement Character Type A - Historic core, service provision

Valued and Detracting Features

- 👍 The irregular rhythm of built form, massing and style create an interesting street scene. Collectively, the built environment is seen as an attractive historic village centre.
- 👍 The historic value of the centre of Rowlands Castle is recognised by its designation as a Conservation Area
- 👍 The use of flint, particularly within low walls at the front of property boundaries, is an attractive local vernacular material.
- 👍 The range of services provided lead to activity and a sense of vibrancy to the street scene. Rowlands Castle green is used for public gatherings throughout the year, and is considered to be the heart of the village.
- 👍 Both Rowlands Castle and Finchdean greens provide areas to sit, with benches and litter bins.
- 👍 Visual alignments to some notable buildings and structures help orientation and add to the sense of place.
- 👎 Traffic congestion can detract from the otherwise calm pace of activity. On-street car parking is often at capacity.
- 👎 Finchdean Road suffers occasional flooding.



Traffic congestion in the village centre detracts from the general street scene



Flint is a characteristic building material, most notably the tall boundary wall of 'Deerleap'

Development Considerations

- Any development will need careful consideration, particularly taking into account the Conservation Area status of the area around Rowlands Castle green and Finchdean Road, and the South Downs National Park designation which applies to Finchdean.
- Any new development should complement the prevailing architectural style and materials with local precedent. Any extensions or alterations to existing properties should be sensitively designed to ensure that changes would not be detrimental to the scenic quality of the streetscape, or intrude within the private amenity of neighbouring properties, respecting the current building line, heights and scale of built form. In particular, ensure that loft conversions do not appear incongruous.
- Residents should be encouraged to maintain property boundaries, particularly front boundaries, and the features within front garden spaces. Whilst these are within private domain, they do contribute to the overall ambiance of the street scene.
- Existing tree cover within private or public realm provides an important function greening the streetscape and should be protected. Additional tree planting should be encouraged where space allows, so long as it does not compromise the characteristic open spaces of The Green.
- No structure or physical feature should be placed where it would interrupt visual alignments with key focal points
- Even small changes to incidental features such as street furniture and signage could have negative implications for the overall aesthetic of the street scene, and should be carefully considered.
- Additional housing on currently undeveloped 'back-land' behind Finchdean Road would be detrimental to the quality and character of that area and should be avoided.



Rowlands Castle green is an attractive place to sit, with benches and litter bins provided



'The Church on The Green' provides a focal point at one end of Rowlands Castle green

Settlement Character Type B - Mixed housing

General Description

One of the notable characteristics of Rowlands Castle is the distribution of individually developed housing. Streets with mixed housing occur in every area of the village, apart from the village core. On Finchdean Road, and also on Ashcroft Lane in Finchdean this housing benefits from an open aspect across adjacent countryside, whereas similar housing sits on both sides of the street at Uplands Road, The Drift, Redhill Road and Castle Road. Along Whichers Gate Road, Durrants Road and Manor Lodge Road mixed housing stock is influenced by the proximity of busy through roads.

These neighbourhoods are all residential, and have mainly developed sporadically throughout the 20th century. Due to the piecemeal nature of this development, architectural styles vary greatly. However, generally the housing is at a medium to low density. Buildings are often quite close to the street, (with the notable exception of Finchdean Road, where houses tend to be set quite well back). The buildings take several different forms from terraces, to semi-detached to detached. Most are two-storey, although there are some pockets of bungalows. The predominant materials are red brick and either clay tiled or slate roofs. Some buildings have rendered façades.

The street scene in these neighbourhoods tends to feel quite constrained, and (with the notable exception of Finchdean Road) lacks the softening effect of verdant front gardens and vegetated plot boundaries. There are generally fewer grass verges than elsewhere in the village. A large proportion of these plots are too tight to accommodate parked cars, and accordingly on-street parking can influence the character of the street scene, particularly on Redhill Road, Castle Road and Uplands Road.

The mixed housing along Redhill Road and The Drift broadly coincides with a neighbourhood referred to as 'Southern Rowlands Castle' within EHDC's 'Neighbourhood Character Study'.

Distinctive Features (generally)

- Irregularity to plot widths, sizes, and the proportion of the plot occupied by building.
- A high degree of incidental, domestic-scale alteration to individual properties over different periods of time, although building styles and the settlement pattern essentially reflect that of the period when the plots were first developed.
- There is a general lack of the more historic vernacular styles seen elsewhere in the village (such as the use of flint), although these neighbourhoods do include some buildings that have used red brick and clay tiles associated with the former Rowlands Castle brickworks.
- The street scene is also very varied. Whilst the presence of vegetation is inconsistent, some vegetation (including hedged front boundaries to properties, and a treed backdrop) in all neighbourhoods gives a sense of connection to the wider rural setting of the village.

Type B1 Mixed housing (open aspect) - Distinctive Features

- A linear pattern of development, which is particularly noticeable when viewed from surrounding areas across intervening open fieldscape.
- Houses on Finchdean Road are all detached, with a notable proportion being bungalows, or one-and-a-half-storey (with dormer windows in the roofs). The houses on Ashcroft Lane tend to be two-storey semi-detached, with a few short terraces.
- Houses tend to be set well back from the road, with spacious front gardens.
- Gardens are well vegetated, with a high quantity of mature trees, including some ornamental species. Enclosures to front boundaries are often clipped hedgerows, although there are also occasional low timber fences and low brick walls.
- These neighbourhoods overlook open countryside, and have a high degree of tranquillity.

Type B2 Mixed housing (enclosed) - Distinctive Features

- Relatively dense ribbon development along Redhill Road and Castle Road represents the settlement expansion which began in the late 19th century, and continued throughout the 20th century.
- Uplands Road is a pleasant and relatively peaceful mid-20th century linear expansion of the village, with a group of bungalows and stylised semi-detached houses addressing each other across a street with grass verges, terminated with a central green space.
- Irregularity to the building line. Whilst buildings are broadly parallel to the road they are set back by different distances.
- Whilst buildings are generally two-storey (with the exception of the group of bungalows at Uplands Road), there are some instances of dormer windows in roofs (some of which are original designs, and some are loft conversions).
- The more elevated part of Redhill Road offers distant views to the wooded Stansted Estate to the north of the village. Tree cover also provides a closer-range backdrop to the built form on Castle Road and the Drift. More spacious front gardens to properties on Uplands Road provided a vegetated ambience to the street scene.
- Redhill Road and Castle Road have relatively low levels of tranquillity, albeit countered to some extent by visual connections to vegetation at close-range and at distance, giving the neighbourhoods some sense of a connection to the wider rural setting of the village.

Type B3 Mixed housing (through roads) - Distinctive Features

- A broadly linear pattern of development, generally along 1 side of Durrants Road, Whichers Gate Road and Manor Lodge Road, and with woodland or dense tree belts on the opposite side of the road creating a sense of enclosure.
- Buildings are generally two-storey, but with a great variety of architectural styles.
- Irregularity to the building line. Whilst buildings are broadly parallel to the road they are set back by different distances.
- Parking is generally provided on-plot, due to the hazardous nature of constantly flowing traffic on the main roads.
- Front boundary treatment is very varied, with short stretches of hedgerow, low brick wall and timber fencing (in some instances tall), frequently interrupted by driveways.
- Considerable disturbance from the constant flow of traffic, and the presence of highway infrastructure has an urbanising influence on these neighbourhoods.



Semi-detached properties on Ashcroft Lane in Finchdean look out over open countryside



Houses on Redhill Road tightly line both sides of the street



The setting of some attractive housing is much compromised by highway infrastructure

Settlement Character Type B - Mixed Housing

Valued and Detracting Features

- 👍 Whilst there is a lack of coherence to architectural style and settlement pattern, the piecemeal variety within these neighbourhoods is subtly interesting, and has a certain charm.
- 👍 Most properties have front gardens, which tend to contain some vegetation. This helps to 'green' the street scene, even when vegetation is limited due to the physically constrained garden spaces.
- 👎 Increasing intense demands on space has caused some properties to be extended, lofts and garages converted and garden space given over to parking. Some of these incremental changes have been unsympathetic to the aesthetic of the immediate neighbourhood and the broader character of the village and Finchdean.

Type B1 Mixed housing (open aspect) - Valued and Detracting Features

👍	The relationship with the open countryside and the spacious, verdant front gardens to properties.
👍	The high degree of tranquillity.
👎	Increasingly large proportions of garden spaces have been paved over to create parking space, and lengths of hedgerow frontages to properties have reduced in length to allow for wider driveways.

Type B2 Mixed housing (enclosed) - Valued and Detracting Features

👍	Some buildings are architecturally interesting, particularly those with a heritage value due to their use of materials from the former Rowlands Castle Brickworks.
👍	Vegetation within generally small front gardens and hedgerows to front boundaries, along with a treed backdrop (sometimes viewed at distance) gives a sense of connection to the wider rural setting of the village.
👎	On-street parking can create problems for traffic movement, and clutters the street scene.

Type B3 Mixed housing (through roads) - Valued and Detracting Features

👍	Woodland and dense belts of trees on opposite sides of the roads to the built form give a vegetated structure to the neighbourhoods, and provide a sense of connection to the wider rural setting of the village.
👎	The constant movement of passing traffic erodes tranquillity, and the presence of highway infrastructure has an urbanising influence.
👎	There are instances of unattractive tall brick walls and fencing fronting onto streets.

Development Considerations

Whilst there has been some back-land development in these neighbourhoods, due to the dense grain of the existing settlement pattern there is limited scope for further new development. However, this may drive a general trend of modifying existing built form in order to facilitate a more intense use of the limited space.

- Development proposals that sub-divide plots to allow the building of additional houses should be resisted. In particular, additional housing on small parcels of undeveloped land at the edges of the settlement, such as garden spaces and 'back-land' at Finchdean road would be detrimental to the quality and character of that area and should be avoided.
- Built form taller than two-storeys is likely to be inappropriate. The replacement of bungalows with two-storey dwellings should not normally be permitted to ensure that newer development does not appear incongruous in relation to neighbouring properties.
- Conversion of garage spaces into habitable rooms should be resisted.
- Extensions of existing properties into roofs using dormer windows should be sensitively designed, ensuring that changes to roofscapes would not be detrimental to the scenic quality of the streetscape, or intrude within the private amenity of neighbouring properties.
- Avoid prominent roof lines on higher ground where it will be seen against the sky.



Kings Close, set back from Manor Lodge Road, has an attractive green space



Castle Road has varied architectural styles, with cars parked on the street



Bungalows on Uplands Road, with grass verges on the opposite side of the street



Housing on Whichers Gate Road faces onto woodland

- Attempts to retrospectively impose traditional vernacular form or use of materials may appear pastiche. Instead, any new development should complement the prevailing architectural style and materials within the immediate neighbourhood, and complement the positive defining characteristics of the streetscape, respecting the current building line, heights and scale of built form.
- Avoid inappropriate cladding and decoration of house façades which would affect the overall character of a street.
- Encourage residents to retain green frontages to their properties.
- Carefully consider proposals to widen driveways, to prevent detrimental impact on visual amenity. Whilst this may improve the street scene by reducing the extent of on-street parking, the visual amenity may be displaced, with the immediate curtilage of buildings instead suffering from the truncation of garden spaces, the loss of vegetation (including hedgerow boundary enclosures) and the discordant aesthetic of parked cars.
- Protect the historic detail of some of the older properties, especially those using materials from the former Rowlands Castle Brickworks.
- Protect the views out from the built environment to the open countryside adjacent to Finchdean Road, Ashcroft Lane, and respect the relationship with the rural environment along parts of Whichers Gate Road, Durrants Road and Manor Lodge Road.

Settlement Character Type C - Mid 20th Century Housing (Medium Density)

General Description

Medium density mid 20th century housing is found throughout Rowlands Castle village, most notably in the area north of the village core, centred around Bowes Hill, with Wellsworth Lane, Meadowlands, Greatfield Way, The Peak and The Fairway. Elsewhere in the village, the same type of housing is found in small pockets, at College Close and Hill Brow Close south of the village, and the southern part of Glen Dale, east of the railway.

The houses in these areas are generally built individually, each with a unique style. Houses are detached, two-storey, and set within generous gardens. These gardens are often open to the street, with no form of enclosure at the property boundaries. As such extensive lawns and ornamental shrub borders lend themselves visually to the street scene. Where gardens are enclosed, this tends to be with neat clipped hedgerows, rather than walls or fences. This also contributes to an overall vegetated, horticultural quality to the street scene. Roads tend to not to be cluttered with any highway paraphernalia, other than street lamps. Vehicles generally park on the driveways of the houses, and not on the street.

Distinctive Features

- Plots tend to be varied in size, with differing widths to the street. Building footprints tend to take up approximately a little over a quarter of the plot area, with rear garden spaces accounting for up to half of the plot area, and front garden spaces up to a quarter.
- There is little evidence of the sub-division of plots to allow the building of additional houses. The plots have remained essentially unaltered since their creation in the mid to late 20th century, although aerial photography suggests that driveways in front gardens may have been expanded, to create additional hard-standing for the parking of cars.
- Buildings are detached, two-storey houses, albeit varying in height and mass. Architectural styles are varied, but generally brick-built with tiled roofed. Occasionally façades are rendered, or with hanging tiles. However, there is an absence of any traditional, vernacular style identifying with Rowlands Castle.
- Buildings are generally parallel to the road, set back from the plot boundary. However, the depth of front gardens is inconsistent, so building lines are often not straight. Similarly, the width of gaps between buildings often lacks consistency.
- There are occasional small clusters of houses that have been developed at the same time, exhibiting the same or complementary architectural style and massing. Examples include the properties at Hill Brow Close, the southern part of Glen Dale, Wellsworth Gardens and Meadowlands. These planned streets tend to have gentle sinuous curves, with the built form arranged at an angle to the street. This creates an interesting visual composition, creating variation in roof-form and exaggerating the influence of incidental landscape treatment in open spaces along the street.
- Streets are inward-facing, with dwellings on one side of the street addressing other dwellings opposite. However, the degree of enclosure is relatively low, owing to the considerable distance from building façade to building façade, the relatively spacious streets, and the generally loose nature of vegetation within front gardens and at front boundaries. Canopies of mature trees often form a backdrop to the houses, giving a visual connection to the landscape beyond, and a sense of a wider special framework beyond the street.
- The street scene is consistently influenced by domestic, front garden vegetation. This creates a varied and interesting scene. Front boundaries are either open to the street (i.e. without any physical means of enclosure), or are neat hedgerows. Hard boundaries such as railings or walls are seldom (if ever) observed. These boundary treatments tend to cluster, so that small neighbourhoods all have hedgerow boundaries, or all have open frontages. Generally, roadside footpaths sit between the highway and private domains. Occasionally, mown grass verges and incidental pockets of mown grass occur within the public realm. Street lighting is consistently low-level.



Open frontage gardens on Hillbrow Close



Open frontage gardens on College Close



Open frontage gardens at The Peak

Settlement Character Type C - Mid 20th Century Housing (Medium Density)

Valued and Detracting Features

- 👍 The generally gardenesque feel to these streets is of considerable benefit to the street scene.
- 👍 The street scene often has a treed backdrop, beyond the houses.
- 👍 The streets are relatively tranquil. With the exception of Bowes Hill, the streets are not thoroughfares, and as such vehicular movements are infrequent. Car parking generally occurs on-plot, and not on-street.
- 👎 Occasionally, rear gardens may side on to the street, and there are instances of varied, unsympathetic boundary enclosures (such as timber panel fencing) facing the street, detracting from its otherwise vegetated scene.
- 👎 The stylised architecture does reference traditional form and use of materials found elsewhere within Rowlands Castle, and does not contribute to the sense of place or scenic amenity.
- 👍 However, the varied architectural styles are of their time, and as such are of some interest.



Hedgerows green the street scene at The Fairway



Open frontage gardens on Glen Dale

Development Considerations

- Residents should be encouraged to maintain property boundaries, particularly front boundaries, either without any means of physical enclosure or with planting / hedges. Design cues should be taken from positive boundary treatments (as referred to above) existing in relation to adjacent properties. Physical boundaries – walls or fences – all affect the ambiance of a street, and aesthetically detrimental means of enclosure (such as close-board fencing, timber panel fencing or blank walls) would become increasingly intrusive with size and height.
- Avoid inappropriate cladding and decoration of house façades which would affect the overall character of a street.
- Development proposals that sub-divide plots to allow the building of additional houses should be discouraged. The low-level density of built form is an important, defining quality of this settlement character type. Any pockets of narrower plot widths facing onto street, or buildings which are proportionately larger in relation to their gardens, would appear incongruous.
- New development should not be more than two-storey, unless exceptional circumstances determine it may be appropriate to the character of its immediate setting. Extensions of existing properties into roofs, using dormer windows, may be appropriate. However, these extensions should be sensitively designed, ensuring that changes to roofscapes would not be detrimental to the scenic quality of the streetscape, or intrude within the private amenity of neighbouring properties.
- Any new development should complement the prevailing architectural style, and respect the current building-line and scale of built-form. Whilst acknowledging that this does not contribute to a sense of place, any attempt to retrospectively impose traditional vernacular form or use of materials would appear pastiche.
- Any new development should acknowledge that the defining characteristics of these streets are generally informed by the spatial arrangement and vegetation, rather than by built form. Accordingly, some emphasis on the amenity value of front gardens should be given to consideration of development proposals, ensuring that sufficient space is allowed for a level of vegetation roughly equivalent to neighbouring properties (particularly allowing room for trees to mature), and taking into account the relationship between the private realm and the streetscape.
- New development should allow for sufficient on-plot parking, preferably within garages. Space allowance should be informed by number of dwellings in the property. Conversion of garage spaces into habitable rooms should be reviewed for adverse impact on parking. Any increased visibility of parked cars, particularly those parked on-street, would compromise the overall character of the streetscape.



Neat hedgerow boundaries and grass verges at Meadowlands



Open frontage gardens on Wellsworth Lane

Settlement Character Type D - Mid 20th Century Housing (Low Density)

General Description

Low density mid 20th century housing only occurs in one instance in Rowlands Castle, along Links Lane in the north of the village. The extent of this Settlement Character Type broadly coincides with an 'Area of Special Housing Character' designated within the East Hampshire Local Plan Second Review (March 2006).

The houses in these areas are generally built individually, each with a unique style. Houses are large, detached, two-storey, and set within very spacious gardens. These gardens are often enclosed street-side with tall, clipped hedgerows. Glimpses of the gardens and houses, often through imposing gateways, tend to reveal extensive lawns with flowing ornamental borders, and a high degree of tree cover. The mature trees contribute significantly to the street scene, including some unusual and ornamental species which, taken as a whole, give the street an arboretum-like quality. The street tends to not to be cluttered with any highway paraphernalia, other than street lamps. Vehicles generally park on the driveways of the houses, and not on the street.

Distinctive Features

- Links Lane has a very low residential density of approximately 4 dwellings per hectare. Plot sizes vary from about 0.12ha to 0.88ha. Proportionally, the houses tend to take up a relatively small part of the plot area, albeit they are still large houses with footprints between 100m² and 200m². Houses are typically set back from the road by about 15m to 18m, although in some instances this setback can be more than 30m.
- Buildings are generally parallel to the road, although building lines are not straight, and gaps between buildings differ. Accordingly, the settlement pattern lacks consistency. Streets are inward-facing, although the depth of gardens and density of intervening vegetation diminishes the sense that dwellings on one side of the street address other dwellings opposite.
- Buildings are detached, two-storey houses, albeit varying in height and mass. Some have single-storey extensions or outbuildings. Architectural styles are varied, albeit some of the older houses have dramatic sweeping roof-lines, many with hips or half hips and features such as tall brick chimneys, half-timbering on gables and leaded lights. Occasionally façades are rendered, or with hanging tiles. Red brick and clay tiles are the dominant material. However, there is an absence of any traditional, vernacular style identifying with Rowlands Castle.
- There is occasional evidence of the sub-division of plots to allow the building of additional houses. However, the plots generally have remained unaltered since their creation in the mid to late 20th century, although aerial photography suggests that driveways in front gardens may have been expanded, to create additional hard-standing for the parking of cars.
- Aerial photography reveals that several properties have open-air swimming pools in their rear gardens. At least one also has a tennis court. Substantial mature tree cover within the gardens is key to bedding the settlement into the surrounding rural landscape and screening the buildings.
- Most properties are fronted by mature clipped evergreen hedging to the road, sometimes mixed with remnants of old field hedges. There are occasional properties with open frontages, either with no physical enclosure, or visually porous low walls and / or railings. There are also some instances of garden walling incorporating incongruous panels of flintwork. These interruptions to the otherwise green streetscape have a suburbanising effect.
- A roadside footpath sits between the highway and private domains on the western side of Links Lane, with a narrow grass verge on the opposite side. However, there are no areas of public open space. Street lighting is consistently low-level.



Links Lane has a verdant, arboretum-like ambiance



Properties tend to be set back behind tall, clipped hedgerows

Settlement Character Type D - Mid 20th Century Housing (Low Density)

Valued and Detracting Features

- 👍 A significant number of mature trees within private gardens, including some unusual and ornamental species give the street an arboretum-like quality.
- 👍 The streets are relatively tranquil, with low volumes of traffic. Domestic activity and associated sources of noise occur in a spacious context of very low density built form.
- 👍 A low level of street lighting and on-plot rather than on-street parking contributes to a sense of being a verdant neighbourhood at the interface between the settlement and the rural landscape.
- 👎 Occasional loss of vegetated garden frontages, replaced with hard boundary treatments giving a sense of creeping suburbanisation.

Development Considerations

- Any new development should acknowledge that the defining characteristics of this street are generally informed by the spatial arrangement and vegetation, rather than by built form. Accordingly, some emphasis on the amenity value of front gardens should be given to consideration of development proposals, ensuring that sufficient space is allowed for a level of vegetation roughly equivalent to neighbouring properties (particularly allowing room for trees to mature), and taking into account the relationship between the private realm and the streetscape.
- Existing vegetation, particularly tree cover should be retained wherever possible, and sound arboricultural management should be encouraged in order to maintain the existing tree stock, replacing trees that become over-mature. Residents should be encouraged to maintain property boundaries with vegetation, particularly as tall clipped hedgerows. Aesthetically detrimental means of enclosure (such as close-board fencing, timber panel fencing or blank walls) would have a detrimental effect on the overall ambiance of the street, become increasingly intrusive with size and height, and should be avoided.
- Development proposals that sub-divide plots to allow the building of additional houses should be resisted. The low-level density of built form is an important, defining quality of this settlement character type. Any pockets of narrower plot widths facing onto street, or buildings which are proportionately larger in relation to their gardens, would appear incongruous.
- New development should have broad consistency with the prevailing building line, set back from the road.
- New development should not be more than two-storey, unless exceptional circumstances determine it may be appropriate to the character of its immediate setting. Proposals should aim for varied and interesting roof-lines. Extensions of existing properties into roofs, using dormer windows, may be appropriate. However, these extensions should be sensitively designed, ensuring that changes to roofscapes would not be detrimental to the scenic quality of the streetscape, or intrude within the private amenity of neighbouring properties.
- New development should complement the prevailing architectural style of neighbouring properties, using materials sympathetic to those existing nearby.
- Any increased visibility of parked cars, particularly those parked on-street, would compromise the overall character of the streetscape. New development should allow for sufficient on-plot parking, preferably within garages, informed by the number of bedrooms in the property. Simple, low-key driveway treatments should be encouraged. Conversion of garage spaces into habitable rooms should be resisted.



Development should aim for interesting roofscape, but avoid overlooking dormer windows and rooflights



Large houses, set back from the road, within spacious front gardens and tree cover.

Settlement Character Type E - Municipal Open Space

General Description

This Settlement Character Type occurs in only one location within Rowlands Castle. It is synonymous with the recreation ground, which is located within the northern part of the village, surrounded by low density and medium density 20th century housing.

The recreation ground is essentially an open space of amenity grass, edged with mature trees. It is notable for its lack of built form, except for the community building on its southern side near the entrance off The Fairway. Various facilities are located within the open space, including tennis courts, fitness trail equipment, and a children's play area. Castle United Football Club play matches on the pitches on Sunday mornings. Large-scale community events are held on the recreation ground, most notably the annual village fireworks display in November. This space is much valued by the local community for its amenity, and as open space contributing to the village's Green Infrastructure

Distinctive Features

- Large expanse of mown amenity grass extending across a broad open space, with a general lack of built form aside from one single-storey 'Pavilion' building.
- Large, mature broadleaved trees of various species at the edges of the space. Most of these trees sit along the shared boundary with adjacent residential properties, although at the northern end some trees are situated within open space.
- Some margins of grass alongside the perimeter of the space are left to grow long.
- The open space is overlooked by the rear elevations of neighbouring residential properties, particularly those on The Peak. Adjacent rear garden spaces to properties on Links Lane and Greatfield Way are deeper, with more tree cover.
- Various facilities are provided along the southern side of the open space, including:-
 - A tarmac surfaced parking area, with space for approximately 20 vehicles.
 - 3 surfaced tennis courts, surrounded by tall chain-link fencing with a tall clipped hedgerow at one end.
 - A basketball hoop, with paved area beneath.
 - Several benches are provided, overlooking the playing pitches
 - An outdoor gym equipment area
 - A popular children's play area, including traditional play equipment, enclosed by a low railing. A zip-wire and outdoor table-tennis table are also provided outside the low railing.
 - Facilities within the 'Pavilion' include changing rooms, a meeting space and publicly accessible WCs.

Valued and Detracting Features

- 👍 The spaciousness of the recreation ground is a welcome punctuation within the otherwise built-up environment.
- 👍 The mature broadleaved trees around the perimeter of the space form an attractive backdrop, and also contribute to the village's Green Infrastructure network.
- 👎 On occasions (particularly Sunday mornings when the football club are practising) the parking area has insufficient capacity. This leads to an increase in parking outside of the Recreation Ground, particularly on The Fairway. Numerous cars and congestion is unattractive and an urbanising influence.
- 👎 The interface between the recreational use of the open space and the private amenity of the adjacent residential properties is a little awkward. The rear façades of dwellings on The Peak do not contribute to the sense of place or scenic amenity of the recreation ground.

Development Considerations

- Continue to manage the recreation ground exclusively as a sporting and community amenity space.
- Resist any development within the open space. In particular, any additional built form should be low-key, single-storey, solely for community amenity use, and close to the edge of the space.
- Protect and maintain the existing mature trees around the edges of the space. Consider planting additional trees along the eastern edge to soften the interface with the private properties on The Peak, and also as replacements for any existing trees which are becoming over-mature.
- Resist proposals for increasing infrastructure within the open space that would have an urbanising appearance and would be incongruous within the prevailing rural ambiance of Rowlands Castle.



Open space, surrounded by trees, backed onto by private gardens



The Sports Pavilion



Tennis courts and fitness trail

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Settlement Character Type F - Service provision

General Description

This Character Type occurs most notably in the south of the village, around the junction of Manor Lodge Road / Whichers Gate Road / Redhill Road and Durrants Road. It also occurs just north east of the village core, around the railway station.

In contrast to the prevailing land use throughout the rest of Rowlands Castle and Finchdean, within these pockets land use clearly associates with the provision of all manner of facilities for the local community. Buildings tend to be purpose-built for these facilities, and as such there is broad variation in architectural style and use of materials. There is a high degree of interaction and movement between the public realm and the service provision premises. The highways and associated infrastructure unify the constantly changing elements of the street scene which is influenced by signage and built form of service provision premises. Whilst all of these elements feel somewhat urban, in contrast to the prevailing character of Rowlands Castle, tree cover and occasional mown grass verges provide some relief to the busyness of the scene, providing some continuity and sense of place.

Distinctive Features

- Plots are very irregular in terms of size, and proportion of which is occupied by building. Some plots are large, with relatively small buildings (for instance, the Parish Church of St. John the Baptist sits alongside a graveyard and parking area), whereas other smaller plots are quite cramped, occupied by proportionately large buildings (for instance, the office premises at the southern end of Bowes Hill sits alongside a modest private parking space). Most of the buildings have been purpose-built and have remained basically unaltered, albeit with some cosmetic changes (for instance, the primary school), whereas other buildings and their settings have evolved considerably (for instance, the Harvester public house was at one time a private dwelling, and has since had several building extensions, together with the development of an extensive car park within which sits the purpose-built Travelodge hotel).
- Building styles are very varied, although all are relatively low-level. Roofs are also very varied ranging from flat-roofed (e.g. the School), to shallow-pitched (the offices at 1 Bowes Hill), a mixture of flat and single-pitched roofs (e.g. the telephone exchange), steeper pitched, multi-orientated roofs (e.g. the Harvester pub), curved roofs (e.g. Blendworth trailer hire), and very steep pitched roofs (e.g. the parish church).
- These buildings and associated structures lack association with vernacular styles, with the exception of the parish church which is built from flint. A low flint wall also sits along the front of the Harvester / Travelodge car park, creating a subtle but attractive edge to the street, mitigating the detrimental affect of the parked cars to some extent. One of the extensions to the Harvester uses flint, as does the Church Centre adjacent to the church. Roofing materials for the pitched roofs throughout are predominantly slate, occasionally clay, tiles.
- This Character Type lacks any identifiable building line, or rhythm to the grain and massing of built form.
- There is also a lack of consistency to features and spacial arrangement within the street scene. In most places there is no separation between the road kerb and roadside pavement. However, around the junction of Manor Lodge Road / Whichers Gate Road / Redhill Road and Durrants Road there are some wide grass verges. Many properties are open to the street. Where boundary enclosures occur, these tend to be low-level in a wide variety of materials, often brick. A tall hedgerow of mixed species encircles the graveyard. This, together with the tree cover within the graveyard gives an enclosed feel to Manor Lodge Road just south of St. John's Church. By contrast, a few metres further south, at the junction of the 4 roads, the street scene feels more open, due to the relative lack of tree cover, absence of hedgerows, and the relatively low-lying buildings of the petrol station and Blendworth trailer hire beyond,



St. John's Church, built in 1837, is an important village landmark









The railway station is an important historic building. Parked vehicles around it are frequently detracting



The petrol station is a visually discordant collection of structures and infrastructure at a sensitive focal point

Settlement Character Type F - Service provision

Valued and Detracting Features

-  Discordant and inconsistent styles of built form and external structures.
-  Busy roads, with constant traffic movement eroding tranquillity.
-  Highway infrastructure such as signage, guardrails and lighting clutters the street scene, and detracts from more positive features beyond.
-  Signage associated with the various service providing premises can be visually chaotic.
-  Existing tree cover and occasional mown grass verges provide a green backdrop to the street scene, and a broadly rural framework connecting with the wider environment within and around Rowlands Castle.
-  Some existing buildings and structures are of architectural merit and historical importance, particularly St. John's Church, the War Memorial and the railway station.

Development Considerations

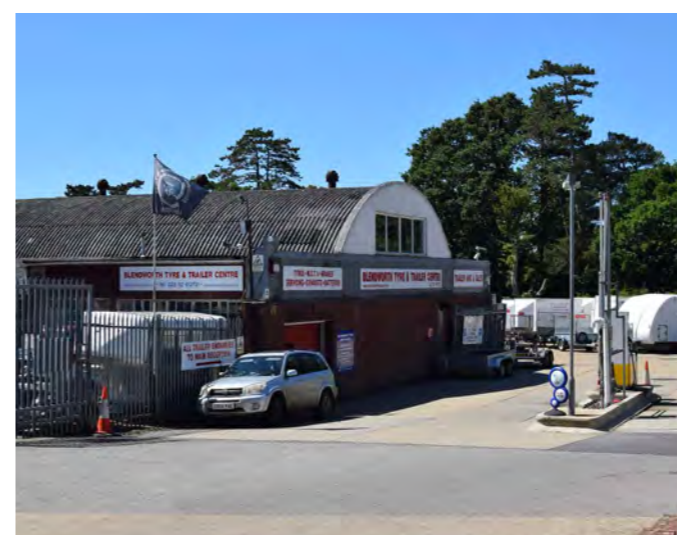
- Support highway improvement initiatives that would improve highway infrastructure / remove signage that clutters the streetscene.
- Support initiatives that would encourage the owners of the various service providing premises to improve the appearance of their premises in a collective way, in order that there is some consistency of boundary treatments, and avoidance of unnecessary signage and infrastructure cluttering the street scene.
- Ensure any new development maintains the prevailing architectural style at street level, respecting the current building line, heights and scale of built form. In particular ensure that loft conversions do not appear incongruous.
- Encourage use of vernacular materials in any new built form, particularly flint and red brick walls, clay and tiled roofs.
- Support the removal of features which are at odds with the prevailing rural character of Rowlands Castle, in particular timber close-board fencing and picket fencing.
- Ensure that any development, including highway improvement schemes respect the historic landmark building of St. John's Church within its leafy graveyard setting. Also protect the War Memorial and ensure that its function as a focal point is not disrupted with street clutter / highway infrastructure.
- Conserve and enhance any existing vegetation within the public and private realm. Encourage new planting of native trees and hedgerows wherever space allows. In particular encourage sound arboricultural practice to extend the longevity of existing trees, and replace any trees which are becoming over-mature.
- If possible, encourage the owners of premises with parking areas to soften the appearance of parked cars and break up the expansive hardstanding with new tree and shrub planting, preferably of native species.



The Harvester public house was originally a private dwelling, and has had several extensions. The single-storey flint extension with a clay tile roof is an appropriate vernacular aesthetic. The low flint wall is an attractive frontage to Whichers Gate Road.



The Travelodge hotel is set back from the road by a considerable distance, behind a large parking area. It has a relatively recessive appearance against a backdrop of mature broadleaved trees.



The broad curved roof to Blendworth trailer hire gives a horizontal emphasis to this low-level building. Signage and security fencing are urbanising influences on the street scene.



The primary school is a low-level building with a large footprint, set in extensive school grounds, partly asphalt surfaced alongside a playing field surrounded by mature trees.

Settlement Character Type G - Late 20th century housing estate

General Description

This Settlement Character Type occurs almost entirely within the southern part of the village, synonymous with the Kings Meadow Estate, built in the late 1980s. There is a further small pocket of the same character type at the northern end of Glen Dale, to the east of the railway. In addition, Ken Berry Court, which is located off Prospect Lane (outside of the village but within the Neighbourhood Plan area) has similar features.

These neighbourhoods were built by volume house builders, using a 'pattern book' approach to the mix of dwelling types. However, these 'standard' houses have been successfully manipulated with architectural articulation and appropriate materials (such as red brick and panels of flint) to subtly reference local vernacular. Furthermore, the spatial arrangement of the estate has been successful in creating areas of incidental green space, alongside planting within private front garden spaces, and against a backdrop of mature trees which have been retained and integrated within the development. Overall, these elements create a particularly verdant ambiance to the streets. Varying degrees of enclosure and openness also create an interesting experience whilst passing through the various streets and connecting footpaths.

Distinctive Features

- Plots are relatively small, but irregularly shaped with varying sizes and widths. All plots have some garden space to the front and rear of the dwellings, albeit in some instances the front gardens are only a few metres deep. The buildings tend to occupy about 1/3 of the total plot size, relative to the varying size of the plot (and building). There are two blocks of flats within the Kings Meadow Estate. These are in fairly discrete locations at the far end of Mallard Road and Brambling Road, against the backdrop of Rowlands Copse. Their footprint is large in relation to their plots, and the communal garden space that surrounds them is not well defined, reading more as general amenity space rather than semi-private garden space.
- There is a relatively high proportion of detached houses, alongside some short terraces and occasional semi-detached. Whilst there is repetition of building styles, which have been derived from standard 'pattern book' design, the variants are well mixed and repeating styles tend to be well distributed and not so apparent. Subtle manipulation of these standard designs have introduced elements of vernacular style, most notably the use of red brick and panels of flint within principal building façades.
- Buildings are often broadly parallel to the road, but the roads themselves tend to curve with corresponding building positions at differing angles, set back from the plot boundary. This creates variation in the rhythm of built form and gaps between the buildings. In turn, this creates an interesting sequential visual experience moving through the streets, with glimpses between and around buildings opening up and closing.
- Plots tend to be either open to the street, or with low clipped hedgerows to their front boundary. Several of the streets have mown grass verges and no roadside footpath, instead denoting that the highway is a shared vehicular/pedestrian space by the use of block pavement surfacing. Other streets do have roadside footpaths, sometimes in addition to mown grass verges or areas of incidental green space. The streets also include narrowing points, often planted attractively with ornamental shrubs, coupled with granite sett 'rumble strips' designed to slow vehicular movement. Street design has incorporated street trees, and in places has retained trees which were mature at the time the estate was built. These now dominate parts of the street scene, contributing greatly to a distinctly leafy feel to the estate.



An area of incidental greenspace, off Nightingale Close



Streets are set out around retained mature trees, which now form focal points in the streetscene



The loose arrangement of buildings around relatively narrow roadways effectively increases the visual parameters of the streetscape, and allows room for a framework of vegetation

Settlement Character Type G: Late 20th century housing estate

Valued and Detracting Features

- 👍 The street scene often has a treed backdrop, beyond the houses. Incidental green spaces, planted with trees and shrubs, and planting within private gardens all contribute to a particularly verdant street scene.
- 👍 Whilst there is inevitably a concentration of domestic activity within these streets, interventions to slow the movement of vehicles and a considerable amount of vegetation in the street scene give a sense of relative tranquillity.
- 👍 The arrangement of sweeping roads and an irregular pattern of set-back built form creates an interesting sequential visual and spatial experience moving through the streets, with contrasting areas of openness and enclosure, and glimpses opening up and closing between and around buildings.
- 👍 Architectural articulation and use of vernacular materials has some success in subtly referencing broader characteristics of Rowlands Castle.
- 👍 The use of granite kerbs throughout the estate gives a sense of quality to the street scene, even when the surfaces of the highway and roadside footpaths are macadam.
- 👎 In some places, roadside car parking regularly exceeds the capacity allowed for within the parking bays provided. This can create hazardous driving conditions with impaired visibility, and is a detriment to the overall street scene.
- 👎 Some front garden spaces are not well maintained, or have been extensively paved over in order to increase space for parked vehicles.

Development Considerations

Due to the relatively dense grain of the existing settlement pattern there is limited scope for further new development. However, this may drive a general trend of modifying existing built form in order to facilitate a more intense use of the limited space.

- Development proposals that sub-divide plots to allow the building of additional houses should be resisted.
- Conversion of garage spaces into habitable rooms should be resisted.
- Extensions of existing properties into roofs using dormer windows should be sensitively designed, ensuring that changes to roofscapes would not be detrimental to the scenic quality of the streetscape, or intrude within the private amenity of neighbouring properties.
- Residents should be encouraged to maintain property boundaries, particularly front boundaries, either without any means of physical enclosure or with planting / hedges. Design cues should be taken from positive boundary treatments (as referred to above) existing in relation to adjacent properties. Physical boundaries – walls or fences – all affect the ambiance of a street, and aesthetically detrimental means of enclosure (such as close-board fencing, timber panel fencing or blank walls) would become increasingly intrusive with size and height.
- Paving over of front garden spaces to create increased parking space should be resisted, or carefully designed in order to retain structural vegetation (such as hedgerows and trees) which are of most benefit to the street scene.
- Any new development or alterations to existing built form should complement the prevailing architectural style within the immediate neighbourhood, and complement the positive defining characteristics of the streetscape. The scale of any new built form should relate to surrounding buildings, although variations in roof-line, pitch and a staggered frontage may be appropriate. The use of building materials that are characteristic of the village, such as red brick and flint, are particularly encouraged.
- Avoid inappropriate cladding and decoration of house façades which would affect the overall character of a street.
- Any new development or extensions to existing built form should safeguard the structural vegetation (such as hedgerows and trees) that are of benefit to the street scene. If loss of vegetation is unavoidable, replacement vegetation of equal amenity value should be provided.
- The planting of new native species is particularly encouraged.



In some places, roadside car parking detracts from the street scene



Some architectural articulation is sympathetic to traditional styles and materials



Houses within this built environment often have a wooded backdrop



Block paved road surfaces, without roadside footpaths at Glen Dale.

Settlement Character Type H - Early 21st century housing estate

General Description

Recent housing estates have been developed within the southern area of the village, and have extended the settlement boundary eastwards. Bailey Road and the Deerleap Lane estate (located on the site of the former brickworks) are located just south of the village core. The Woodlands Avenue and Oaklands Avenue estates are much further south of the village's central facilities, Oaklands Avenue accessed from Redhill Road, and the Woodlands Avenue estate having its principal access off Whichers Gate Road, but also wrapping around the rear of the Primary School connection onto Redhill Road with a pedestrian link. In addition, Harrison Way, which is located off Bartons Road (outside of the village but within the Neighbourhood Plan area) has similar distinctive features.

Similar to the 1980s 'Kings Meadow' estate, these new neighbourhoods have been built by volume house builders, primarily using a 'pattern book' approach to the mix of dwelling types. The Woodlands Avenue estate is the largest development in Rowlands Castle since the 'Kings Meadow' estate, with a total of 106 dwellings in 15 different styles. These developments have a greater density of dwelling than 'Kings Meadow', and tend to place built form closer together, closer to the road (i.e. with smaller front gardens), with a higher proportion of terraced houses, and some taller houses which use dormer windows to create living space in high pitched roofs.

Nevertheless, careful design has been successful in creating some attractive streetscapes, harnessing the 'greening' effect of existing mature trees (particularly oaks) which have been retained and incorporated within the spatial arrangement of the streets, along with set aside for formal recreation, areas of more incidental green space, and some attractive ponds (functioning as part of the drainage infrastructure). A framework of existing mature tree belts around these sites has also been helpful in creating a green backdrop, having the effect of 'humanising' the scale of the built form, relative to the tall trees beyond.

The predominant use of red brickwork is appropriate for Rowlands Castle, reminiscent of the former brickworks. Furthermore, 'standard' house designs have been successfully manipulated with architectural articulation, some façades with hanging tiles, and occasional use of flint on feature walls to subtly reference local vernacular.

Distinctive Features

- Plots are generally small, but irregularly shaped with varying sizes and widths. Most built-form is set back a little from the road / footpath, although in some instances this space is less than a metre, leaving little (if any) space for front garden vegetation. Many of the buildings occupy almost 1/2 of the total plot size, relative to the varying size of the plot (and building), with rear gardens generally equivalent in size as the footprint of the building.
- There is a wide variety of built forms, including some detached houses, alongside short terraces and occasional semi-detached. These are nearly all two-storey houses, although a few bungalows have been built, and a few properties have a third storey in the roofspace.
- Whilst there is repetition of building styles, (derived from standard 'pattern book' design), the variants are well mixed and repeating styles tend to be well distributed and not so apparent. Subtle manipulation of these standard designs have introduced elements of vernacular style, most notably the use of red brick, hanging tiles and panels of flint within principal building façades. Instances of rendered walls are also scattered throughout some of these developments. Roofs are generally gabled.
- Buildings are often broadly parallel to the road, but the roads themselves tend to curve with corresponding building positions at differing angles, set back from the plot boundary. This creates variation in the rhythm of built form and gaps between the buildings. In turn, this creates an interesting sequential visual experience moving through the streets, albeit the tight proximity of buildings to one another often curtails glimpses to the environment beyond.
- Plots tend to be open to the street, or with low clipped hedgerows or groundcover shrub planting to their front boundary. Black estate railing is used as a means of enclosure throughout the Woodlands Avenue estate. A few street trees have been incorporated where possible, although the tight grain of built-form has limited new planting within the street design. Nevertheless, the public realm has benefited from mature trees pre-dating the developments having been retained and incorporated within the general street arrangement. These now dominate parts of the street scene, and together with the often wooded backdrop, contribute to a generally leafy feel.



The Bailey Road development successfully uses vernacular materials; red brick, clay tiles and flint.



Some of the built-form comes close to the road, leaving little room for vegetation



The Woodlands Avenue development incorporates informal amenity spaces and retained mature trees

Settlement Character Type H - Early 21st century housing estate

Valued and Detracting Features

- 👍 The street scene often has a treed backdrop, beyond the houses.
- 👍 Architectural articulation and use of vernacular materials has some success in subtly referencing broader characteristics of Rowlands Castle.
- 👍 The arrangement of sweeping roads and an irregular pattern of set-back built form creates an interesting sequential visual and spatial experience moving through the streets.
- 👎 The streets and small front gardens are generally fairly tight spaces which afford little opportunity for 'greening' the street scene with vegetation.
- 👎 There are instances of unattractive tall brick walls and close board fencing fronting onto streets.
- 👎 Whilst some parking courts, garages and roadside parking bays are provided, off-street parking takes precedence over vegetative garden space in some places. Numerous parked cars tend to add a visually discordant element to the street scene.
- 👎 Predominant use of black tarmac road surfaces, standard concrete road kerbs and black tarmac footpaths diminishes the quality of the streetscene.
- 👎 In some places, infrastructure such as electric sub-stations, junction boxes and bin collection points have been placed unsympathetically where they intrude on the general ambiance of the streetscene.

Development Considerations

Due to the relatively dense grain of the existing settlement pattern there is limited scope for further new development. However, this may drive a general trend of modifying existing built form in order to facilitate a more intense use of the limited space.

- Conversion of garage spaces into habitable rooms should be reviewed for adverse impact on parking.
- Extensions of existing properties into roofs using dormer windows should be sensitively designed, ensuring that changes to roofscapes would not be detrimental to the scenic quality of the streetscape, or intrude within the private amenity of neighbouring properties.
- Residents should be encouraged to maintain property boundaries, particularly front boundaries, either without any means of physical enclosure or with planting / hedges. Physical boundaries – walls or fences – all affect the ambiance of a street, and aesthetically detrimental means of enclosure (such as close-board fencing, timber panel fencing or blank walls) would become increasingly intrusive with size and height.
- Paving over of front garden spaces to create increased parking space should be resisted, or carefully designed in order to retain structural vegetation (such as hedgerows and trees) which are of most benefit to the street scene.
- Any new development or alterations to existing built form should complement the prevailing architectural style within the immediate neighbourhood, and complement the positive defining characteristics of the streetscape. The scale of any new built form should relate to surrounding buildings, although variations in roof-line, pitch and a staggered frontage would be appropriate. The use of building materials that are characteristic of the village, such as red brick and flint, is particularly encouraged.
- Avoid inappropriate cladding and decoration of house façades which would affect the overall character of a street.
- Any new development or extensions to existing built form should safeguard the structural vegetation (such as hedgerows and trees) that are of benefit to the street scene. If loss of vegetation is unavoidable, replacement vegetation of equal amenity value should be provided.
- The planting of new native species is particularly encouraged.
- Any design vistas or focal points within the streetscape should be safeguarded, and development of new physical features should not intrude upon key visual alignments.



Blank walling of rear gardens siding onto the public realm at Oaklands Avenue.



A drainage pond forms an attractive setting to the Deerleap Lane estate



The streetscape of high density developments often benefits from a wooded backdrop



Close-board fencing, standard concrete road kerbs and a dominance of parked cars can detract from the streetscene

Appendix 3

Rowlands Castle Local Landscape Character Assessment (2012)

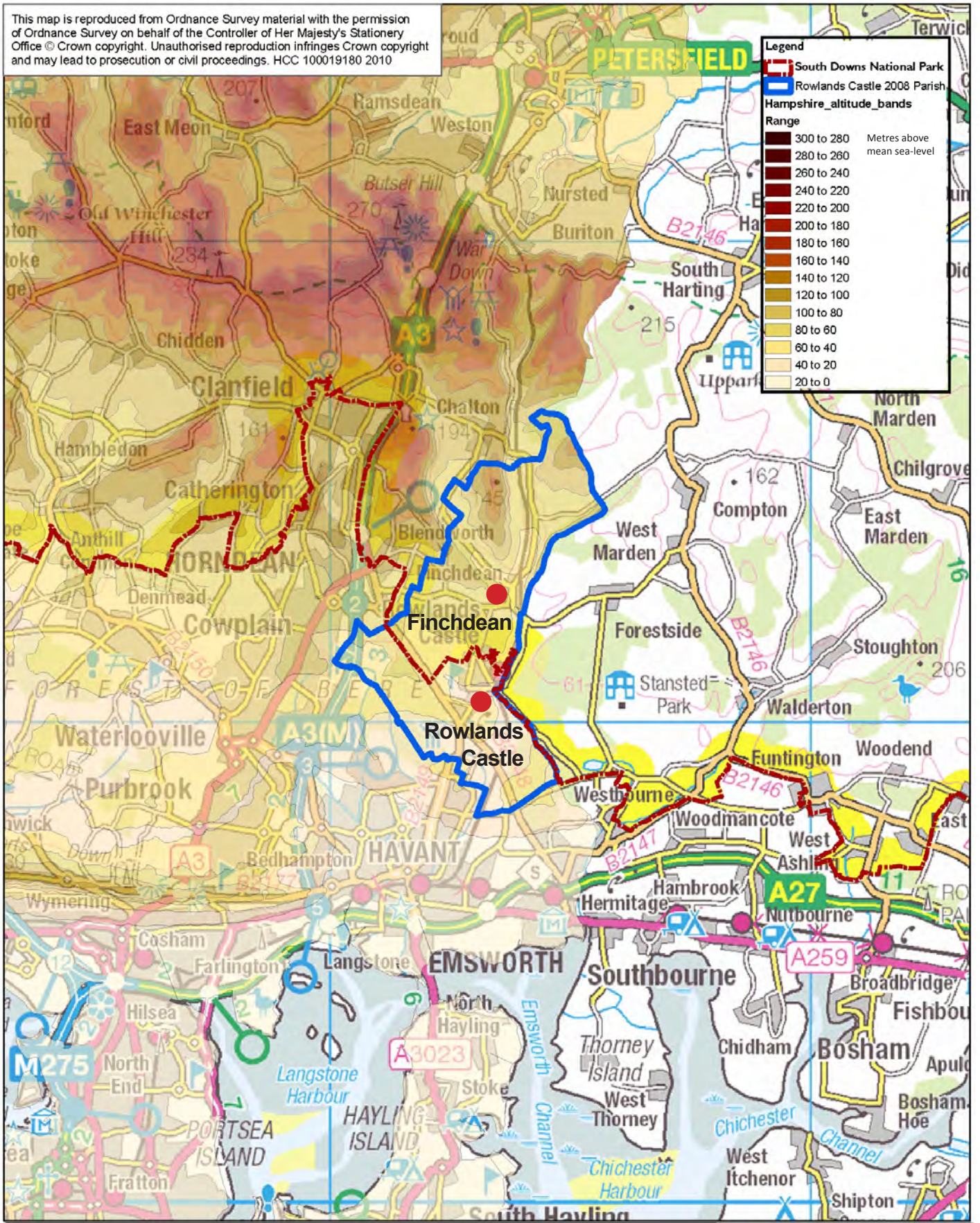
ROWLANDS CASTLE PARISH

Local Landscape Character Assessment

2012



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Legend

- South Downs National Park
- Rowlands Castle 2008 Parish

Hampshire_altitude_bands

Range	Metres above mean sea-level
300 to 280	
280 to 260	
260 to 240	
240 to 220	
220 to 200	
200 to 180	
180 to 160	
160 to 140	
140 to 120	
120 to 100	
100 to 80	
80 to 60	
60 to 40	
40 to 20	
20 to 0	



Created 2.2.2012

**ROWLANDS CASTLE PARISH-
Location Map and Topography**



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Launch of Local Landscape Character Assessment in March 2012

Foreword & Objectives

The Local Landscape Character Assessment (LLCA) aims to record and emphasise those aspects of the landscape of Rowlands Castle Parish that are distinctive and special. It may therefore help and enable residents and local decision-takers alike to protect and enhance the landscape's particular identity and diversity

The Rowlands Castle Local Landscape Character Assessment (LLCA) was prepared by a group of residents at the request of the Rowlands Castle Parish Council. Its compilation has followed the CPRE guideline publication 'Unlocking the Landscape' with collation of information from residents surveys, government sources, local landowners and other public bodies, carried out mainly during 2011 and the final draft published in mid 2012.

The LLCA builds on the 2006 East Hampshire District Landscape Character Assessment. It incorporates a short history of parish settlement and landscape evolution, a detailed classification of local parish landscape types and information obtained from residents, landowners and other public bodies relating to the parish landscape. From this information a landscape strategy and guidelines have been developed for each of the landscape character areas.

Landscape Character Assessments (LCA) are usually undertaken by local government authorities to help inform the development of planning policy, decisions on future development or, for example, by National Parks, to guide decisions on land management. However the work is mainly carried out by specialists with limited inclusion of the views and opinions of local residents.

'Community led planning' is a process that allows local residents to express what they would like to see happen regarding the social, economic and environmental aspects of where they live and work. Village Design Statements and Parish Plans are an important component of this process and have been produced in Rowlands Castle parish in 2000 and 2008 respectively. These plans are greatly strengthened by adding a clear understanding of how the community relates to the wider local environment in which it is situated; what they perceive as its special qualities, their objectives for maintaining and enhancing landscape quality and the issues that may affect the local landscape. The LLCA is therefore a community led process providing evidence-based information to inform and guide the local planning process.

For Rowlands Castle Parish the following broad objectives have been identified to guide the production of this LLCA,

1. Maintain and develop the essential nature of the parish as an attractive rural environment for residents and visitors.
2. Ensure that a holistic approach is adopted with regard to Neighbourhood Planning.
3. Guide the planning process in order that appropriate locations, guided by environmental considerations, are selected for any new initiatives.
4. Achieve, for the Parish as a whole, a common policy treatment which integrates also the approaches of other potential stakeholders (e.g. SDNP, EHDC, major landowners, WSCC and surrounding Parishes).
5. Identify areas needing investment in order to maintain and enhance the quality of the local environment.

Summary

Detailed discussions of the parish landscape character and proposals for its management are set out in *Rowlands Castle Landscape Character Areas* on page 13. This section briefly reviews the key themes that have emerged.

A. Conserving the vistas, diversity and tranquillity of the landscape. These are features especially prevalent in the north of the parish, providing a sense of freedom and amenity for residents. They owe much to farming practice and, as with woodlands, their maintenance and conservation is dependent on the continuing commitment of the landowners. Equally the parklands of New and Old Idsworth Estates are particularly distinctive with their mix of historic buildings and surviving native/ornamental trees.

Building closer links with farmers and landowners would be beneficial for conservation measures, while improving awareness of the location of historical evidence and buried archaeology, particularly on Idsworth and Charlton Downs and in the Lower Lavant Valley, could be a further benefit.

B. Woodlands preservation and management. The wooded landscape is a major component of the parish's special landscape quality giving rise to important vistas and many local Sites of Importance for Nature Conservation (SINCs). Woodlands are more prevalent in the south of the Parish and include remnants of the ancient Forest of Bere and adjacent common land.

Policies being developed by the SDNP should support woodlands preservation in the northern parish. Local initiatives could focus on developing woodland preservation and management policy as part of maintaining and enhancing the Strategic Gap, preventing coalescence and underpinning the parish identity.

C. Maintaining the Strategic Gap. Securing the parish identity by protecting it from coalescence with Havant Borough is a key goal, in which preserving the strategic gap has a pivotal role.

The wooded character of Staunton Park, Stansted Park and Oaklands provides physical separation and it is likely that the proposed reservoir would perform an equivalent function. However the allotments and open land lying between the B2148 and B2149 may be more vulnerable to coalescence and need increased attention. The pastureland in the Lower Lavant Valley (10aiv) has seen recent subdivision and enclosure that has detracted from the southern approaches to the parish.

D. Environmental management: The parish contains a rich and diverse environment with thirty-one SINCs, remnants of the ancient Forest of Bere and archaeological remains from all eras; conservation of these features is an important component of the landscape management with several identified projects proposed or in place.

There are several geo-environmental hazards related to the distinctive landscape, geology and hydrology of the parish: including surface water flooding, groundwater flooding, groundwater pollution and ground subsidence.

Seasonal flooding of the 'winterbourne' in the Upper and Lower Lavant Valley is also a periodic, and occasionally severe, local issue.

Assessment Methodology

LOCAL LANDSCAPE CHARACTER TYPES

The 2006 East Hampshire District Landscape Character Assessment (LCA) classifies the landscape of Rowlands Castle Parish landscape into two broad types,

3a - Downland mosaic. The land in the northern part of the parish, all within the National Park and comprising chalk downland on the outcrop of the Upper Chalk formation, the chalk bedrock having a patchy cover of superficial deposits such as residual clay-with-flints and flint valley gravels.

10a – Wooded claylands. Contains all of the lower land south of the 3a downland mosaic. It generally lies upon clay-rich sedimentary rock formations of Tertiary age although it also includes an extensive area of ground overlying the chalk outcrop, some of which is termed ‘chalk/clay transition’ and lies partly within the South Downs National Park.

While suited for informing district level decisions, this classification was felt to be too broad to adequately classify the landscape at the parish level. A more detailed classification was developed taking into account local geological, hydrological, historical and visual considerations. Though maintaining the broad 3a/10a split for comparability purposes, this classification groups the parish landscape into eight character areas,

3ai west	Enclosed Chalk Downland - New Idsworth
3ai east	Enclosed Chalk Downland - Upper Lavant Valley
3aii	Open Chalk Downland - Idsworth and Chalton Downs
10ai	Chalk/Clay Transition - The Holt, Stein Wood & Golf Course
10aii	Sink Hole Belt - Manor Lodge Road & Blendworth Common
10aiii west	Wooded Claylands - Havant Thicket (and Gypsies Plain)
10aiii east	Wooded Claylands - Southleigh Forest
10aiv	Lavant Valley South

This classification forms the basis of the Rowlands Castle Landscape Character Areas described on page 12.

CONSULTATION

A series of consultation exercises were undertaken during 2011 and early 2012. Over 100 residents were consulted, the majority being from the walkers’ group events (59) and WI/Historical Society consultation (30). A full description of the community consultation events is given in the appendix.

In addition to consulting with residents, input was obtained from selected local landowners, SDNP and EHDC, Staunton Country Park, the Forestry Commission (The Holt, Stein Woods) and Portsmouth Water (which has conducted significant biodiversity surveys in the region of the proposed reservoir site). Relevant policy documents from EHDC, PUSH and the 2011 South Downs Integrated Landscape Character Assessment (ILCA) were also reviewed.

Parish Location & Evolution

LOCATION

Rowlands Castle parish is a rural area containing some 2,700 residents in 1300 homes that are mainly located within the village of Rowlands Castle. It lies on the undulating dip slope of the South Downs as it descends southwards to the coastal plain, enjoys much open space with natural woodland occupying some 40% of its area and is the most southerly parish in East Hampshire District. The attractive countryside has many popular footpaths and includes three long distance paths. Though there is evidence of settlement throughout historic eras, the arrival of the railway in 1860 provided the major impetus for development and growth of the modern village. There are many listed buildings in the parish - seven in Finchdean, eleven in Rowlands Castle itself, four around Old Idsworth - along with thirty-one SINCs and many archaeological remains from all eras.

The northern part of the parish mainly lies within the South Downs National Park and includes the hamlet of Finchdean along with the community at Idsworth Park. Inclusion in the SDNP provides additional measures for conserving and enhancing the natural beauty, wildlife and cultural heritage along with a duty 'to foster the social and economic wellbeing of local communities'. The SDNP Authority has identified seven 'Special Qualities' of the National Park and these are broadly similar to the attributes identified in this LLCA. It is expected that this will prove highly valuable in conserving the northern parish landscape.

The southern parish contains the main settlement of Rowlands Castle with a designated Conservation Area at its centre. This is bounded to the south by the Havant Gap which is highly valued for its amenity value, contains part of the Sir George Staunton Country Park and which is key to preventing the coalescence of the parish with the Borough of Havant. The sinkholes in the parish are of environmental importance in terms of both ground subsidence and potential pollution of the chalk aquifer, which supplies Havant and Bedhampton Springs, a major source of drinking water in the Portsmouth area. The ruin of a large motte and bailey castle, located in Deerleap at the centre of the Village, is said to be a former Norman hunting lodge for the ancient Forest of Bere.

Transport access is generally good. The parish lies close to the A3(M) and A27 highways but generally avoids major traffic congestion and has a railway station located on the Portsmouth – London main line. The historic cities of Chichester and Winchester are within easy reach, as is the large urban conurbation of Portsmouth.



View of Rowlands Castle village green, photograph by Pat Carter

HISTORY OF SETTLEMENT & LANDSCAPE EVOLUTION

Though only created in 1932 from the earlier Idsworth Parish, the history of the Parish is long and interesting. Neolithic field systems are prominent in the north, and Roman and later pottery in the south on the clays. The arrival of the railway in the 1860s reconfigured the road network and provided a stimulus for later growth.

Mesolithic **10,000-4,000 BC**

There is evidence of occupation since earliest times with Mesolithic activity in the south of the parish on low-lying land between the village and Mays Coppice. Evidence of hearths and shelters suggests a settled site at Wakefords Copse - one of two known sites in the County.

Neolithic **4,000-2,200 BC**

In the Neolithic period the chalk landscape north of Finchdean was exploited more. By the late Neolithic era higher chalk areas such as Compton Down and clay landscapes to the south had become productive agriculturally with crop marks providing earliest evidence of farming.



Bronze Age **2200 - 800 BC**

The high chalk landscape in the north of the parish continued to be more exploited and settled than the south, with prehistoric field systems shown as crop marks on the south and west facing slopes of Compton Down and across to Blendworth Down. This pattern extends westwards overlooking the more westerly Finchdean - Chalton Valley. There are the earliest monuments of nine bowl barrows as ritual burial sites on the crest of Chalton Down, of late Neolithic to late Bronze Age origin. The burial sites lie along the highest parts with far reaching views and some of the bowl barrows are registered as Scheduled Ancient Monuments. The landscape south of Finchdean would have been more wooded and scrubby and utilised for timber, charcoal making and grazing.

Iron Age **800 BC – 43 BC**

Farming on the chalk landscape continued, while the landscape south of Finchdean probably remained mainly wooded and exploited for timber, charcoal and clay. The far north east of the Parish has evidence of an enclosed settlement close to Huckswood Lane and of small Celtic fields.

Roman Era

43 BC – 410 AD

The **Roman** period saw exploitation of the south of the Parish. Clay resources led the Romans to set up tile and pottery making – an industry of significant size and importance. The substantial geological outcrops of clays of the Reading and London Clay Formations are particularly close to the coastal plain and there is evidence of a Roman road connecting Havant with Rowlands Castle. The tile and pottery industry was focused in the vicinity of current housing in Glendale and in fields around Durrants and Wakefords Copse. Evidence of kilns, blackened earth, and associated clay waste has been discovered. The remains of several villas may suggest land ownership reaching into surrounding forest areas and evolving as hunting reserves. On the higher ground to the north there is evidence of a few Roman buildings and field systems including sites off Woodhouse Lane and the hanger above the Idsworth - Compton road, while at Huckswood Quarry there is a recorded Romano-British settlement. Overlooking fields of Celtic origin they are probably a continuation of farming into the Romano period. Wellsworth Lane may have connected the farming communities in the north of the Parish.

Saxon and early medieval

410 - 1540

Exploitation and expansion of the chalk landscape for farming continued with common open fields and some early enclosures. Small, nucleated settlements evolved with evidence of a settlement on the southern edge of Church Down or Idsworth Down, probably one of the first between the 5th and 8th centuries, in a characteristic location for Saxon settlement. (Old) Idsworth village is on the dry valley floor and has later origins attributed to the 12th century, when Blendworth and Chalton also originated. Their expansion may have resulted in abandonment of the earlier Church Down settlement. The impact of Forest Law meant access and management of woodland and scrub in the south were formalised as a Royal Hunting Forest, known as the Forest of Bere. However Havant Thicket and Gypsies Plain were outside the forest and formed part of the wastes of Havant, being common lands for grazing. Some field boundaries may date back to the medieval era.

After the Norman Conquest, Rowlands Castle became an increasingly important strategic location on the eastern edge of the Forest of Bere, close to the route connecting Havant and the intensively farmed landscape north of Finchdean and with both the castle near the village centre and the motte castle at Motleys Copse. The castles served royalty, in particular Henry II, rather than being defence sites and fell into disuse by the 15th Century. The place names of farmsteads allude to woodland clearance, Woodhouse Ashes Farm being indicative of this. Some of the earliest medieval enclosures and associated farmsteads (e.g. Wick and Murrants farms) were sited along the Finchdean to Netherley Down valley bottom, on the periphery of the common open fields and down associated with Chalton. Enclosed field systems here are comparatively well preserved in comparison to other medieval farm fields to the south, with the modern landscape retaining the wide and thick hedges, sometimes with banks and ditches.

By 1500 the old village of Idsworth was reduced to the manor house and the iconic church in the field, possibly due to a whim of the owners to remove peasants and develop a parkland estate. Finchdean was established later than surrounding settlements and may have benefitted from the contraction of Idsworth but was almost certainly considered of lesser importance than the other local settlements that had churches.

Post Medieval

1540 – 1839

The sheep-corn land husbandry continued through the post medieval period and extended down to the edge of the Forest of Bere. It is likely that there would have been some grazing rights afforded to locals within the Forest perambulation. Tracks such as Wellsworth Lane may well have provided an important drove route, as indeed, may have The Green. The Forest would also have been a source for timber extraction for fuel and construction. The edges would have been a mix of copses and cleared scrubby areas. Idsworth/Church Down and Chalton Down remained largely open and of similar size from the post medieval period until the enclosure Act of 1816.

Victorian & Modern Times

1839 - Present

Land enclosure led to larger fields laid out in a geometrical, rectilinear fashion with straight low hedges. In the south there were clay extraction workings up until the 20th century but by the 19th century works had concentrated at Redhill on a site now occupied by the Kings Meadow estate and south of College Close adjacent to the old Motte and Bailey site.

The Forest of Bere was disforested in 1810, one of the last to be abandoned in Hampshire, and there are some visual traits of the forest character remaining in the Holt and Havant thicket of ancient woodland trees and heath clearings.

Some of the medieval assart fields on the periphery of the forest were completely altered and reorganised into a more formal geometrical and rectilinear layout as at the 19th century farmsteads of Mays Coppice, Prospect, Rowlands Hill and Leigh Farm. The integrity of these small farms is now under threat by selling off land for ad hoc development, being close to suburban Havant and Leigh Park.

Old Idsworth, bought by the Clarke-Jervoise family in 1790, had its house dismantled in the 19th century, leaving only the coaching house and walled garden converted to a farm, and more recently to a domestic residence. The fields are permanent pasture with grazing and retain a parkland feel with specimen trees and some of the old lime avenue. The isolated 11th century St Hubert's chapel still stands in its open field setting. The New Idsworth House was built on higher ground one mile to the west of Old Idsworth, above Wick Hanger where much of the land had been farmed from medieval times. Treadwheel Farm was subsumed into the park, although now owned separately. Today, much of the parkland has been given over to arable – but parkland trees and wooded clumps remain within the 20th century fields.

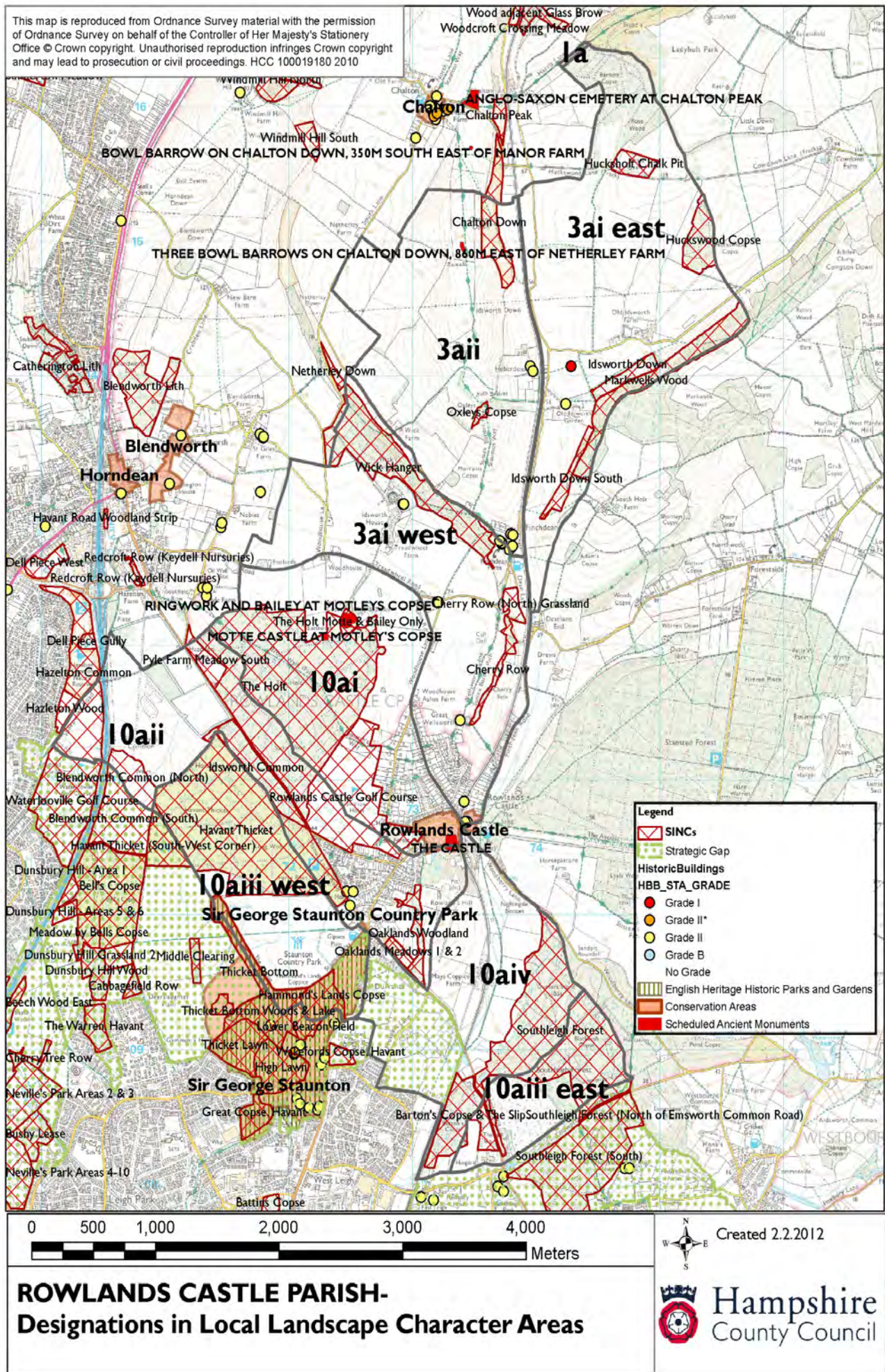
The major development of this era was, of course, the railway from London to Portsmouth with its fine Victorian Station as a stop for Stansted Estate. The brick works had its own sidings, opening up distant markets including London. The railway has also been an attraction for commuters in both directions, and is an important feature of village life. Its arrival caused some redirecting of local lanes and footpaths.

The Victorian Era also witnessed the development in Leigh Park of the '19th century pleasure grounds' of Sir George Staunton. Much of the building was done between 1837 and 1859. Now classified as a conservation area, the Sir George Staunton Country Park was established in 1987, under a joint management committee lead by the County Council.



Steam train on hill above Dean Lane End, photograph by John Spilman

HISTORIC AND NATURE CONSERVATION SITES IN ROWLANDS CASTLE



Biodiversity: Sites & Species

Both northern and southern areas of Rowlands Castle Parish support a diverse fauna and flora having thirty-one SINCs and one 'Road Verge of Ecological Importance' (RVEI).

The distribution of SINCs within the Parish varies between north and south being relatively fewer and smaller on the higher downland compared to the larger and predominantly wooded sites in the south. Downland SINCs include Netherly Down, Wick Hanger, Cherry Row, Idsworth Down, Markwells Wood, Oxleys Copse (on Chalton Down) and Huckswood Copse. The EHDC Biodiversity Action Plan (BAP) habitat designations variously include broadleaved woodland, improved grassland and calcareous grassland. They provide corridors for the movement of species. The southern Wooded Claylands contain several surviving remnants of the Forest of Bere, the two largest being The Holt and Havant Thicket. There are SINCs in Southleigh Forest, Bartons Copse, The Slip and, within Staunton Country Park, Thicket Bottom Woods and Lake and Hammonds Lands Copse. BAP habitat designations include broadleaved woodland, coniferous woodland, improved grassland, neutral grassland and a small area of acid grassland.

The Hampshire Biodiversity Information Centre maintains a record of species, grouped by parish. Bats and the Great Crested Newt, for example, are notable species. There has also been an extensive biodiversity assessment undertaken in Staunton Country Park (sub-areas 10ai,ii) in preparation for the proposed reservoir. Species observed included Dormice in the woodlands, eleven species of bat, Nightjars within the clearings at Havant Thicket and all four common reptiles (grass snake, adder, common lizard, and slow worm). A further study also recorded the unusual Beckstein bat, a rarely seen UK mammal.

The 2009 Biodiversity Action Plan for East Hampshire identifies the re-creation of the woodland/heathland/grassland traditional mosaic of the Forest of Bere within areas 10aii + 10aliii (west) as an opportunity while the 2011 Green Infrastructure Study for East Hampshire identifies nine potential projects for Rowlands Castle including additional play areas, habitat restoration, reforestation, creation of a local nature reserve adjacent to Staunton Park and restoration of tree corridors between The Holt, Havant Thicket, Southleigh Forest and Stanstead Forest. There is a clear opportunity to manage the 'strategic gap' to help achieve this goal by providing a tree corridor linking Havant Thicket and Southleigh Forest.

The 2010 PUSH Green Infrastructure Strategy identifies the Havant Thicket reservoir as a potential 'green' project. It does not add to or amend existing plans though it identifies the reservoir as an important recreational facility for Waterlooville and Havant, relieving pressure on other recreational sites. The traffic implications of this are not mentioned.



Red Toadstool, photograph by Frances Fawcett



Green Woodpecker, photograph by Vera Whitlock

Rowlands Castle Parish

Landscape Character Areas

INTRODUCTION

As described earlier, this LLCA builds on the district LCA, retaining the two main landscape types identified there. However based on landscape features of local significance eight local character areas are identified, three within the Downland mosaic (3a) and five within the wooded claylands (10a).

The key features of each of these areas are described in the following sections together with an evaluation describing the major landscape and visual sensitivities and strategy guidelines for their management and development.

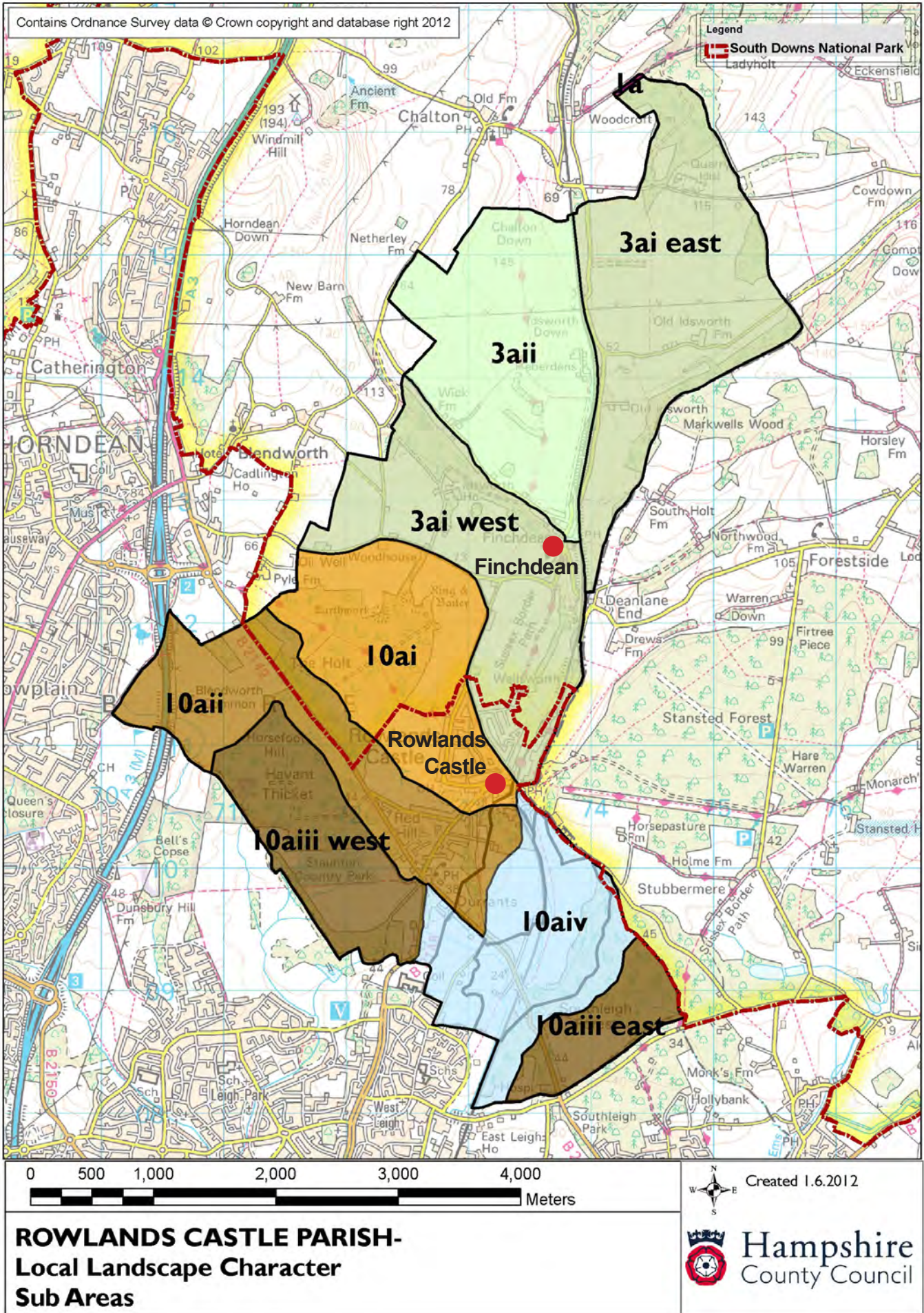
Landscape Type:	Character Area:
3a Downland mosaic	3ai west: Enclosed Chalk Downland - New Idsworth 3ai east: Enclosed Chalk Downland - Upper Lavant Valley 3aii: Open Chalk Downland - Idsworth and Chalton Downs
10a Wooded Claylands	10ai: Chalk/Clay Transition - The Holt, Stein Wood & Golf Course 10aii: Sink Hole Belt - Manor Lodge Road & Blendworth Common 10aiii west: Wooded Claylands - Havant Thicket (and Gypsies Plain) 10aiii east: Wooded Claylands - Southleigh Forest 10aiv: Lavant Valley South

Type 3a - Downland mosaic. The Rowlands Castle Parish classification retains the two main 3a boundary divisions of the district LCA but they are named more succinctly as ‘Chalk Downlands’. Their characteristics have been re-interpreted from a more local point of view and area 3ai divided into east and west sections. All are within the South Downs National Park.

Type 10a – Wooded claylands. The landscape in the southern part of the parish contains a diverse range of geological, historical and hydrological features and the single 10a landscape type has been expanded to include five local character areas.

- Area 10ai contains soils not dissimilar to those in the 3a landscape to the north and so is regarded as transitional.
- Area 10aii (Sink Hole Belt) is, as the name implies, differentiated by an abundance of natural surface depressions formed by ground subsidence related to dissolution of the underlying chalk. Some of these are Swallow Holes that can allow rapid percolation of surface water into the chalk aquifer below, presenting a potential pollution risk. Left undisturbed the Sink Holes and Swallow Holes may benefit wildlife.
- Areas 10aiii (west and east) are broadly similar and may have sandy or gravelly soils in parts overlying the clays. They are separated by the lower Lavant Valley and the southern plains, an important feature being the surviving, predominantly oak woodland, remnants of the Forest of Bere.
- Area 10aiv comprises pastureland subject to seasonal flooding. It is important as a wash land or flood plain, delaying flood flows from affecting Havant to the south.

MAP OF ROWLANDS CASTLE LOCAL LANDSCAPE CHARACTER AREAS



LANDSCAPE TYPE 3a – CHALK DOWNLANDS

This landscape lies within the South Downs national park and contains three character areas.

3ai West Enclosed Chalk Downland – New Idsworth

Key Characteristics:

1. Relatively flat area with thick layer of clays and also flint over chalk that slopes away sharply at the north and east margins at Wick Hanger and Cherry Row respectively, both are draped in ancient hanger woodland.
2. Landscape visually enclosed by surrounding woodland – dropping from 80m to 50m above mean sea level.
3. Predominantly arable and horse paddock mix on slopes above Finchdean Road and Dean Lane with mostly low hedgerows, and arable fields with thicker taller hedges and mature trees. Some parkland field trees remain around New Idsworth Park.
4. Hanger woodland of Wick and Cherry Row and some unimproved chalk grassland are designated as SINC. As well as being of ecological importance, they have significant visual amenity value.
5. The farmed landscape emerged in the mid-medieval period, probably from manorial waste – as evidenced by some of the farmstead names. The landscape was dramatically altered by the designed parkland landscape of New Idsworth in the latter part of the 19th century and included realignment of the local lane network.
6. Woodhouse Lane winds through the area connecting Rowlands Castle with Blendworth. Some of the verges are recognised as being important for chalk flora.
7. The delightful setting of (new) Idsworth Park. Formerly the Idsworth Estate, it now falls into three parts: Idsworth House (remains a single entity though outbuildings have been redeveloped for residential use), Treadwheel Farm and Wick Hanger. It forms a distinct but small community of historic interest and is described in the Rowlands Castle Village Design Statement 2000.

3ai East Enclosed Chalk Downland - Upper Lavant Valley

Key characteristics:

1. An area to the north of Finchdean and to the east of Idsworth Down which is dominated by a north-south trending valley between Chalton and Finchdean with a tributary valley between Idsworth Farm and the Sussex border.
2. The valleys are usually dry with residual flint and gravel deposits on the valley bottoms. In between there is higher land that was enclosed in the 18th century. Woodland to the north has been gradually encroached on at Hucks Wood, or has grown up since the 18th century, perhaps associated with the Ditcham and Ladyholt estates.
3. Ancient hanger woodland to the east of the main valley and south of the tributary valley is designated as a SINC and adds to the scenic quality of the area.
4. Quiet, lightly trafficked valley bottom lanes with likely origins as droving routes to the downs from the deserted medieval village of Idsworth and later Idsworth Farm (both no longer exist – although the chapel and dense rights of way remain). The lanes are used and appreciated by both cyclists and horse riders.
5. From the footpaths along the hangers there are dramatic views both across and along the valleys, especially when they encompass the ancient Saxon chapel of St Hubert at Old Idsworth.
6. Very little development with only two farms and associated farm worker's cottages, and Chapel and Old Coach House located close to the valley bottoms.
7. The remnant parkland of Old Idsworth Manor includes specimen limes often thick with mistletoe. Visual features include part of the old lime tree avenue and a specimen cedar of Lebanon.

3a ii Open Chalk Downland – Idsworth and Chalton Downs

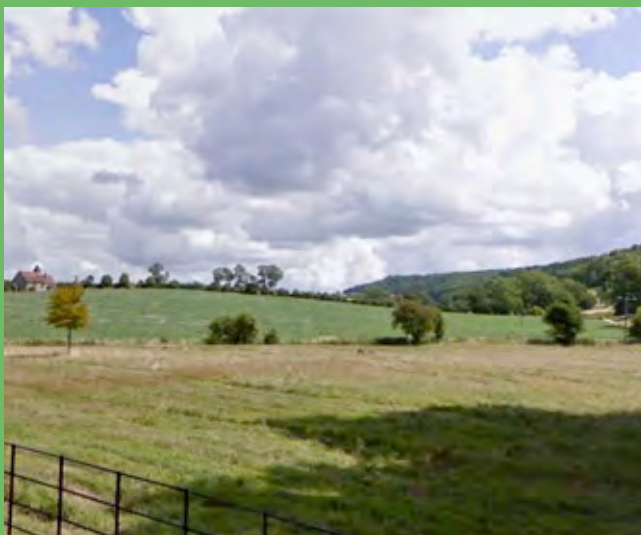
Key characteristics:

1. Large scale rolling landform comprising a prominent chalk ridge reaching 144m AOD of former downland – the majority of which was enclosed in the 19th century and given over to arable farming.
2. There is a small a patch of remnant chalk downland designated as a SINCC. It has open access land on its northeast slopes.
3. There are isolated patches of woodland such as Oxley Copse and The Folley. This is a very open panoramic landscape which commands views up and down the Lavant Valley in the east, the wooded slopes of Butser Hill, Ditcham Park and Uppark House to the north, and the open ridge of Blendworth Down and Windmill Hill to the west. There are also fine views south to The Solent and Isle of Wight.
4. There are ritual burial sites on the hilltop crest, some of which are scheduled as nationally important monuments. On the middle and upper slopes there is crop mark evidence to suggest the area was farmed since the Bronze Age. Later medieval enclosure fields on the south side, thick wooded hedges and hedge banks (lynchets) with farmsteads originating from this period occur along Dean Lane. In all a landscape with substantial time depth and archaeological interest.
5. Popular for walking, a footpath with easy access from Chalton and Finchdean runs northwards along the crest of the ridge. It is part of the Staunton Way and Sussex Border Path from which there are panoramic views both east and west.

Right: New Idsworth Park, enclosed chalk downland (Type 3ai West)

Below Left: Upper Lavant Valley, enclosed chalk downland (Type 3ai East)

Below Right: Idsworth and Chalton Downs, open chalk downland (Type 3a ii)



COMMUNITY COMMENTS & ASSESSMENT

Community attitudes towards the parish landscape were explored in a series of events involving over 100 residents. The comments were grouped into 'likes' and 'concerns' and the main themes emerging are described below. Details of the comments are given in the Appendix.

Likes - Tracts of secluded countryside with wildflower meadows and distinctive hangers providing open vistas and a sense of remoteness and tranquillity. The views into the traditional clustered valley hamlet of Finchdean are much liked. The remote church at old Idsworth is a noted feature. One resident described the area as,

"Typical rural England"

Concerns - Few were mentioned excepting a possible change to the status of Wellsworth Lane and related Bridleway 13 due to uncertainty about its future designation. It seems that concerns are directed more to conservation of the landscape for future generations.

EVALUATION

Landscape & visual sensitivities

Conserving the open vistas and tranquillity of the landscape should be a major objective of local planning. The landscape character owes much to farming practice and maintaining the landscape is dependent on the continuing commitment of the landowners. Key sensitivities include changes in farming practice, a loss of woodland cover, small-scale incremental development and visually prominent development such as masts or pylons. The visual unity of the historic parkland in New and Old Idsworth Estates may be sensitive to development or fragmentation.

Management of this area also needs to consider impacts on hydrology and water quality from upper lavant flows.

Landscape strategy & guidelines

Landscape Management Considerations:

- i. The ancient hanger woodland and chalk grassland in the downland landscape is highly valued as it enhances its rural nature. The balance between woodlands and agricultural uses should be maintained.

Since 1880 the downland area of Idsworth and Chalton Down (3aⁱⁱⁱ) has fallen from about 90ha to 9ha and has been enclosed. In the other downland landscapes many of the fields on the lower slopes have been reorganised and generally enlarged, and hedgerows have been removed. It will be helpful to seek opportunities to work with landowners, managers and the National Park to enhance biodiversity whilst maintaining viability of farming.

- ii. There is a perception that the National Park designation will bring more and a greater range of recreational users of the Rights of Way network and may compromise tranquillity.

The condition of the rights of way surfaces can be monitored – especially close to the Village – and concerns communicated to the local Park Countryside Access Manager. Where there are proposals to upgrade an existing footpath to permit a greater range of users – as off Wellsworth Lane – the balance between increase in disturbance and erosion and the benefit of providing greater access opportunity will need to be considered.

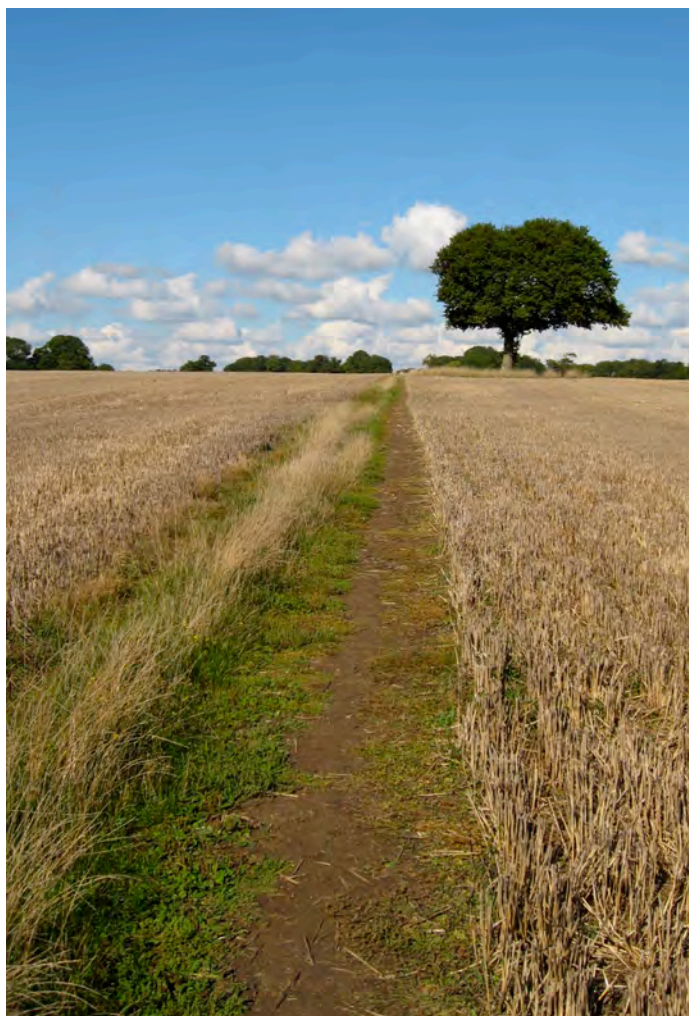
Awareness should be increased of ancient route ways such as the Sussex Border Path connecting the Parish with higher downland to the north, and the adjoining archaeology such as bowl barrows on Chalton Down.

Landscape Development Considerations:

- i. Community engagement during the LLCA project revealed concern that the rolling rural downland and setting of historic features such as St Hubert’s Chapel and hanger woodland could be adversely affected by unsympathetic changes.

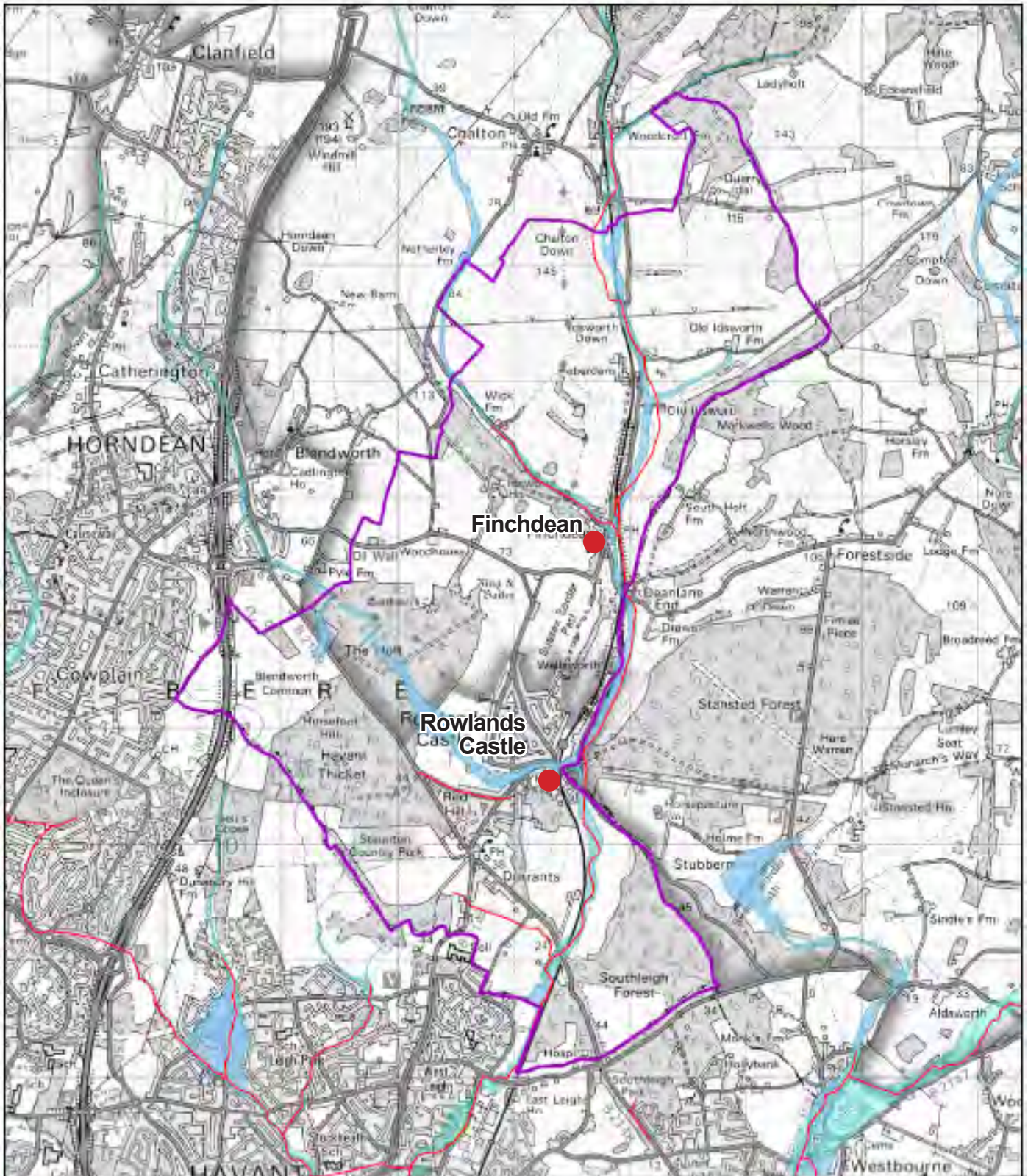
One proposal is that a photographic survey of the key views or vistas be undertaken. These images could be catalogued and held on file providing a baseline for future consideration. This would be especially valuable when considering the cumulative effects of small-scale incremental developments.

- ii. Seasonal flooding in the Finchdean area is an occasionally severe problem. Landscape changes that could worsen the lavant flows should be avoided.
- iii. Farmers discussed frustration with members of the public straying from footpaths and concern about littering, fly tipping and vandalism. Poaching and rural theft are significant and growing problems. Improving awareness of farming related issues amongst the local community and supporting beneficial initiatives such as ‘Farm Watch’ could build goodwill and strengthen the link between farmers and the local community.
- iv. The farming community play a key role in the development of the landscape. Building closer contacts with farmers and, where appropriate, supporting initiatives which help deliver sustainable and viable agriculture will help in maintaining this role.



Wellsworth Lane footpath, photograph by Catherine Billam

Rowlands Castle - Flood Risk Map

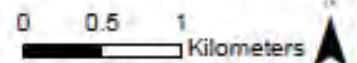


-  Rowlands Castle Parish Boundary
-  Main River
-  Flood Zone 3
-  Flood Zone 2

Flood Map Areas (assuming no defences)
 Flood Zone 3 shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

Flood Zone 2 shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.



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LANDSCAPE TYPE 10A - WOODED CLAYLANDS

Covering the south of the parish, these have been divided into five character areas. It contains a surprisingly wide range of landscape and includes the key Havant Strategic Gap.

10ai Chalk/Clay Transition – The Holt, Stein Wood & Golf Course

Key characteristics:

1. The northern part of this sub-area, including The Holt and Stein Wood, is within the South Downs National Park whose boundary now extends to meet the northern development boundary of Rowlands Castle Village. The sub-area then extends further southwards outside of the National Park including the golf course and most of Rowlands Castle village itself.
2. Clay-with-flints and gravels over chalk. Circular, natural depressions resulting from weathering of the chalk are more common here than on the chalk downland.
3. Predominantly flat, the land falls gradually from 70m above mean sea level at Motley's Copse in the east to 40m above mean sea level at Manor Lodge Road in the west.
4. Monarch's Way, an ancient footpath between Rowlands Castle and Horndean, passes through The Holt. Two footpaths across the golf course provide access to woodland.
5. Several sites of historic interest are to be found within this sub-area, including earthworks and a ring and bailey at Motley's Copse and remains of the motte at Deerleap to the south of The Green. These structures probably marked the edge to the Saxon, and perhaps earlier, hunting areas and possibly the edge of the Forest of Bere stretching almost as far west as Southampton and Winchester.
6. The Village Green is a remnant part of common land that stretched westward from the Village. It is believed to be the largest village green in Hampshire. It is a strong focus for Village activities and amenity, and is a designated Conservation Area. The high flint-laced wall of Deerleap is a major feature.
7. Most of this area is comprised of arable fields bounded by medium to low hedges. The Holt is an area of ancient woodland that has largely been replanted and designated as a SINC, as is Rowlands Castle Golf Course, but parts like Motley's Copse remain as ancient woodland. Away from conifer dominated areas the semi-natural ancient woodland is a mixture of woodland stand types including birch, acid beech and oak dominated often with planted and coppiced chestnut.

10aai Sink Hole Belt – Manor Lodge Road and Blendworth Common

Key characteristics:

1. A NW to SE trending band of land, between 0.4 and 1.2km wide, characterised by an unusually high density of circular surface depressions (20-50 per sq. km) of up to 30m in diameter and 10m in depth, formed by erosion and dissolution of the underlying chalk, and sinking of the overlying clays and sands. The belt extends well to the west and south of Manor Lodge Road.
2. The extent of 10aai almost coincides with the outcrop and sub crop of the Reading Formation (mostly floodplain deposits), in this area consisting of clays and silty clays with lenticular shaped bodies of fine to medium sand at various levels and a basal bed up to 5m thick of fine to medium sand above the chalk.
3. Many of the depressions act as swallow holes and provide direct access of surface water to a major groundwater aquifer providing drinking water via the Havant and Bedhampton Springs. Most of this belt is considered a high groundwater pollution risk zone and is classified by the Environment Agency as Source Protection Zone 1 – the highest level of risk (see note below).
4. Most of this area is permanent pasture fields and woodland of ancient origin with areas replanted with 20th century conifers. A large area is designated as SINC, as is Rowlands Castle Golf Course with notable species of Green Winged Orchid, Chamomile and Greater Lettuce. The sinkholes also provide habitat interest. Away from the conifer-dominated areas, the semi natural ancient woodland is comprised of a mixture of woodland stand types including birch dominated, acid beech and oak dominated, often with

planted and coppiced chestnut.

5. The area was enclosed from wooded common (not registered) in the late 19th century. Most of the land is Forestry Commission owned. In the north it is turned over to fields, now part of Hazleton Farm.
6. Piecemeal early 20thC development spread along Castle, Redhill and Manor Lodge Road. Redhill brickworks were on this triangle of land, which is now occupied by the Kings Meadow estate. It includes Rowlands Copse, owned by the Parish Council.
7. Manor Lodge Road is typical of a route through former common land and is predominantly hedge-less. It is fairly straight and has few side roads.

Note: The 10aⁱⁱ area is characterised by a high density of shallow circular depressions variously called dolines, sink holes or swallow holes. By way of clarification, 'dolines' are natural cone or bowl shaped closed hollows of small dimensions occurring in chalk areas. When located on a soil outcrop above the chalk, away from the edge of the chalk itself, they are called 'sink holes'. A 'swallow hole' is a potentially more active feature in chalk areas as there can be direct flow of surface water into the chalk. A detailed discussion of the nature, location and environmental significance of these features is provided in the paper by McDowell et al (2008).

10aⁱⁱⁱ West Wooded Claylands – Havant Thicket (and Gypsies Plain)

Key characteristics:

1. Slightly elevated from the adjoining landscapes and associated with Head Gravel overlaying clays and sands of the Reading Formation.
2. Dominated by woodland incorporating most of Havant Thicket and smaller copses such as Hammonds Land Coppice and Bartons Copse. The sub-area also includes some permanent pasture farmland such as Gypsies Plain and a wooded avenue associated with Staunton Park. These woodlands form a strong visual separation between Rowlands Castle and land to the south and west.
3. The woodlands are replanted ancient woodlands and this is recognised by SINC designations forming a large proportion of the sub unit. Away from the conifer-dominated areas, the semi-natural ancient woodland is comprised of a mixture of woodland stand types including birch dominated, acid beech and oak dominated often with planted and coppiced chestnut.
4. Historically the area has been extensively managed and remains predominantly wooded and not farmed. This landscape has been lightly wooded until enclosure and development of Durrants in the latter half of the 19th century.
5. The area west of the Lavant Valley was medieval hunting forest (perhaps part of the Forest of Bere). Local people had grazing and timber harvesting rights, and developed communing rights – such as Blendworth Common and Gypsies Plain. A remnant piece of common remains at Whichers Gate as a small green.
6. The woodlands' close proximity to centres of population beyond the parish boundary makes them an important doorstep to accessible natural green space. Havant Thicket, also being owned by the Forestry Commission, offers public access with numerous well-made tracks. The Staunton Way passes through the southern half of this area, to Staunton Park in the south.
7. There is little development within this area but the 19th century common edge hamlet of Durrants has an eclectic mix of architectural styles – the older properties being built of Rowlands Castle brick.
8. Across the southern boundary lies the Sir George Staunton Country Park where the former house was built with bricks from brickworks on the estate. The estate is listed as grade II*, and a conservation area.
9. A substantial part of this sub-area is reserved in local plans for a winter storage reservoir, re-directing winter flows from the Bedhampton Springs for use during dry summers. Implementation of this development is likely to be several years away. Usage of the area for both conservation and recreation has not been decided and there are local concerns about possible noise, traffic and parking unless a 'quiet recreation' solution can be agreed.
10. It has been a matter of discussion whether Gypsies Plain should form a further local sub-area, with affinities to land further south, particularly as recent plant studies suggest that it has not been wooded since Norman times. For simplicity, as it is a relatively small area without houses and will be partially submerged under the proposed reservoir, its distinctiveness has been noted, but it has been left in 10aⁱⁱⁱ, Wooded Claylands.

10aiii East Wooded Claylands – Southleigh Forest

Key characteristics:

1. Gravels underlain by clays and sands of the London Clay formation support woodland including Mays Coppice, Blackbush Hanger and coppices, collectively known as Southleigh Forest, a former wooded common.
2. Recently a major landfill site where an extensive area of gravel extraction had been followed by clay extraction for lining the landfill bunds. It is now only partially restored. It can be seen through a narrow tree screen along the Horndean and Emsworth Common roads.
3. Dominated by woodland, with some ancient woodland designated as a SINC: predominantly ash and pedunculate oak. Historically coppiced sweet chestnut is also common. More recently, 20th century conifer stands have been introduced – particularly in the north. There are banks and ditches probably of ancient origin.
4. The woodlands are replanted ancient woodlands and this is recognised by SINC designations forming a large proportion of the sub area.
5. Historically the area was wooded common, with two straight roads running through the woodland. The area is criss-crossed with access tracks – some of which provide recreational off road links between communities to the south and the South Downs National Park to the north.
6. The woods' close proximity to centres of population beyond the Parish boundary makes them an important pathway to access natural green space. Some activities such as motorcycle scrambling and regular fly tipping detract from its tranquillity and value for nature conservation.
7. These woodlands form a strong visual separation between the Lavant Valley near Rowlands Castle and Emsworth to the south and west. There is very little development within this area but the landfill site at Southleigh Woods remains to be fully restored, detracting from this semi natural landscape.

10aiv Lavant Valley South

Key characteristics:

1. This wide shallow valley lies on the outcrop of the Reading and London Clay Formations. The valley floor generally has gravelly soils over clays supporting permanent pasture and grazing. The southeastern valley side is mainly clay and sand of the London Clay Formation that supports woodland of ancient origin at Mays Coppice/Southleigh Forest. The northwestern flank of the valley is underlain by clay and sand that support a mix of farmland and woodland.
2. There is a relatively high risk of ground subsidence at sites within this landscape where there are shrinkable clays or on-going sink hole formation. A large swallow hole between Woodberry Lane and the railway has a high risk for potential pollution of the chalk aquifer and falls within the Environment Agency Groundwater Protection Zone 1 (highest risk).
3. The sense of a valley is felt particularly from parts of Prospect and Woodberry Lanes. Its wooded sides and pasture valley floor give it a rural character.
4. The valley doglegs to the west beyond the B2148 – where the land is designated as a Strategic Gap. Bartons Green Park beyond the Parish boundary ensures the valley floor views continue as green space.
5. There is evidence of Mesolithic settlement hearths at high points on the southern valley sides near Prospect Lane at Wakeford Copse, which is considered to be very unusual in the Hampshire context.
6. Clay deposits on the valley flanks have been exploited since earliest Roman times and probably from the Iron Age for making pottery, later tiles and bricks.
7. The current field pattern is derived from 19th century enclosure from wooded common with equivalent age farmsteads.
8. The valley floor can be flooded seasonally, exacerbated by recent ditch canalisation and work up-stream at the ford in Woodberry Lane.
9. Late 19th and early 20th century development has been piecemeal and linear along Whichers Gate Road and Woodberry Lane, with no recent building. The southern older red brick and tile-hung houses set

closer to the road are associated historically with farmland in Hampshire. South of Glendale, houses were also for former farm and estate workers. The northernmost cottages are set well back in their plots and within West Sussex.

10. The pastures along the footpath on the valley floor, from the Village to the railway bridge on Whichers Gate Road, have recently been sold in small lots. They are being redeveloped piecemeal with a mixture of wooden service buildings. Boundary plantings of cypresses and laurel are at odds with the landscape.
11. This landscape area extends to include the area of generally flat land between the lavant valley and Durrants Road. Although too small to constitute a separate landscape unit, it has high amenity value.



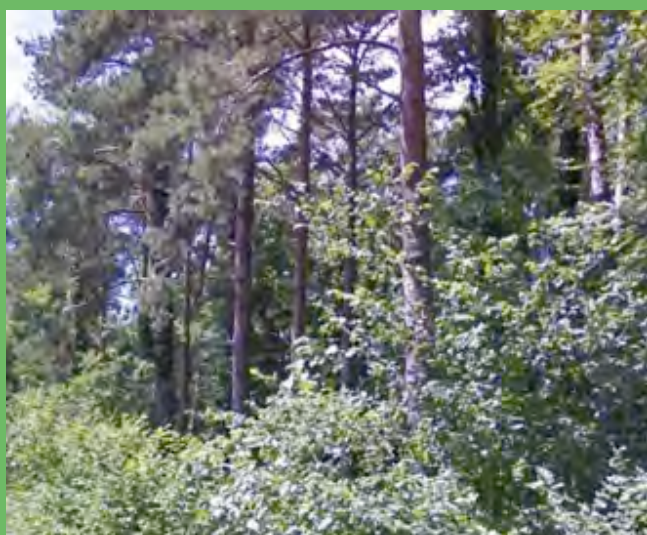
Above Left: The Holt, Stein Wood & Golf Course, chalk/clay transition (Type 10ai)

Above Right: Manor Lodge Road and Blendworth Common, sink hole belt (Type 10aii)

Right: Havant Thicket (and Gypsies Plain), wooded claylands (Type 10aiii West)

Below Left: Southleigh Forest, wooded claylands (Type 10aiii East)

Below Right: Lavant Valley South (Type 10aiv)



COMMUNITY COMMENTS & ASSESSMENT

Community attitudes towards the parish landscape were explored in a series of events involving over 100 residents. The comments were grouped into 'likes' and 'concerns' and the main themes emerging are described below. Details of the comments are given in the Appendix.

Likes - The features most liked in this area are the landscape variety, its access and amenity value, and its biodiversity. Important features include The Holt, Stansted Park (largely in West Sussex but adjacent to village centre), Havant Thicket and The Allotments

Concerns – These are primarily development related. This area of the parish is seen as very much under threat and loss of the Strategic Gap together with woodlands adjacent to the proposed Oaklands and Keyline developments are important concerns. The mainly equestrian development that has occurred by sub-dividing the pastures between Nightingdale Bottom and Comley Bottom was commented on as being haphazard, unsightly and intrusive. The southern part of the parish, especially within 10aiv, contains a great many sink holes and is also an important flood plain – there was a feeling that insufficient attention is given to securing these areas from inappropriate development.

EVALUATION

Landscape & visual sensitivities

Conserving the landscape's diversity and integrity is the major objective. This area has high amenity value, both to the parish and to neighbouring authorities and it includes such important features as the Staunton Country Park and historic remnants of The Forest of Bere. The continuous strip of undeveloped open landscape forming a crescent from Havant Thicket via Staunton Country Park to Southleigh Forest, by preventing coalescence, is central to preserving the character of the parish.

Landscape strategy & guidelines

When considering woodlands, it should be borne in mind that local government boundaries have changed over the centuries. This means that areas such as Havant Thicket are no longer part of Havant, and Blendworth Common is no longer part of Blendworth/Horndean – local government units that share their name. They may once have been more extensive than shown by their location on modern maps.

Landscape Management Considerations:

- i. Residents are concerned for the future of woodlands generally and the need to retain them for access and amenity, wildlife and historic interest. Small woodlands within and near the Village could be acquired through trusts that would then be encouraged to use them for these purposes.
- ii. It is recommended that the ownership of woodlands should be monitored, including the Forestry Commission woodlands of Havant Thicket (freehold) and The Holt (leased). Both these two woodlands form part of the historic Forest of Bere. The Holt also contains visible ruins of two small castles, one being a Motte and Bailey castle.
- iii. Ownership and management arrangements for the Staunton Country Park should also be monitored, as it will have a closer association with the Queen Elizabeth Country Park also run by the County Council. A Councillor from each of the Parish, District and County Councils participate on the Management Committee of the Staunton Country Park. This participation should be maintained as an opportunity to keep abreast of developments, including for the reservoir site.
- iv. The East Hampshire Biodiversity Action Plan proposal to restore the ancient woodland species and associated heath land and grassland typical of the traditional Forest of Bere landscape should be supported.

- v. The crescent of landscape linking Havant Thicket via Staunton Country Park and eastward to Southleigh Forest (and thence to Stansted Forest) could be managed to provide both a 'green corridor' linking Havant Thicket to Southleigh Forest and a local Nature Reserve as identified in the Biodiversity Action Plan and Green Infrastructure studies. Correctly implemented this could deliver environmental and leisure benefits whilst preserving the key parish character benefits of the strategic gap.
- vi. Many tracts of woodland have been assessed for ecological value as 'ancient woodland', with some subsequently designated as SINCs. Re-surveying some of these woodlands to establish whether their current management is increasing biodiversity would be helpful. Where woodlands are under-managed there may be justification, as proposed in the EHDC Green Infrastructure Study (2011), for seeking 'Local Nature Reserve' status for the most historic.
- vii. Southleigh Forest (10aiii east) along the southern boundary of the parish is ancient semi-natural woodland replanted with conifer. The major landfill site within this sub-area has now ceased operations and is in the process of restoration. The Southleigh landfill site should continue to be fully restored as planned, and its consequent recreational opportunities clarified.
- viii. The local water supply is sensitive to possible groundwater pollution, putting the Bedhampton Springs at risk; especially in sub-area 10aii Manor Lodge Road to Blendworth Common where there is a concentration of sink holes as prevalent features. This is an important issue to be managed.
- ix. Local people want the parklands that adjoin the parish, Staunton Country Park and Stansted Estate (in West Sussex), retained for historic and educational purposes, with excellent access and recreation opportunities continued. Assurances about their long-term management can be sought by Parish representation on the respective Park Management Committees.
- x. Continuing improvements and continuing co-operation with the Staunton Country Park along the western boundary of the Village should be supported for planning, historic and recreational reasons.
- xi. Regarding the Lower Lavant Valley, there is concern over the sub-division of the fields including fencing and huts, typical of urban fringe or suburban localities. This is a marked change in character. Opportunities to encourage a more rural approach such as screening of huts and sheds could be pursued with the owners. The issue might also be raised when planning applications for change of land-use are lodged.



Swallow hole, Rowlands Castle Golf Course, photograph by Peter McDowell



Allotments, photograph by Mark Wilson.

Landscape Development Considerations:

- i. As noted, the community feels that the parish's distinct identity as a separate community is dependent on retention of the gaps between Rowlands Castle, Havant and Emsworth, and want to avoid creeping coalescence with urban Havant. The physical separation from suburbs to the south must be maintained.
- ii. Within the Village, some recent developments have notably improved Rowlands Castle as a place to live: the Pharmacy, renovation of both 'The Stores' and 'The Hardware' (including retention of the Village Post Office), and sympathetic extensions to both churches. Indeed, while sensitive to the smaller scale and local characteristics of the Village, they have been welcomed as a means of protecting both shops and services which villagers already enjoy.
- iii. It is recommended that future developments take into account the distinctive character of the Village (as indicated in the VDS), to achieve the highest quality of design. A particular feature, resonant with flints in the open fields to the north, is the widespread use of flint lacing in cottages, walls and, notably, the railway arches. Recent developments around the Old School, including the new St John's Church hall, have made an attractive use of flint walling.
 - Well-designed local buildings and landscape should be influenced by local forms and include use of local materials especially flints, but avoid pastiche.
 - Housing design should avoid over-dominance of parked cars.
 - Sensitive detailing of road edges - informal grass edges, verges, and lack of kerbs - all contribute to a more rural feeling.
 - Improved footpaths should support the Village centre by making access to shops and services easy by foot.
 - Enhanced 'green' vistas with tree planting, hedges and shrub, preferably native species such as yew, box or beech in preference to walls and fences should be pursued.
- iv. Seasonal flooding of the lower lavant stream is an occasionally severe problem. Landscape changes that could worsen or impede flows should be avoided.
- v. A major concern for local people is that some changes are likely to bring more traffic to the area. This will impact further on the rural character of the Village. More traffic will mean quiet rural lanes become busier and tranquillity is reduced. Changes currently proposed are all likely to increase traffic. These include new housing developments, visitors to the National Park, and to the Havant Thicket reservoir.

When new development is permitted, the quality of the highway and public realm should be conserved and enhanced to lessen the impact of traffic – as set out in highway policy such as *Local Transport Plan 3 – Joint Strategy for South Hampshire*. Traffic ought to be directed away from rural lanes, residential roads and lanes and the Village centre.



Flooded field in the Gap, photograph by Alan Bridger



Flooding in Woodberry Lane, photograph by Catherine Billam



Rowlands Castle as a place to live: From top left, clockwise: Rowlands Castle Golf Club, cyclists at The Village Coffee Shop, Pharmacy, Links Lane cottages, Deer Leap wall, extension to Church on the Green, signs on the Green. Photographs by Catherine Billam, Joy Roberts, Sandra Hodgetts

Appendix

COMMUNITY CONSULTATION

EVENTS

In order to involve the local residents and to ensure that the LLCA reflects the opinions and aspirations of the wider community a range of consultation and communication events were arranged as outlined below. Over 100 participants were directly involved in the consultation.

1. The 2008 Parish Plan found that the landscape and village environment were highly regarded features of the parish. To re-validate this a survey questionnaire was placed in the community magazine. Though response was low it confirmed that opinions had not changed.

	% Respondents	
	Parish Plan	LCA
A. What is most important to you about the parish?		
<input type="checkbox"/> The village environment	78	72
<input type="checkbox"/> Access to the countryside	70	70
B. Respondents strongly agreeing, "the countryside around the parish is very important."	90	94

2. Public presentations on the LLCA's role and progress were held at the 2011 and 2012 Annual Parish Meetings, the 2011 Village Fair and at Finchdean in March 2012. Progress was regularly communicated to the community by way of articles in the RCA magazine and via three feedback sessions to the Parish Council.
3. Five guided local walks were organised to obtain residents' perceptions of the landscape. Responses were gathered during the walks, in post-walk 'focus groups' and by questionnaire. About sixty residents attended one or more walks, with an average of twenty-six per walk.
4. A workshop with 30+ members of the WI and the Historical Society was held in October 2011.
5. Discussions were held with local farmers to seek their views on opportunities and threats to the landscape and their visions for the future. Officers from the Forestry Commission, Staunton Country Park (HCC) and Portsmouth Water Company also participated.
6. Children on the School Council of the local St John's Primary School were asked for their thoughts regarding the Parish and surrounding countryside during January 2012.
7. Two groups of local enthusiasts assisted with drafting the Historical and Biodiversity sections.
8. An LLCA photo competition was organised with prizes for Vistas, Wildlife, Buildings, and Recreation. Raising awareness, it produced many of the images used in this publication.
9. A draft of the LLCA was placed on the RCA website in spring 2012 and residents were invited to comment. A public event, during March 2012, presented the draft LLCA, along with the photo competition entries and awarded prizes to the winners.

RESIDENTS RESPONSES

The largest group of comments were obtained from the 89 residents who participated in either the walkers' group events (59) or the joint meeting with the WI and Historical Society (30). The comments from these meetings were pooled and grouped into either likes or concerns. In addition the comments were – where possible – attributed to either landscape character area 3a or 10a. Where named locations were given these have been included into the relevant local character area discussions. The comments are summarised in Table 1.

Table I - Summary of residents comments (Walkers, WI & Historical Society)

LIKES			CONCERNS		
	<i>n</i>	%		<i>n</i>	%
Vistas	23	22	Development	35	42
Biodiversity	15	14	Landscape loss	21	25
Peace & tranquillity	12	11	Water quality (aquifer feed)	9	11
Landscape variety	26	24	Fly tipping	5	6
Undeveloped/natural	11	10	Biodiversity loss	4	5
Access & amenity	20	19	Flooding	11	13
Grouped by name/location					
Landscape zones 3a	<i>n</i>		Landscape zones 3a	<i>n</i>	
Wellsworth lane (Sussex Border path)	4		Wellsworth Lane (Sussex Border Path) – vehicle use	7	
Lavant valley views	5				
Whitehill views	4				
Wildflower meadows	10				
Woodland Hangers	4				
Idsworth church	3				
Finchdean	1				
Chalton Downs	4				
Landscape zones 10a			Landscape zones 10a		
The Holt	8		Havant Gap loss	4	
Havant Thicket woodland	4		Fly tipping (in Holt)	3	
Allotments	2		Woodlands to rear of Oaklands & Keyline	2	
Stansted Park	3		Mays Coppice Farm development	5	
Staunton Park	1		Haphazard development (fields from Nightingdale Bottom to Comley Bottom)		
Woodlands to rear of Oaklands & Keyline	1				
Residents Attendance					
Walkers groups:					
59 residents attended one or more group walk. Attendance per group - 21 walk I, 33 walk II, 25 walk III, 33 walk IV.					
WI/Historical Society:					
30 members of the above attending a landscape workshop held at the RC Parish Hall					

To obtain input from younger members of the community a structured discussion with pupil members from the School Council of St John’s Primary School was carried out. This revealed that Staunton Park and Stansted Forest were well-liked locations for outside school activity (hiding, walks around the lake, throwing stones in lake), as were bridle paths. They also gave their opinions as to their ‘Hopes’ and ‘Concerns’ for the parish,

‘Hopes’ included:

- Stay as a village
- More ponds, especially duck ponds
- Like green/corn fields around village
- Would like more footpaths
- More buses to/from village
- More local shops ... for less driving

‘Concerns’ included:

- More houses – harder to get into countryside, more traffic & more smoke
- Don’t want builders

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GLOSSARY OF TERMS

BAP	Biodiversity Action Plan for east Hampshire 2009
CPRE	Campaign to Protect Rural England
EHDC	East Hampshire District Council
HCC	Hampshire County Council
ILCA	South Downs Integrated Landscape Character Assessment
LCA	2006 East Hampshire District Landscape Character Assessment
LLCA	Rowlands Castle Local Landscape Character Assessment
PUSH	Partnership for Urban South Hampshire
RCA	Rowlands Castle Association
RVEI	Roadside Verges of Ecological Interest
SDNP	South Downs National Park
SINC	Site of Importance for Nature Conservation
VDS	Rowlands Castle Village Design Statement 2000
WSCC	West Sussex County Council

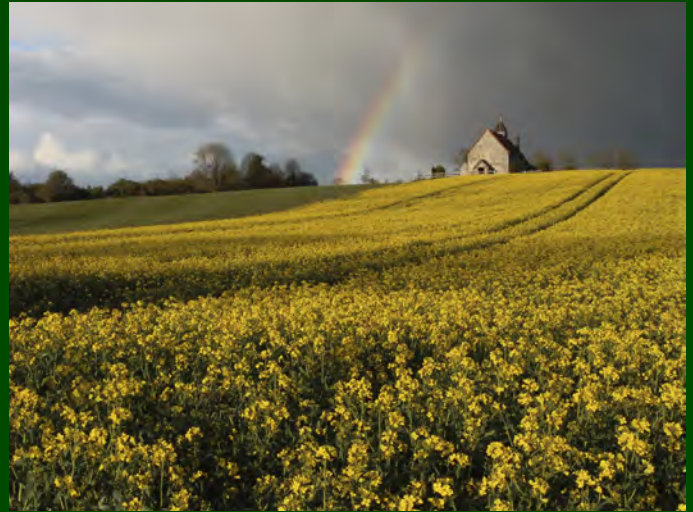
STEERING GROUP & CONTRIBUTORS

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Contributors:	Pat Carter, Gordon Charlesworth (RCA), Jonathan Dicks, Alan Drinkwater, Paul Marshman, Richard Milton, Steve Radcliffe
Design:	Ruth Butler



Winners of the
Photography
Competition

From top left clockwise: Cornfields by Vera Whitlock; Village Fair by Karen Urquhart; Badgers by Vera Whitlock; Pixi-land by Anni Cooter; Steam Engine Over Bridge by Margaret Kilby; St Huberts by Frances Fawcett; Bonfire/Fireworks by Mark Seaman; Country Picnic by Yvonne Bish



St Hubert's Church, Old Idsworth through the seasons, photographs by Steve Radcliffe

Very many thanks to all those who provided help and support in the production of our Local Landscape Character Assessment. In particular, support from the following organisations is gratefully acknowledged:

- Hampshire County Council
- East Hampshire District Council
- South Downs National Park Authority
- Rowlands Castle Parish Council
- Rowlands Castle Association

Appendix 4

Rowlands Castle Village Design Statement 2000
(1st Revision – 2019)

ROWLANDS CASTLE

VILLAGE DESIGN STATEMENT




(1st Revision -2019)

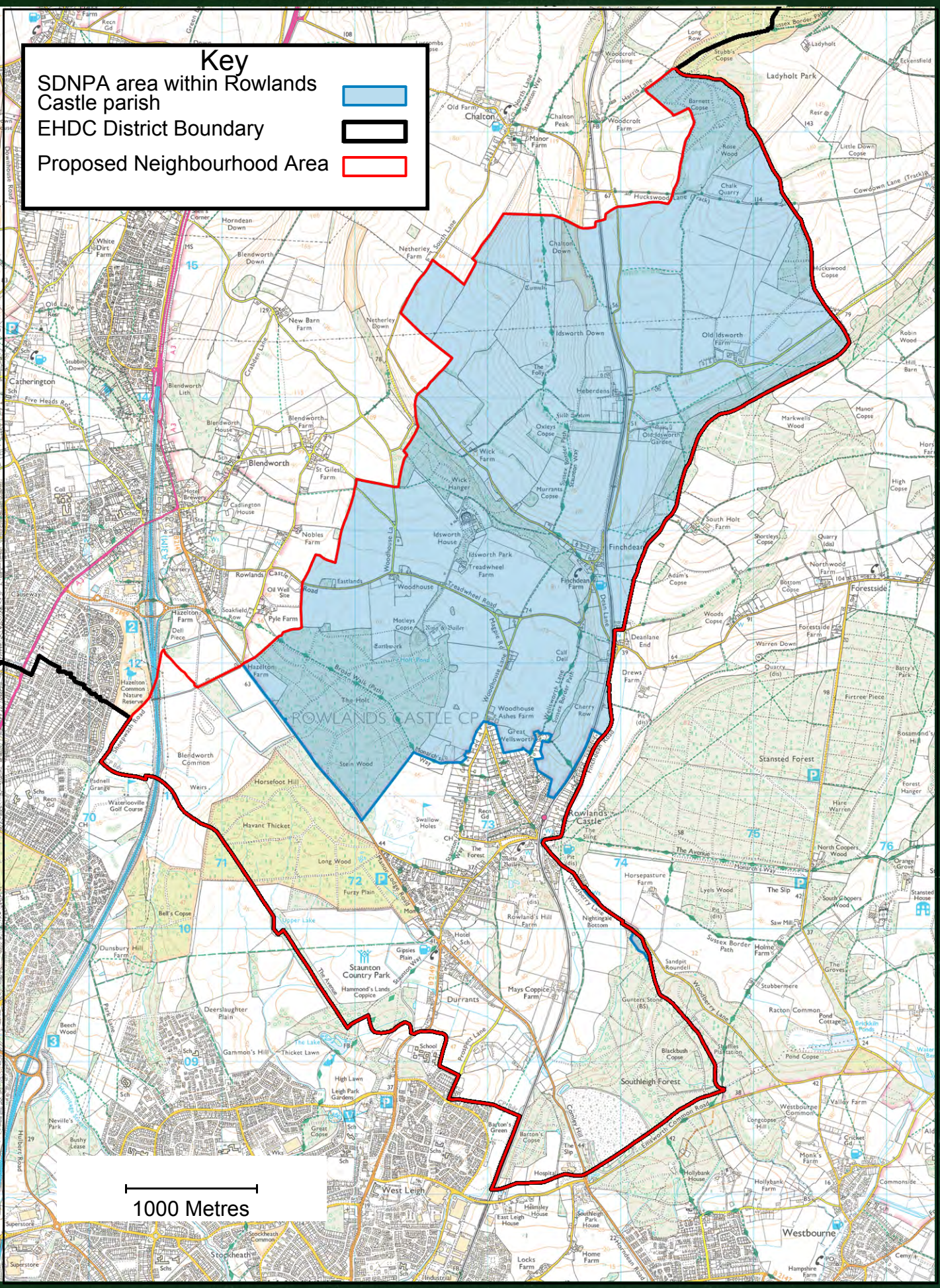
2000



Design guidance
for Rowlands
Castle Parish
including;
Rowlands Castle Village,
Finchdean and
Idsworth Park

Key

- SDNPA area within Rowlands Castle parish 
- EHDC District Boundary 
- Proposed Neighbourhood Area 



1000 Metres

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Introduction

Scope

The village of Rowlands Castle lies in a rural part of southern Hampshire, 9 miles south of Petersfield and on the border with West Sussex. The parish of Rowlands Castle, which covers 1079 hectares, also includes the hamlet of Finchdean and the residential conversion of Idsworth Park. These settlements share the same wonderful countryside setting and are linked through history and geology but each has its own distinctive character. Hence, common areas are addressed in the context of the parish while individual characteristics are covered in separate chapters.

Community Involvement

This Village Design Statement (VDS) is an evolution of the original VDS published in 2000 (adopted as Supplementary Planning Guidance by East Hampshire District Council) which entailed extensive community consultation including workshops, public meetings, exhibitions and a residents survey. This revision draws upon a number of community consultations and planning activities including (i) the residents survey conducted in late 2018 as part of the Neighbourhood Plan (RCNP) process. Responses from 376 households were received, representing a total of 795 residents, (ii) the Parish Plan (2008 - 18) and (iii) the Local Landscape Character Assessment (2012).

Purpose

From the description of the parish, its settlements, their environs, distinctive characteristics and the qualities valued by residents, planning recommendations (guidelines) have been identified. These are shown as highlighted paragraphs and provide additional guidance for the RCNP Housing Design & Development Characteristics policy. It should be consulted by organisations and individuals who are considering change, large or small; not just new developments or changes to existing buildings but also roads, paths, signs, aerals, cables, gardens, hedgerows and trees.

Aim

This VDS accepts that change will continue but that this process must be carefully managed. The following chapters set out to guide and influence change in such a way as to respect local values, preserve and enhance the character and distinctiveness of the parish of Rowlands Castle.



- Planning recommendations (guidelines) have been identified and are shown like this.

The Parish of Rowlands Castle

Parish History

In the Beginning

The early history of the area that now comprises the parish of Rowlands Castle is sketchy but there is plenty of archeological evidence to indicate that there were settlements and a pottery here in the Roman period. Traces of Saxon occupation on the nearby downland have been excavated and the chapel of St Hubert's at Idsworth is known to have been established by the middle of the 11th century. In the following century, two motte and bailey entrenchments were built in the locality, possibly to protect the hunting rights of local nobility and one of these has ultimately given Rowlands Castle its name. At about the same time Idsworth became a separate manor from neighbouring Chalton. Evolutionary change appears to have been slow over the ensuing centuries with rural communities, dependent on the local hunting scene and agriculture, slowly developing around a number of scattered hamlets. From these beginnings, the settlements now known as Rowlands Castle, Finchdean and Old Idsworth developed in valley bottoms—Finchdean is at the junction of two such valleys.



Rowlands Castle 1833

Evolution

In the middle of the 18th century a settlement around what was common land and which has now become Rowlands Castle Village Green became established. The building of a non-conformist chapel alongside the green in 1798 brought outlying residents into the village centre and started a gradual coalescence with the neighbouring hamlets of Durrants, Redhill and Wellsworth. St. John's church at Redhill was built some forty years later and a church school followed. Census returns indicate that over this period there was a fairly static population of around 200.

Coming of the Railway

The coming of the railway in the 1850s had a great impact on the area. The selection of Rowlands Castle in preference to Finchdean for the station triggered expansion for Rowlands Castle whilst the latter remained a hamlet, much as it is today. The establishment of a brick works, attracted by the characteristic red clay, also added much momentum around this time. The former manor house at Old Idsworth was demolished to make way for the railway and Idsworth House, (now Idsworth Park) was built in 1852 to replace it. For many years the now integrated development remained divided between two separate civil parishes and it was not until 1933 that these were united and renamed as Rowlands Castle Parish. The 2011 census data gives the population as 2530 residents in 1138 dwellings.

Whilst the parish population outside Rowlands Castle village has increased slowly, the population of the village itself has grown rapidly and doubled since the mid 1950s.

Parish Landscape

Balance

Some 8km from north to south and on average 2.5km from east to west, the parish is 40% arable and livestock farmland, 25% woodland and 15% unimproved grassland such as Gipsies Plain, Blendworth Common and Idsworth Down. The remaining 20% is settlement, roads, railway and an oil well site. The Countryside Design Summary (CDS) for East Hampshire describes the parish as having a distinctive chalk landscape with rolling arable areas, distant views, occasional hedgerows and different types of woodland. The north of the parish falls within the South Downs National Park which also forms the northern boundary of the Rowlands Castle SPB.

Parish Wildlife

Diversity

Large areas of farmland, new and old woodland, heathland, unimproved grassland, chalk downland and varying topography combine to make the parish a diverse wildlife habitat. In recognition of this, some areas have been designated as "Sites of Importance for Nature Conservation" (SINC's) indicating the importance of the area for the rich variety of its flora and fauna. Also, the closeness of these SINC's to each other provides easy passage between them for wildlife and sends "green fingers" into residential areas. Village gardens, large and small, then interface with the countryside to play their part in support of parish wildlife with their ponds, plants and "feeding stations".



Rowlands Castle station (built ca. 1850)

- Any new development should respect the character of the parish countryside.
- Land use which has a suburbanising influence on the character of the parish landscape should not be permitted.
- New development should not obstruct public rights of way nor views from them.

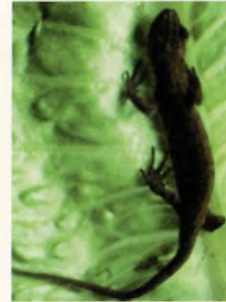


Sites of Importance for Nature Conservation in Rowlands Castle parish

A complete catalogue of the mammals, birds, insects and plants of the area is not possible here but the following paragraphs provide a flavour for diversity of parish wildlife.

Mammals and Reptiles

Larger mammals such as roe deer, fox and badger are found in many parts of the parish; rabbits almost everywhere, whilst fallow deer are found in Southleigh Forest and Markwells Wood. Hares, in decline elsewhere, can be regularly seen in the NE corner of The Holt. Adders, grass snakes and common lizards dwell in Havant Thicket and The Holt, and great crested newts are reputed to occupy ponds in the old Rowlands Castle Brickworks.



Bird Species

Some 100 different species of bird can be seen in the parish over 12 months. The more notable include buzzards and red kite in the area of Havant Thicket and Southleigh Forest. In the summer at dusk, the “churr” of the nightjar can be heard in Havant Thicket (where 6 pairs nest) and The Holt. Woodcock are also found in this area. A few lapwing nest on Gipsies Plain, an important area of relatively “unimproved” grassland and this is particularly important since they have virtually deserted other farmland on the south coast. Corn bunting, now rare in the south, had been found in the area of St Hubert’s Church, though current status is not known.



All the common species of woodland and garden birds are seen in village gardens, whilst the less expected visitors include siskin, lesser spotted woodpecker and fieldfare. Occasionally, real rarities appear—bittern in Prospect Lane, wryneck and raven in Castle Road.



Abundant Flowers

A large and interesting variety of wild flowers can be found along the edges of the footpaths and roads in the parish. Wood anemones welcome the spring in many of the woods and there are impressive displays of bluebells in The Holt and Cherry Row. Several species of wild orchid grow in the parish including early purple (Southleigh Forest and The Holt), common spotted (Gipsies Plain and Havant Thicket), and twayblade and broad-leaved helleborine (both found in Havant Thicket). In the fields to the north of St Hubert’s, corn marigold, corn cockle, cornflower and small toadflax can be found amongst more common wildflowers.

The wild service tree grows in Hammonds Land Coppice and cow-wheat in the un-named copse off Whichers Gate Road. Lime trees at Old Idsworth sprout mistletoe and great and dark mullein and greater celandine can also be found in the area. Wild golden rod and devil’s bit scabious grow in Havant Thicket.



Fungi

Fungi are widely abundant in the autumn including chanterelle and penny bun in Havant Thicket, giant puffball on Gipsies Plain, hedgehog fungus in the Old Brickworks and parasol mushroom by the footpaths in Meadowlands. Something for everyone.

Insects

The rich diversity of habitat encourages a wide range of butterflies and other insects. Ringlet can be seen in several of the woodland areas and silver washed fritillary and white admiral frequent The Holt (where marbled white can also be found) and Hammonds Land Coppice. Havant Thicket supports a large population of brimstone butterflies, and brown angus, dingy skipper and common blue can be seen on Idsworth Down. Dragon and damsel flies frequent parish ponds on summer evenings and glow worms are a regular sight in Havant Thicket.

Parish Geology

Although usually a dry landscape largely devoid of surface water, a winter flowing stream (lavant) runs in the valley through Finchdean and Rowlands Castle. Occasionally, the lavant rises to cause flooding in both villages. There are also areas of poor drainage, especially at Rowlands Castle where clay soils of low permeability overlay chalk.

The geology of the parish also gives rise to an unusually large number of circular surface depressions which are produced by dissolution of the chalk and associated ground subsidence. Many of these depressions are swallow holes and allow surface water to flow rapidly down into the Upper Chalk formation, which is a major groundwater aquifer, i.e. source of water supply. There is a N.W - S.E line of swallow holes which crosses Rowlands Castle village.

Parish Transport

Rowlands Castle has a station on the London - Portsmouth line with typically hourly services and a local bus service to Havant. However the outlying areas, including Finchdean and Idsworth Park, lack public transport and the elderly, the infirm, school children and non-car families in these areas are disadvantaged. Innovative approaches to provide rural public transport would be valuable.

- Existing woodland, copses, hedgerows and trees should be protected and new planting, especially of native species, encouraged.



- When considering change, the unusually sensitive geological characteristics of the parish require early and particular consideration.

- When considering new development in the parish, the availability of public transport should always be an important factor (see also "Traffic" section).

Rowlands Castle Village

What Makes it Special

Rowlands Castle's qualities, some obvious, some less tangible, combine to retain a village ambience and strong community spirit. Residents are in no doubt that this 'sense of place' comes from having a recognisable centre, the largest village green in Hampshire; there is a balance between open spaces, houses, trees and gardens and above all, a soft but distinct village edge with open countryside beyond.

Landscape Setting

Around and About

Nestling near the end of an attractive valley adjacent to the South Downs National Park, Rowlands Castle is set in the ancient Forest of Bere of which Stansted Park, just across the county boundary with West Sussex, forms the eastern most edge. To the west of the village lie the woods of the Holt and Havant Thicket and to the north lies open and slightly rising farmland interspersed with woodland. The late 90's photograph overleaf illustrates the narrowness of the remaining strip of countryside between the village and Havant to the south; current development at Oaklands and proposed development north of Bartons Road and south of Little Leigh Farm are further eroding this feature.

Gaps

The original VDS consultation process clearly revealed that residents consider the countryside 'gaps' between Rowlands Castle and other settlements as being fundamental to the distinct character of the village. The 2018 RCNP consultation strongly reinforces this - 90.4% of respondents agree protecting existing gaps is important, 90.6% express concern about loss of countryside views/open space and 92.5% about loss of the village's identity and character.

■ The village green and the balance elsewhere between open spaces, houses, trees and gardens, together with the surrounding open countryside, make up the distinct character of the village. These essential ingredients must be protected and enhanced.

■ The countryside gaps between Rowlands Castle and other settlements are fundamental to the village's distinct character. In particular, the protection of the gap between Rowlands Castle and Havant is paramount and should not be compromised.





The Holt

Cherry Row

Wellsworth Lane

Finchdean Road

Bowes Hill

Golf Course

Links Lane

Rec

Stansted Forrest

The Green

Castle Road

Glendale

Manor Lodge Road

Woodberry Lane

Kings Meadow

Redhill Road

St Johns Church

Oaklands

St Johns School

Durrants Road

Whichers Gate Road

Havant Thicket

Aerial view of Rowlands Castle Village

Havant

Views

The quality and variety of open views between the village and its countryside setting, both looking inwards and outwards, are very much valued by residents.

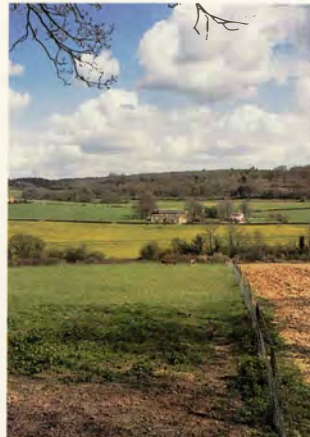


Distant view of Rowlands Castle from the north-east

View to Stansted Forest from Cherry Row

The Fringe

Woodland, fields and the golf course reach into the village providing glimpses of pastureland, hedges and meadows. These interface with gardens and have the effect of 'softening the edges' and also draw wildlife into the village. This is a vital component of the landscape setting.



A roe deer in a Redhill Road garden

Delicate Balance

Much valued and enjoyed by residents and visitors, the delicate balance of fields, trees, hedgerows and gardens provides a rich habitat for a wide variety of wildlife. Residents feel that the abundance and diversity of wildlife in and around the village are vital to its character.

- The quality and variety of open views between the village and its countryside setting are vital to the character of the village and must be protected.

- Any change on the fringes of the village should not be hard or obtrusive, but sensitively fitted into the landscape. Planning applications should illustrate how development will look in its landscape setting.

- The conservation of wildlife and its habitat should always be a high priority when considering any change, in or around the village.

- Prospective developers should enter into early dialogue with wildlife and conservation organisations in order to establish the effect of any proposed change. The outcome should be made available to the District Council and residents at the consultation stage of the planning process.

Geology

Unusual Features

Rowlands Castle village straddles the northern boundary of a sequence of clays and sands (Reading Formation) and the underlying chalk (Upper Chalk). This results in an unusually large number of drainage and ground subsidence problems. Where the chalk is overlain by clay rich soils of low water permeability, there is surface water ponding and run-off, particularly where woodland has been removed. The surface water drainage directions are mainly towards the low lying ground around the central part of the village.

Hydrology

Hydrology is further complicated by a number of other local geological factors, such as spring risings from sandy layers within the Reading Formation and the unusually large number of swallow holes. In wet winters there is extensive flooding, including ingress into some houses. Flooding has also occurred where swallow holes have been used to accept drainage, e.g. the 'College Close swallow hole'.

Flooding

Similar problems are caused by the periodic flooding of the valley through Finchdean and Rowlands Castle. In this case, the reason is groundwater rise in the chalk after periods of heavy winter rainfall and the problem is exacerbated by inadequate drainage provision. Apart from damage to roads and buildings, the environmental risk of groundwater pollution is increased by the inadequate sewerage provision in this part of the village.

- When considering change, the low permeability of clay rich soils and associated problems must be fully considered. Retention of trees and hedgerows is vital in order to reduce the dangers of increased surface water and flooding.

- Development on low-lying sites within the valley may be vulnerable to flooding. The infra-structure for storm water drainage and sewerage should be improved to meet future requirements.



Finchdean Road under water 1994

Settlement Pattern

Size Matters

The critical size at which the distinctive character of a village becomes damaged by expansion is difficult to quantify but residents are concerned that the village ambience is fragile and in danger from over-development. Rapid expansion in phases since 1955 and associated problems, particularly those caused by traffic, urbanisation, pollution and poor drainage are symptomatic.

With this backdrop, planning permission for further building should be strictly based on that required in the Local Plan. This will help to meet identified local needs, for example those of the elderly and those of the children of residents. It should also satisfy the criteria for sustainable development laid down by EHDC in the Local Plan. i.e. homes sited where they are needed, where there is public transport and built in a way that safeguards the environment.

When considering change, planning authorities should take into account the rapid expansion of the village experienced in the past 45 years and ensure a coordinated approach involving environmental and traffic departments. This should recognise the strong evidence that the village already shows the pressures of over-development in both these areas.

- Any future development should satisfy the criteria for sustainable development laid down by EHDC in the Local Plan. In particular, the requirement should be based on identified local needs, especially those of the elderly and from existing households.



Bowes Hill

The aerial view of Rowlands Castle shows that the settlement pattern is dominated by two triangles—formed by Links Lane, Bowes Hill and the Green (to the north) and by Redhill Road, Castle Road and Manor Lodge Road respectively (to the south). The most recent (and currently ongoing) estate house building on the Oaklands, the old brickworks and the former Keyline Builders Merchants sites has extended the footprint of the southern triangle eastwards of Redhill Road and south of Deerleap.

Shape

In the last 100 years, Rowlands Castle has grown by coalescence with the adjacent settlements of Redhill (Redhill Road, Castle Road, Manor Lodge Road) and Durrants (Durrants Road, Whichers Gate Road) all over a distance of about 1.8 km. This shows itself today in the linear housing developments on Whichers Gate and Durrants Roads and the distribution of the 18th and 19th century houses in the village.



Redhill Road

Links Lane and Bowes Hill, which rise from The Green, contain predominantly individually designed detached houses. Some of the large houses and plots on Links lane constitute a special feature of the village, recognised by the designation of the area as being of special housing character in the Local Plan. Recent refurbishments of some properties however, notably on Bowes Hill, have introduced modern materials and finishes which do not harmonise with neighbouring properties.

Redhill Road leads south from The Green to a hill lined with turn of the century terraced, semi-detached and larger houses. At the foot of Redhill, Castle Road leads to the north, bounds the south side of the golf course and has a mixture of old and new houses, including some semi-detached cottages, very small bungalows (purpose built for senior citizens), a sprinkling of 20th mid-century villas, and some modern new built houses and conversions. A large number of houses on the west side of Redhill Road and Castle Road have no off-street parking. Consequently these road sides are usually lined with parked cars which usefully serve to slow traffic, but creates potential conflict between oncoming vehicles and can cause larger vehicles to mount walkways. Redhill Road is the principal entrance and exit and carries more traffic than any other road in the village. It is also the route most children take to St John's school.

▪ Parking on kerbs can adversely impact wheelchair and pushchair users and is detrimental to kerb appeal. New development needs to provide adequate off-street parking and should not add to existing on-street parking .

In the corner formed by Redhill Road and Manor Lodge Road, the continuation of Durrants Road, is St John's Church, built in 1837, together with the former St John's Church School. Both buildings and the War memorial are vitally important village landmarks and their settings and facades should be preserved.



St John's Church - a vital landmark

Urbanisation

Whichers Gate Road is a busy B-road linking Rowlands Castle to Emsworth. It was, until recently, mainly developed on the south side only, with a number of 19th century houses. However the recent (and currently ongoing) Oakland estate building is on the north side within the parkland of the Oaklands estate. This mixed landscape reaches into the village and is also vital to the fragile balance in this pressurised area of the parish.



Oaklands

Durrants Road is part of the busy B-road linking Havant to Horndean and the A3. Near the junction with Whichers Gate Road there is a sprawling garage development which has an urbanising effect. This is relieved to some extent by Whichers Gate Common (Green) and the Durrants allotments which are particularly valued. The Countryside Design Summary for East Hampshire states that "development around Rowlands Castle has an urbanising influence". Such development, as typified by ribbon development and insensitive commercialisation at the Durrants Road/Whichers Gate Road junction, has a detrimental impact on the character of the village and should be strictly controlled.

As part of the Local Plan 2036 production a Landscape Capacity Study was produced for EHDC in 2018. Two areas bounding the southern part of the parish were evaluated - 10a2, Blendworth Common, Havant Thicket & Golf Course; 10a3, Land South of Rowlands Castle. Both have high landscape sensitivity and medium landscape value, 10a2 has 'low/medium' development capacity and 10a3 'low' development capacity.

For 10a3 (Land south of Rowlands Castle) the capacity is "constrained by its robust rural landscape with feature of great historic and biodiversity value which collectively contribute to the setting and character of adjacent settlements".



The allotments - add much to village life



Insensitive urbanisation



War memorial

- Wherever possible, future development should avoid access from Redhill Road so that current problems are not exacerbated.

- St John's Church and school and the War Memorial are historically important village landmarks and their settings and facades must be protected. The possibility listing should be re-examined.

- Further ribbon development outside the settlement policy boundary shown in the Local Plan should not be permitted.



The Rowlands Castle-Havant gap viewed from the south

To the south of Whichers Gate Road and the east of Durrants Road lies the gap between Rowlands Castle and the northernmost extent of the built up area of Havant.

Through the railway arches from the Green, Finchdean Road to the north, on the east side of the railway, is the county boundary. A ribbon of bungalows and detached houses stretches into the countryside for a kilometre on the Hampshire side. On the Sussex side is the flood plain of the lavant, forming the boundary of the South Downs National Park.

The Green Conservation Area

The feature of Rowlands Castle which most contributes to its special character and gives the village its centre is the Green. Close to the eastern end, dominated by the railway arches, are the village shops/post office, garage, doctor's surgery/pharmacy and a veterinary practice together with three of the village's four public houses. The houses to the north of the Green are predominantly Victorian though some date from the 18th century. To the south the Green is enclosed by the high wall and trees of Deerleap and at the west end is the United Reform 'Church on the Green' built in 1798 as a Congregational Chapel.



The Green - a focus for many community gatherings

The Conservation Area extends from the intensively used Parish Hall to beyond the Castle Inn, and includes Deerleap to the south.



The village centre



View through railway arch



United Reform Church

The Green is the scene of the annual Village Fair in July, the May Day Picnic, open-air church services, Christmas Carols and other public gatherings throughout the year.

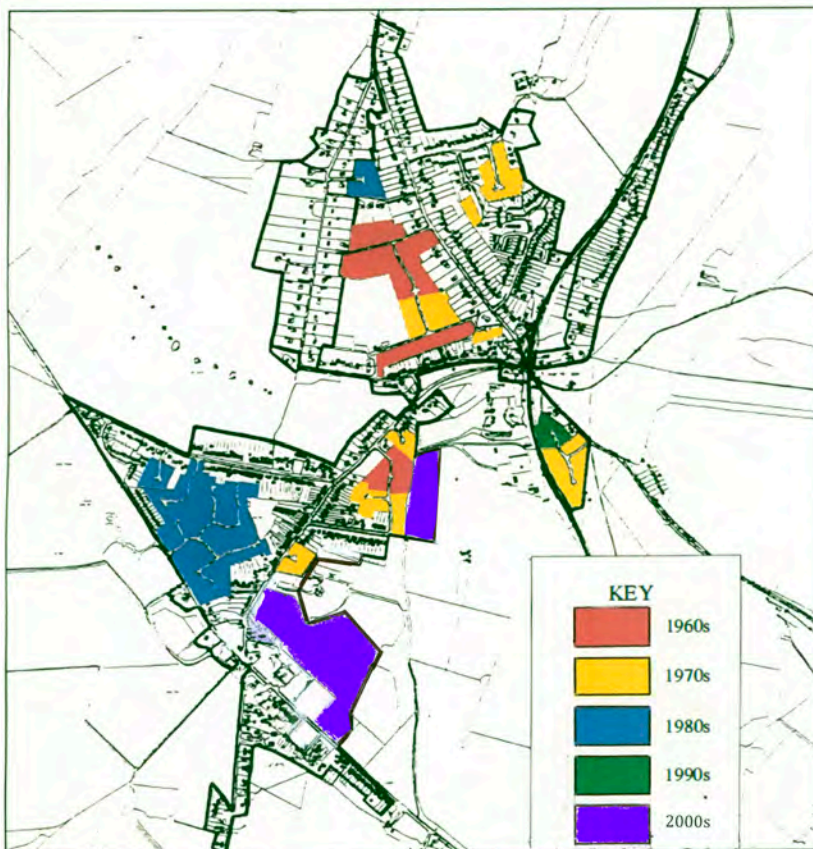
- The conservation area around the green is the very heart of the village and any change, even the smallest, must be very carefully considered.

Post-war development.

As previously mentioned, the number of houses in the village has more than doubled since the mid 50's. The major portion of this increase is via speculative development (including social housing) with the location (as of the 90's) shown on the accompanying map.

Settlement Boundaries

These speculative developments have striking features. First, until the late 1980s Kings Meadow development, they have all been small scale—in the range 5 to 30 houses. Second, nearly all have been built in spaces enclosed by existing village roads and therefore have had marginal impact on village settlement. More recent development, starting with the 150 mixed dwelling Kings Meadow estate, incorporate varying architectural designs and this has been continued with the Montague Green development (106 dwellings, 42 affordable, 15 styles), Forest Gate (34 dwellings) and The Glade (43 dwellings). While Forest Gate and The Glade, located on the site of the old brickworks, are centrally located Kings Meadow and Montague Green are well south of the village. This is not conducive to physical or social integration and has contributed to moving the settlement boundary southward, eroding the gap between settlements that is key to maintaining the village identity and character.



Speculative development in Rowlands Castle, 1960s – 2000

- Future development should be constrained to sites within the settlement policy boundaries contained in the Local Plan.

- New housing on sites with small numbers of units, which respect settlement pattern and sense of evolutionary change are very strongly preferred.

- Planning applications and development briefs should clearly illustrate how proposed new housing would appear in relation to its surroundings.

Social Housing

Social housing is an important feature of settlement pattern and is spread across the village in a number of small developments. As such it is conducive to building diversity and social integration, a pattern that should be continued in any future development.

Footpaths

Rowlands Castle is rich in bridleways, public footpaths and open spaces available for public use. Footpaths ease movement within the village and lead from it to the surrounding woods and countryside. Two long-distance trails, the Monarch's Way and the Staunton Way traverse the village. The northern exit of the Staunton Way, along Wellsworth Lane, the only remaining true lane in the village and route of a medieval 'green way', is particularly well used but sadly damaged in the 1970s by the removal of its boundary hedgerow.

Open Spaces

Public open spaces within the village include the Green, the intensively used recreation ground, Whichers Gate Common, Uplands Road Green, and amenity land within the Kings Meadow estate. Although not available to the public, the parkland of the Oaklands estate is visible from the ancient bridleway and is a very important feature in the south of the village which should be preserved. The field next to the Castle public house has been used for village activities for at least 100 years, especially for tug of war competitions. The golf course, makes a vital contribution. It is situated at the eastern end of the vast complex of woodland, heath and pasture which was formerly the Forest of Bere, it is crossed by public footpaths and is much enjoyed by walkers and golfers alike.



Uplands Road green



Recreation Ground



Whichers Gate common



Senior Citizens' bungalows

- If there is an identified local need, social housing should be integrated into the village on small sites as described above.



Footpath by Oaklands

- The village's network of footpaths and bridleways must be protected and enhanced. Any new development should not encroach nor spoil views from them.

- Open spaces, gardens, footpaths, golf course and 'green fingers' that reach into the village are fundamental to the balance of settlement pattern and village character. They must be retained and open spaces should be an integral part of any new development.



1750

1840



1645



1908



1954



1986



1962



1969



1928



1924



1850



1901



1935



1971



1850



1670

Diversity in building styles and materials in Rowlands Castle

Buildings

Diversity

Rowlands Castle has a balanced diversity of housing. 58% is comprised of semi detached and terraced houses, flats and small senior citizen purpose built bungalows, many without off-street parking but there is also a variety of detached, larger properties. House prices, across the range, reflect the qualities of the village and are relatively expensive. Despite prices, there is a reasonable age balance and the profile of any new development should take into account existing housing stock.

Building Style

Although a few buildings date from as early as the 17th century, the majority are from the last 150 years, reflecting building after the railway opened in 1859 and the growth of the village after the Second World War with rapid development since the 1950s. The trend to build larger numbers of similar looking houses in “estate” type developments has not generally been sympathetic to the character of the village though recent developments (starting from the Kings Meadow development in the 80’s/90’s), combining a variety of dwelling sizes and employing flint or tile hanging, do create a more harmonious and traditional feel. However the commercial drive to higher building density and off-street parking does not complement the village environment.

Local Materials

In older buildings (and some recent ones) the distinctive local red Rowlands Castle brick is apparent. This red brick is sometimes used alone or with painted rendering, as on the north side of the Green, or in combination with flint for finishing and strength, as in St. John’s church and the old school. The red brick and flint mix has also been used to excellent effect in the Deerleap wall south of the Green, the railway arches, walls around Stansted Park and some private housing. Used alone, or in combinations, these materials provide a most attractive ‘frame’ or backdrop. Red brick also features strongly along the predominately Victorian-Edwardian houses along Redhill and Castle Roads. Here, imaginative builders have contrasted it with slightly paler brick patterns and detailing around windows. Many houses have porches that are of pleasing decorative style. Village residents favour the use of traditional local materials in new developments.

Avoid Repetition

Post war development is generally less sympathetic in character and the wide variety of styles and materials reflect the rapidly changing fashions and variable quality of their time. Many of the buildings, especially those of the 1960’s and 70’s are lacking in architectural interest, for example some have large areas of pale or yellow bricks which do not blend well with the traditional red brick. In some areas this is exacerbated by repetition of style which tends to dominate surrounding buildings.



Architectural interest

- The design of new housing should take into account the diversity of existing stock.
- Any new housing should have off road parking at a scale appropriate to house type.

- To avoid developments which would be out of character with the village, any new housing should relate to existing buildings in terms of size and density. There should also be variations in house style and plot size, as described in this VDS.



Imaginative detailing

- Buildings using materials which are characteristic of the village, such as red brick and flint, are particularly encouraged.
- Repetition of design and large areas of bland brickwork are detrimental to the character of the village and should be avoided.

It Can Be Done

However, some of the later development, for example parts of the Kings Meadow development and the semi-detached cottages in Woodberry Lane, have incorporated traditional styles and materials. These examples demonstrate that it is possible to build modern houses that are sympathetic to their surroundings and a similar approach should be encouraged in the design of any new buildings, extensions and walls, especially in the conservation area.



1860



Kings Meadow 1988



1984

Scale

The scale of any new building or extension should be closely related to that of surrounding buildings but variations of roof-line, pitch and 'staggered frontage' should be encouraged to create interest. There should also be a range of plot sizes and variety of building position within plots to enhance diversity and character. Infill and sub-division should be carefully controlled because it creates a uniformity of small plots, with a risk of suburbanisation and the loss of the verdant borders of established plots.

Roofs

Roofing materials are very important – clay tiles are present in some of the oldest buildings, slate in those of this century and in the post war housing there is a wide variety of man made materials which are not always sympathetic to the area. Any new building should use mellow roofing materials that add subtle changes of colour and texture. Variations of traditional slate or clay tiles are particularly encouraged and this is closely related to the requirement for variations of roof line, pitch and stagger.

- Any new housing should take into account neighbouring properties, for example the scale, silhouette, density, materials and colour—extensions should also comply.

- Scale of new building should have a strong relationship with surrounding buildings but variations of roof-line, pitch and 'staggered frontage' should be encouraged.

- Plot sizes should vary, sub-division of existing gardens should be carefully controlled. Verdant borders should be retained and encouraged.

- New buildings should normally be no more than two storeys above surrounding ground level, nor higher than other buildings in the immediate vicinity.

- Any new building should use mellow roofing materials that add subtle variety and interest. Traditional slate or clay tiles are particularly encouraged.

Windows

There are many different window treatments, older buildings often using white painted timber and newer 70's and 80's developments with stained timber frames; again harmony with adjacent buildings is desirable. PVC-U has inevitably become more common and much of this replaces original windows with untraditional or inappropriate styles. In particular, window and door-frames are often of much thicker section and although functional, can be unattractive and inappropriate.

- Replacement windows should match the original. If PVC-U is used, it should be similar to the original in section & appearance.

Society and Employment

Facilities

Rowlands Castle is relatively well served with essential shops and pubs which, along with two 'industrial sites', provide some employment opportunities within the village. However, although most of the working population is employed outside the village, Rowlands Castle is far from being a 'dormitory settlement'. The community spirit created by the previously described 'sense of place' is underpinned by a remarkable number of clubs, societies and events. St John's Primary School thrives and childrens' clubs, particularly football and scouts, contribute much to village life. The Parish Hall and Church Halls are very heavily booked throughout the year and it is significant that the percentage turnout for local elections is amongst the highest in East Hampshire.

Industry

The long association with brick manufacture ceased when the Rowlands Castle brickworks closed in 1967. Part of the original site was then occupied by a national builders merchants. However this has now closed and the site is being developed for housing.



The Parish Hall

- Small scale enterprise is important to the village economy. New businesses or change to existing businesses should be low impact in nature, especially with regard to traffic, noise and pollution.

Traffic, Roads and Transport

Impact

Of all the factors that impact on the character and distinctiveness of village life, the increase in traffic is the greatest. In Rowlands Castle Village, traffic has become increasingly intrusive and hazardous. Hence, the issue must receive a very high priority when considering any future development. Residents highlighted their concern regarding traffic congestion, speed, parking, noise and pollution and stated that current trends of increase in traffic are unsustainable if the distinct character of the village is to be preserved.



- The traffic impact of new developments, both in the immediate area and in the village as a whole, should be taken into account at the planning application stage. Building should not be permitted where it generates an unacceptable increase in traffic volume.

Public Transport

Though the village has more than doubled in size in the last 45 years bus services have been progressively reduced. Current services neither embrace working time patterns nor run to main employment areas. The village is fortunate to have a railway station, though the service is hourly for most of the day. Out of village shopping is now the norm and the car 'school run' is considered safer than walking because of traffic and perceived social dangers. As a result, most residents rely on their cars to get to and from work, school and shops.

Heavy Vehicles

Roads through the village are narrow and rural by nature and the weight of traffic and the associated safety problems, especially for children and cyclists, together with noise and air pollution has a severe detrimental effect on the village. The closure of the builders merchants on the old brickworks site has reduced HGV traffic considerably but through traffic remains a concern.



Visitors

The qualities of Rowlands Castle and its surrounding countryside attract visitors who are beneficial to the village economy but increase traffic congestion. Existing parking for visitors is limited and should not be reduced by any new development. Parking in Finchdean Road in the vicinity of the entrance to Stansted Park and the Castle public house has destroyed grass verges and a rural car park for visitors using Stansted Park should be considered.

- New development should be located where it is readily accessible to facilities by public transport, bicycle or foot.

- Given the nature of the village roads HGV through traffic should be restricted as far as is feasible.

- Attractive and convenient parking should be considered to reduce visitor parking pressure in the village. This is especially important for visitors to Stansted Park.

- Visitors are important to the economy of the village and limited existing public parking must not be reduced by any new development.

Cycling

Many residents of Rowlands Castle Parish cycle in and around the villages but there are no purpose built cycleways. Village roads are not generally cyclist friendly. They are narrow and congested with many recessed drain covers close to curbs.

Street/Road Signs and Advertising

Signs in the village should be kept to a minimum and such signs as are necessary should be in keeping with the rural nature of the village. The photo shows how inappropriate numbers of signs have very regrettably obscured the War Memorial and the Church.



Road/Pavement Surfaces

Road and pavement surfaces should be progressively improved using high quality material appropriate to the rural nature of the village. Due to the close proximity of housing to roads, their narrowness and dangers of pollutive run off, low noise environmentally friendly surfacing material should be used.

Aerials and Wiring

Aerials and wiring are unattractive and should be unobtrusive and preferably out of sight.

Lighting

Subdued levels of street lighting are appropriate for the village and it is important that residents set security lighting so that it is unobtrusive beyond their own boundaries. Illuminated advertising signs should not be permitted.

- Any new development should make the needs of cyclists an integral part of the planning process. Maintenance and improvements to existing roads should ensure that they are cyclist friendly.

- There must be strict control over road signs and advertising and both should be kept to a minimum. Any new signs should be in keeping with their surroundings and be of high quality. They must not obscure landmarks.

- Due to the close proximity of housing to roads, their narrowness and dangers of polluting run off, low-noise environmentally friendly surfacing material should be used.

- Regulations regarding the siting of house satellite aerials must be strictly adhered to. New or replacement wiring for whatever purpose should be routed underground. Telecommunication aerials must be very sensitively sited, screened and safe.

Landscape Setting

Outstanding Setting



Finchdean nestling in the trees

Finchdean is a small hamlet with a population of around 100, situated on the edge of the former Clarke-Jervoise estate 1.5km to the north of Rowlands Castle. The hamlet's boundaries extend to 'Old' and 'New' Idsworth and include the isolated 11th century St Hubert's chapel at Old Idsworth and some cottages in Deanlane End.

Finchdean is set within the South Downs National Park and is surrounded by pasture/arable farmland, by mixed woodland hangers and open downland peaks. As such, it has a distinctly rural character.

Clearly separated from neighbouring settlements, surrounding steep slopes and mature trees provide natural borders and add to the hamlet's distinct compact identity. Viewed from the ridges of the surrounding valleys, it is only the rooftops of Finchdean hamlet buildings that can be seen above the treeline.

■ A small hamlet with few amenities, Finchdean has developed slowly through evolutionary change. It is not suitable for high density housing and any individual new buildings should be such that they blend in with their surroundings both in profile and materials.

■ Existing woodland, copse hedgerows and trees should be protected and new planting, especially of native species, encouraged.

Geology

Flooding

Finchdean is at the junction of two wide and shallow dry valleys in the chalk downlands. However, a rise in groundwater levels in particularly wet winters can produce surface water flow (lavants) through these valleys and extensive flooding of the countryside leading to closure of through roads.



Flooding in 1994



View of Finchdean from the Green

Settlement Pattern

Rural Hamlet

The hamlet has an open layout with a triangular road pattern and buildings of various styles around the Green. Houses are generally varied and of low density, have generous garden space and look inward towards the centre of the village. This open pattern, with pasture-land reaching into the heart of the village, creates an ambience of a well-kept but informal settlement.

There are a few scattered flint/traditional farm buildings and houses beyond the immediate boundaries. It is a quiet place with limited street lighting and without shops, mains gas or sewage drainage. The outstanding surrounding countryside contains many footpaths and is crossed by the Staunton Way. The public house attracts walkers, horse riders and cyclists.

- The lack of mains sewerage, together with susceptibility to flooding, pose a potential health hazard and must be carefully considered before planning permission is granted.

- When considering change, very careful attention to drainage management is required to minimise incidents of flooding. Areas liable to flooding should not be considered for further development.

- The village's distinct rural character is derived from the settlement pattern with open green spaces and pasture land reaching into the heart of the village. Any change must respect these features. Any new housing should be individually sited, and should be on generous plots to preserve the ambience described here. Buildings should have no more than two storeys.

Buildings

Local Materials

The hamlet has a wide diversity of building styles and plot sizes. There are 44 buildings in all and 14 beyond the immediate boundaries. Most are constructed using local materials; the majority being Rowlands Castle brick (25), other brick (12) and flint/brick (12). All but 9 pre-date the Second World War. Roof design is varied and interesting due to diversity of pitch and gable, most being tiled with small clay tiles or slate. There are 10 Grade II listed buildings and an old style phone box on the Green.

- Buildings using materials which are characteristic of the hamlet are particularly encouraged.



The Poor House 16th/17th century

- Roofs should have a variety of pitches and be tiled with small clay tiles or slates.

Evolutionary Change

The earliest buildings are pre 17th century and the hamlet's distinct identity developed during the 18th century around an agricultural machinery foundry. The buildings that supported this industry still remain and have recently been sympathetically converted to housing. Other principal buildings are the Grade 1 listed St Hubert's Church (see inside back cover), the 18th century public house - The George - and a small congregational chapel in the heart of the hamlet which has recently closed. There is also an excellent example of a barn conversion using local materials.



Chapel at Finchdean

Society and Employment

Sense of Identity

There is a small, light engineering works but most employed residents work outside the hamlet. There is no public transport and therefore complete reliance on the car. Residents span a broad range of social backgrounds and there is a distinct and pleasant sense of identity; this is supported by a variety of functions.



Hocktide Annual Festival 2000

Highways and traffic

Narrow Country Lanes

The London to Portsmouth railway passes along the Idsworth/Finchdean valley but is mellowed by trees and contours and is therefore not intrusive. Narrow, hedged approach roads and lanes are generally quiet and through traffic is light except at school drop off and collection times when traffic is much increased. The speed of some through traffic is a concern and is hazardous for children and the elderly.

The only road with a footpath runs along the valley to Rowlands Castle. It is in a fair state of repair, though slightly overgrown and uneven in places.

There is a small parking area adjacent to the Green and this is sometimes under pressure due to the requirements of pub/walking visitors. Few houses have garages, but cars are generally parked off the road.

- Surrounding roads are unsuitable for heavy traffic and this should be a prime consideration for any change or development in and around the hamlet.

- Any proposed change in the village must take into account the lack of facilities and transport.

- Proper provision for pedestrians must be an integral part of any new development.

Idsworth Park

Landscape Setting:

Delightful Setting

Idsworth Park, formally the Idsworth Estate House and former service buildings, is in a delightful country setting on high ground, about 2 km due north of the village of Rowlands Castle (see Parish map) and adjoins woodland (Wick Hanger) to the northeast. The house is reached via a long drive (0.5 km) from Treadwheel Road and has outstanding views all around which include glimpses of the Solent, the South Downs and adjacent areas of the South Downs National Park.

- Views to and from Idsworth Park are fundamental to its distinctive character and must be protected in any new development.



Housing

Grade 2 Listed

The main house, designed by Scottish architect William Burn has been described as a Scottish Baronial Style and is Grade 2 listed. Both the main house and former service buildings have red brick walls in Flemish bond with Bath stone dressings. The steep roofs are slate with prominent stone chimney stacks and a number of gables and dormer windows. A tall flint wall surrounds the former kitchen garden which adjoins four former service buildings.

The estate remained in the hands of the Clarke-Jervoise family until 1977 when it was sold by auction to a property development company which, before it went bankrupt, divided up the buildings in to separate houses. The conversion included the former stables, coach houses, servants quarters, staff flats and some free standing houses and now has a population of some 50 people.

The area collectively called Idsworth Park is basically four zones:

- (a) The Gateway Lodge adjacent to main road.
- (b) Treadwheel Farm and its surrounding fields.
- (c) The Main House comprising 46 rooms (originally split into 2 houses by the developers) and grounds to the south.
- (d) The communal residential area of 16 separate 3-4 bedroom residences, which house about 40 residents. The majority have their own gardens of varying sizes but also benefit from 1.4 hectares of communal lawn, woodland and courtyard areas.

Most 'houses' within Idsworth Park have been improved and enhanced within the constraints of their listing. The main house has suffered some deterioration in areas such as the main facade though restoration work has recently commenced. Planning regulations pertaining to listed buildings should be enforced to ensure that buildings are kept in a good state of repair.



- The historic value of Idsworth Park is particularly sensitive to change and any development, including out-buildings, should only be permitted if they are in keeping with the distinctive character of the existing buildings and their Grade 2 Listing.

Distinct Community

Idsworth Park is a distinct community within the parish and, as such, should not be considered a private estate. Refuse collection is provided by the District Council but maintenance to roads, verges, car park, walkways, street lighting and sewerage disposal falls to residents.

The Idsworth Park Residents Association co-operates to carry out voluntary work on communal areas and contribute funds towards upkeep. No management procedures were instigated by the original developers and voluntary membership causes some inequality – both in time and money.



Distinct Community

Inappropriate Use

Despite the Grade 2 listing of the buildings, some out-building development has been permitted and a large modern 'barn' has been built in the grounds of the main house to support a business enterprise. This building, or its use are not in keeping with its surroundings and are detrimental to the distinctive character of the area.

Highways and Transport

Few houses have adjoining garages or parking spaces and most residents park in a communal car park in either owner garages or parking slots. No public transport serves Idsworth Park (nearest 2km away at Rowlands Castle or Horndean) and residents are entirely dependent on private vehicles. Some residents do cycle but connecting rural roads are narrow and dangerous, especially in winter and at night. The statements and guideline under the heading Parish Transport are particularly relevant here.

- Any future development should include the setting up of a suitable management structure as a condition of planning permission.

- See chapter on parish transport.



St Hubert's Church - Old Idsworth

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