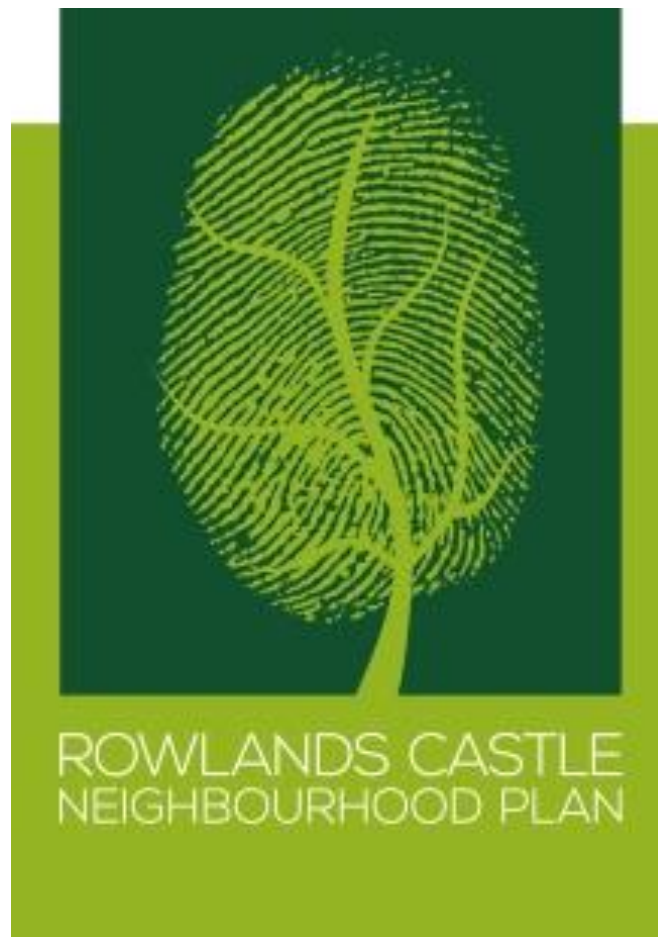


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ROWLANDS CASTLE PARISH COUNCIL



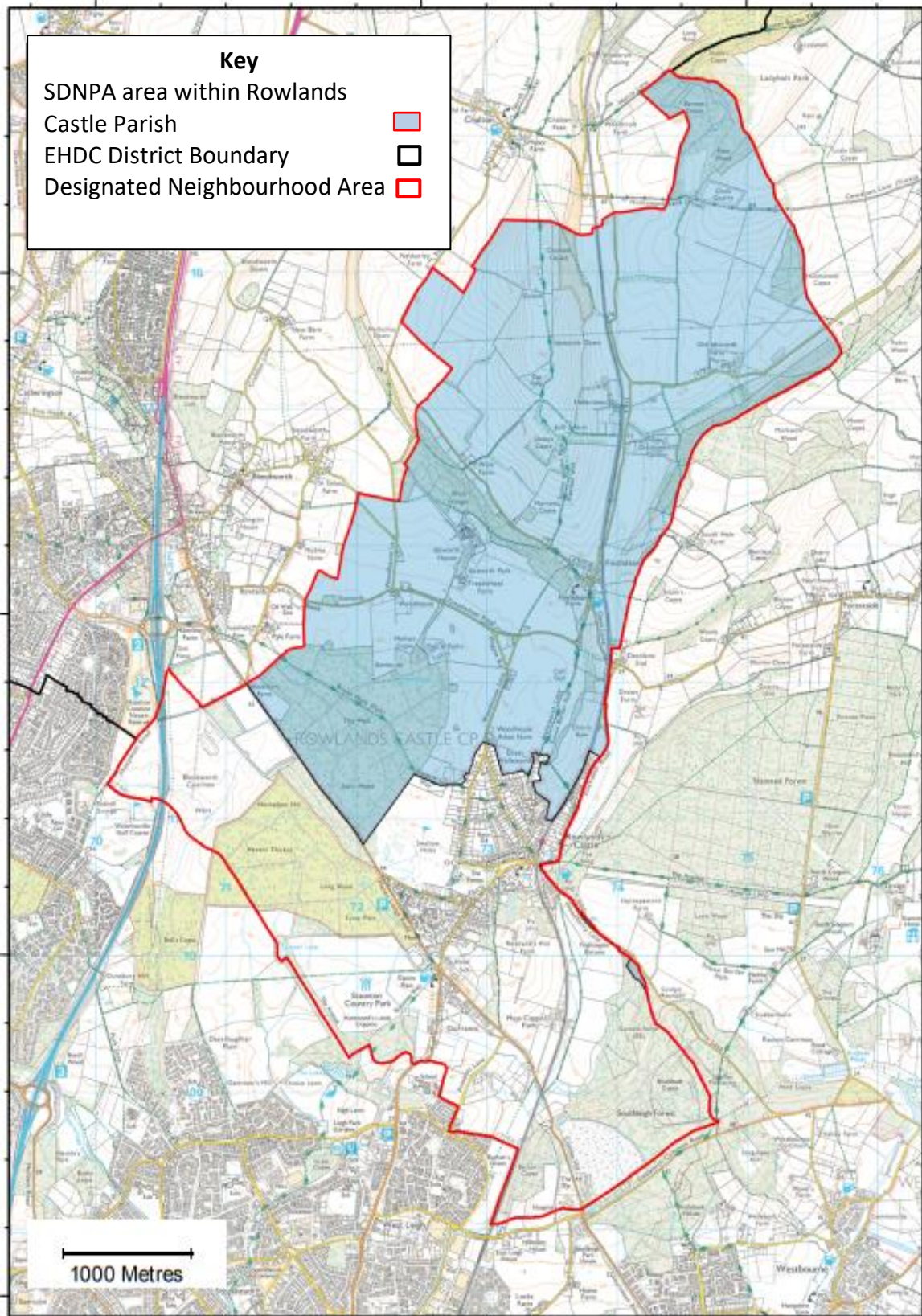
2022 – 2033

Submission Version 34

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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, two hairdressers, a veterinary surgery, a café, 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 is an opportunity to establish future development guidelines and considerations, backed by real legal force, to deliver 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 as set out fully in the Consultation Statement. (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. Following wide consultation with residents, organisations and businesses in the Parish, the strategy is to include policies which provide guidance on those issues considered most important to the local community. These issues have been set out in the Vision statement and Objectives which follow this Introduction section. This strategy takes account of the currently adopted East Hampshire District Council and South Downs National Park Authority Local Plans. With respect to the area of the Parish within the South Downs National Park, it also has regard to the National Park purposes and duty which are:

Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of its purposes.

- 1.12 The aim of the strategy is to enable the objectives to be achieved in accordance with the vision of maintaining the separate identity, character and distinctiveness of the settlements within the Parish, and in particular the separation of Rowlands Castle village from nearby towns.
- 1.13 There are also a number of major constraints that limit opportunities for further development. The Parish being partly within a National Park, 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, a lavant will flow through Finchdean hamlet and Rowlands Castle village, and 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

- 1.14 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 adopted 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 in the process of developing an emerging Local Plan (2021- 2040).
- 1.15 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.
- 1.16 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 the Hampshire Minerals and Waste Plan (October 2013, as reviewed in 2018 and 2020).
- 1.17 The currently adopted Local Plan of the National Park Authority, the currently adopted Local Plan of East Hampshire District Council, the Rowlands Castle Parish Neighbourhood Development Plan when made, and the Hampshire 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

- 1.18 The planning policies that will apply to Rowlands Castle Parish will be the Rowlands Castle Parish Neighbourhood Development Plan when made, the South Downs National Park Authority Local Plan, adopted in July 2019, the currently adopted East Hampshire District Council Local Plan, and the approved Hampshire Minerals and Waste Plan. The Rowlands Castle Parish Neighbourhood Development Plan complies with strategic policies in the Joint Core Strategy and in the adopted East Hampshire and South Downs Local Plans. It has taken account of the emerging East Hampshire Local Plan. Any conflict between non-strategic policies of these documents would be resolved in favour of the most recently adopted plan.

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, where 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.

The 'Rowlands Castle Neighbourhood Development Plan: Gaps between Settlements Evidence Paper' includes views which collectively show the visual separation and clear break between the settlements of Rowlands Castle and Havant

- 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.
- Protect the important sequential views which unfold when travelling along the roads and railway between Havant and Rowlands Castle.
- Protect important landscape and ecological features of the land between Rowlands Castle and Havant.

The Evidence Paper shows that to meet this Policy Objective, the 'Gap' retains areas designated as SINCs, Ancient and Semi-natural Woodland, Priority Habitat Deciduous Woodland (England), and Woodland Grant Schemes

- Retain the approximately 30% of area of the Gap currently defined in the East Hampshire District Council Local Plan which is open and undeveloped.

As demonstrated in the Evidence Paper, to meet this Policy Objective, areas in the currently-defined 'Gap' which meet the following criteria, have been excluded from the 'Gap' defined in the Neighbourhood Plan:

Developments have already been completed

or

Planning permission for future development has been granted

or

The land is categorised as 'Developable'

or

Any development would not lead to coalescence

or

Parkland which is unlikely to be developed.

The 'Rowlands Castle Neighbourhood Development Plan: Gaps between Settlements Evidence Paper' also shows that to meet the Policy Objective to protect important landscape and ecological features, the 'Gap' retains areas designated as SINCs, Ancient and Semi-natural Woodland, Priority Habitat Deciduous Woodland (England), and Woodland Grant Schemes.

The Evidence Paper includes views which collectively show the visual separation and clear break between the settlements of Rowlands Castle and Havant

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)

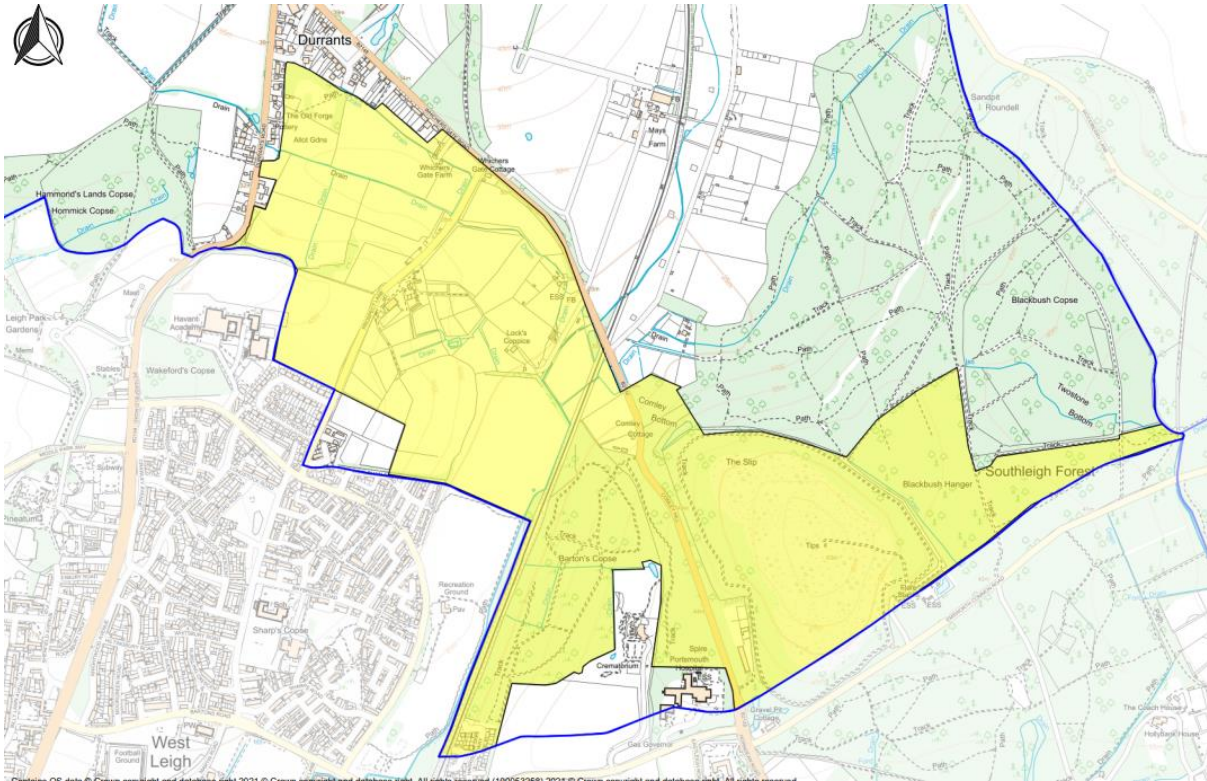
Relationship to other Policies

- 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

1. The integrity of the predominantly open and undeveloped character of the gap between Rowlands Castle and Havant, as shown on Map 2, will be retained and protected to prevent coalescence, retain the identity of the separate settlements, protect the landscape and ecological features, and protect the important sequential views which unfold when travelling along the roads and railway between Havant and Rowlands Castle.
2. 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



Gap between Rowlands Castle and Havant

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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) notes the value of Green Infrastructure in improving landscape quality, and identifies improved grassland adjacent to the stream between Rowlands Castle and the B2148 as being habitat patches that species can easily move between, maintaining ecological function and conserving biodiversity/enabling it to recover. This is in line with the landscape management considerations for the lavant valley south discussed in the RC LLCA.

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: [Rowlands Castle 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)

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.
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. Details of the key features for each view are provided in the Rowlands Castle Neighbourhood Development Plan: Locally Significant Views Report (August 2020).

Table 1 – Locally Significant Views and Assessment Criteria.

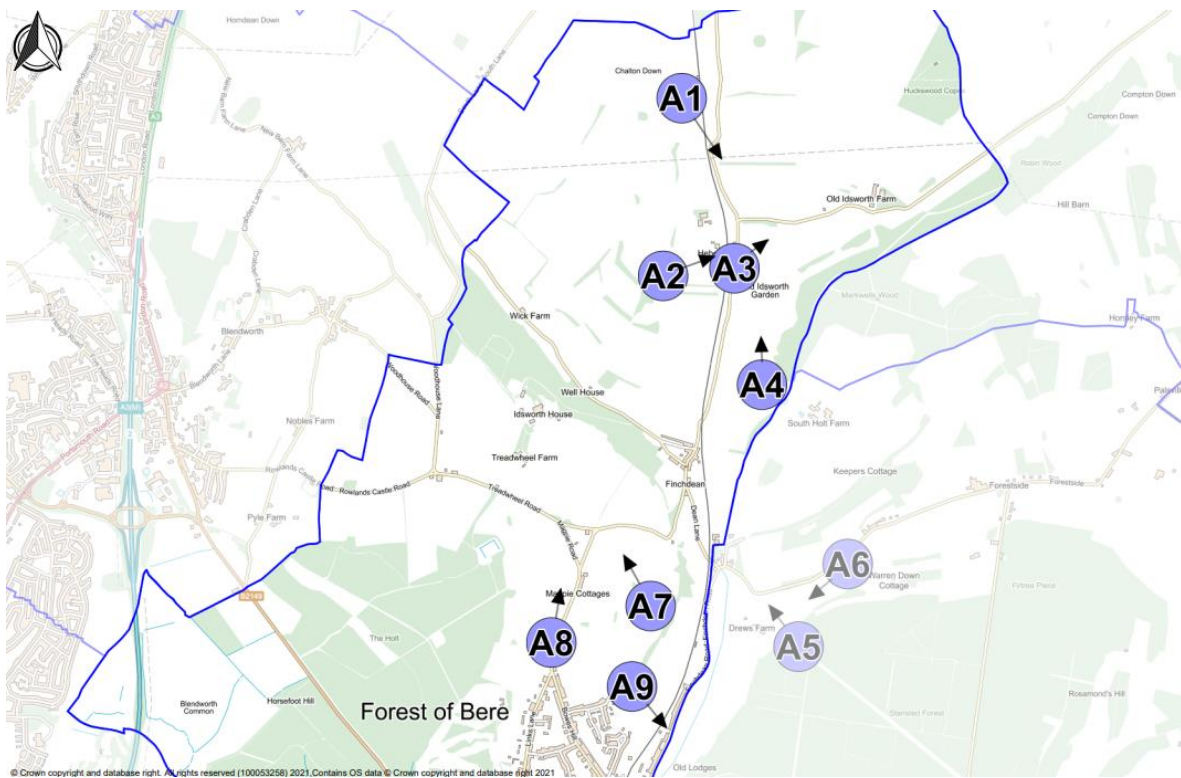
View	View Description	Assessment Criteria				
		LHF	LSF	SC	VP	RES
A. Views in the northern parish (locations on Map 4)						
A1	St Hubert's Church (11 th C) viewed from Chalton Down footpath.	✓			✓	
A2	St Hubert's Church (11 th C) viewed from Idsworth Down footpath at Oxleys Copse	✓	✓		✓	
A3	St Hubert's Church (11 th C) viewed from road adjacent to Heberdens	✓			✓	✓
A4	View northward toward Old Idsworth from footpath at South Holt Farm	✓	✓			
A5	Ancient hanger woodland and grassland SINC of Cherry Row (North), view northwest from end of Shooting Ride in Stanstead Forest.		✓		✓	
A6	Rowlands Castle viewed southwest 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 from footpath about midway 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 Green and Rowlands Castle Village Green (locations on Maps 6 & 7)						
C1	Finchdean Green, village pound and blacksmiths shop	✓		✓		✓
C2	RC Village Green, view west towards Church on the Green & Links Lane.	✓		✓		✓
C3	Church on the Green, view west from Rowlands Castle Village Green.	✓		✓		✓
C4	Rowlands Castle Village Green, view east entering from Redhill Road	✓		✓		✓
C5	Rowlands Castle Village Green, view east toward railway arches on Finchdean Road	✓		✓		✓
C6	Rowlands Castle Village Green, view south toward Deerleap	✓		✓		✓
Key:	LHF – Heritage asset or historic feature LSF – Key landscape feature SC – Feature that informs the character of the local residential centres VP – Noted viewpoint and/or a view with high visual amenity RES – Considered important by residents					



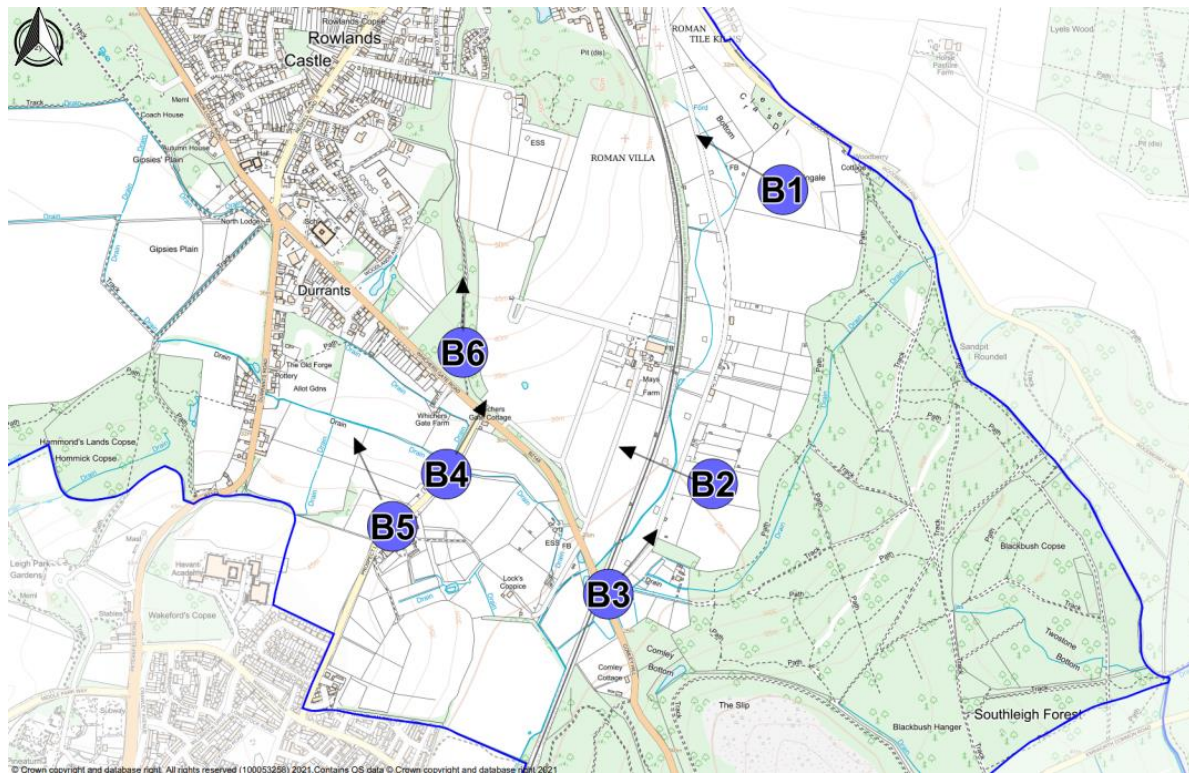




Map 3 - Location of views A1 – A9



Map 4 - Location of Views B1 – B6



Map 5 - Location of View C1 (Finchdean Village Green)



Map 6 - 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).
- The Local Green Spaces, largely because of their more prominent locations, are of importance to the Rowlands Castle community as a whole, while the Protected Open Spaces are important to the immediate residents
- 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)
- Rowlands Castle ‘Trees on The Green – Whichers Common’
- Rowlands Copse Woodland Management Advice
- East Hampshire Green Infrastructure Strategy (May 2019)
- East Hampshire Land Availability Assessment Interactive Map (September 2021)
- East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment (2018)
- 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 7

- The Green at Finchdean

Map 8

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

Map 9

- 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 10

- 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 11

- 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 12

- 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. It is bounded by a SINC and Ancient Woodland, it is designated as 'Priority Habitat Inventory – Deciduous Woodland (England)', and it is an (Ecological) 'Network Opportunity Area'.						
	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

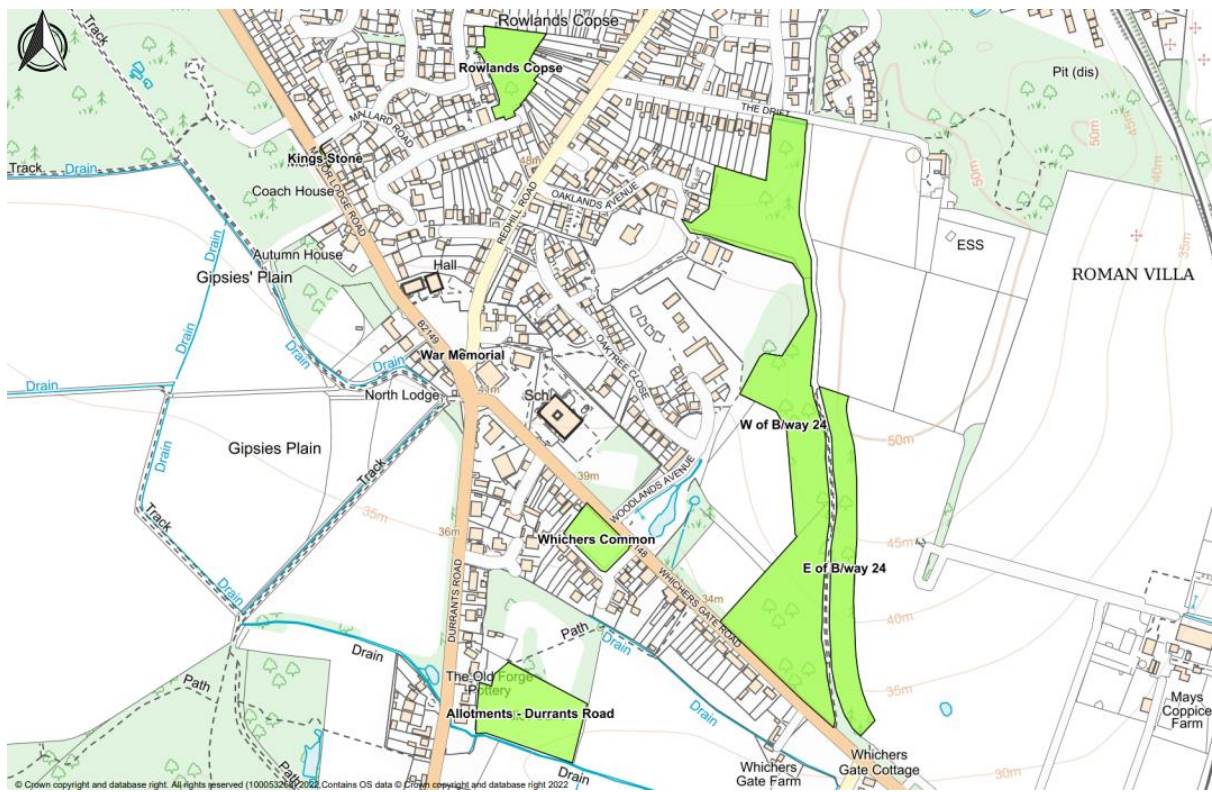
Map 7 - Local Green Spaces



Map 8 - Local Green Spaces



Map 9 - Local Green Spaces



Map 10 - Protected Open Space



Map 11 – Protected Open Space



Map 12 – 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 (1st Revision 2019) also provide additional information on the assets and/or settings.

Key supporting documents

- Rowlands Castle Neighbourhood Plan: [2022.12.19 Non-designated Heritage Assets v9.pdf](#) (November 2022)
- Rowlands Castle Settlement Character Assessment (November 2020)
- Rowlands Castle Village Design Statement 2000 (1st revision 2019)
- EHDC Leaflet 'Rowlands Castle Conservation Area'
- Rowlands Castle Local Landscape Character Assessment (2012)
- 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

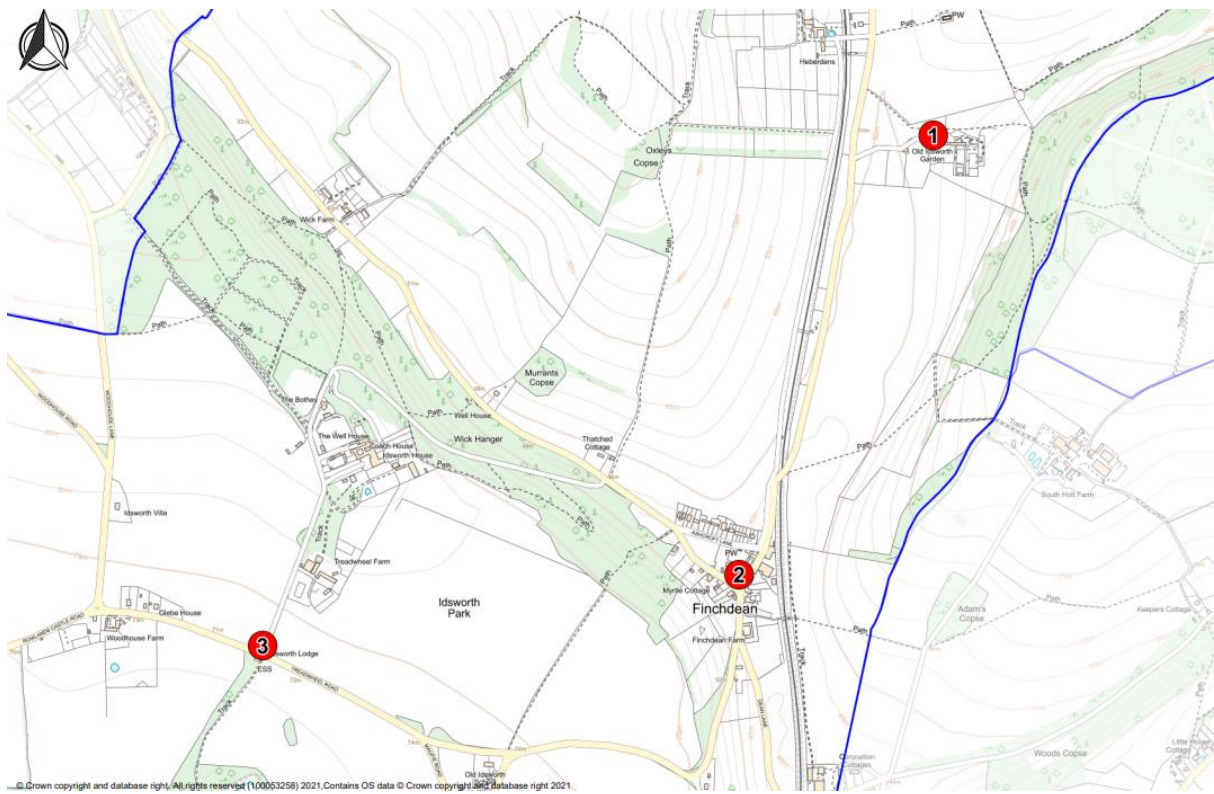
Policy 4 – Historic Environment: Non-Designated Heritage Assets

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 2 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.

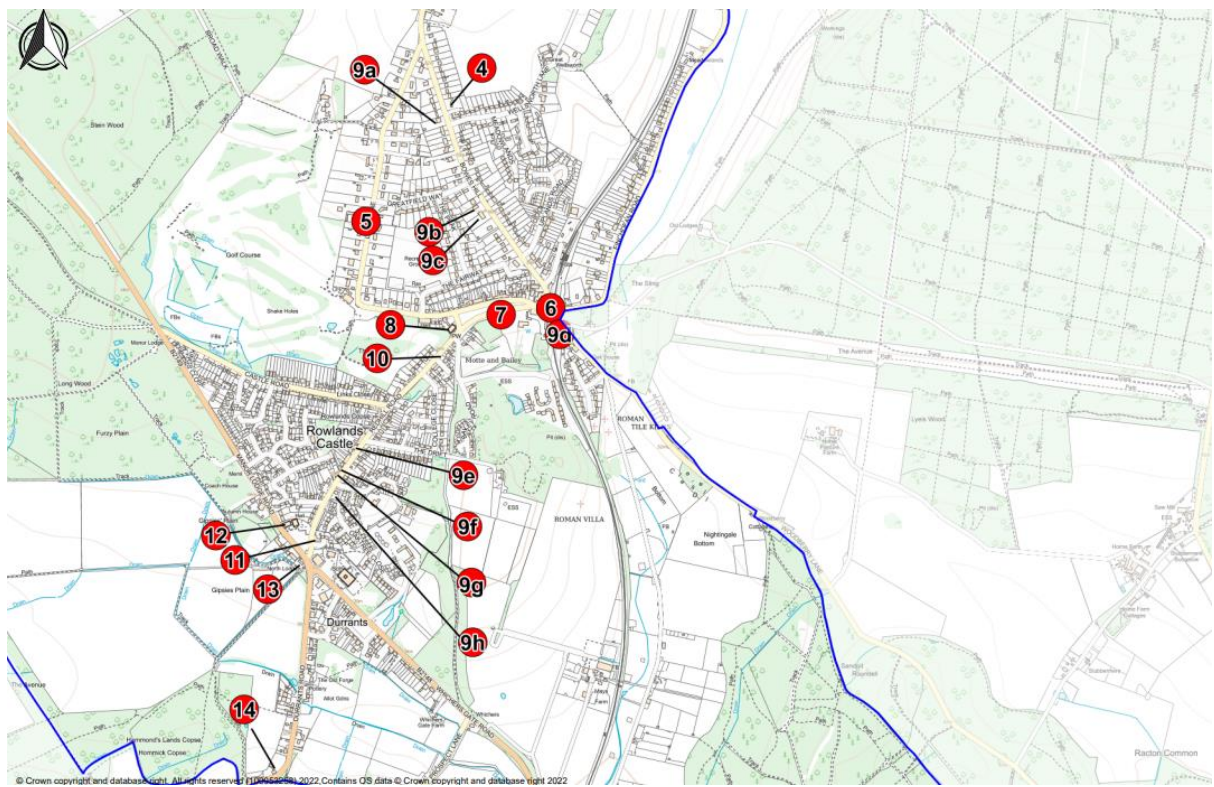
Table 2: Non-Designated Heritage Assets

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 13 - Non-Designated Heritage Assets (1)



Map 14 - Non-Designated Heritage Assets (2)



The following thumbnail images are from the publication *Rowlands Castle Neighbourhood Plan: Non-Designated heritage Assets (November 2022)*. This provides fuller detail for each of the heritage assets listed.

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



Image: Michael Ford

7. Flint walls, Deerleap, The Green, Rowlands Castle



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 and Cemetery, 120 Redhill Road

In addition to the church, the cemetery contains four Commonwealth War Graves and the graves of five relatives of the novelist Jane Austen.



Image: Michael Ford

13. North Lodge, Manor Lodge Road



14. 82 Durrants Road, Rowlands Castle



Image capture: Aug 2021 © 2022 Google

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Policy 5 – 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)
- SDNPA Adopted Design Guide SPD

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 - Design & Local Character

1. Development proposals will be supported where they meet the highest standards of design, make a positive contribution to the local settlement character, are informed by their setting within the landscape and contribute to maintaining a strong sense of place. The development proposals should 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

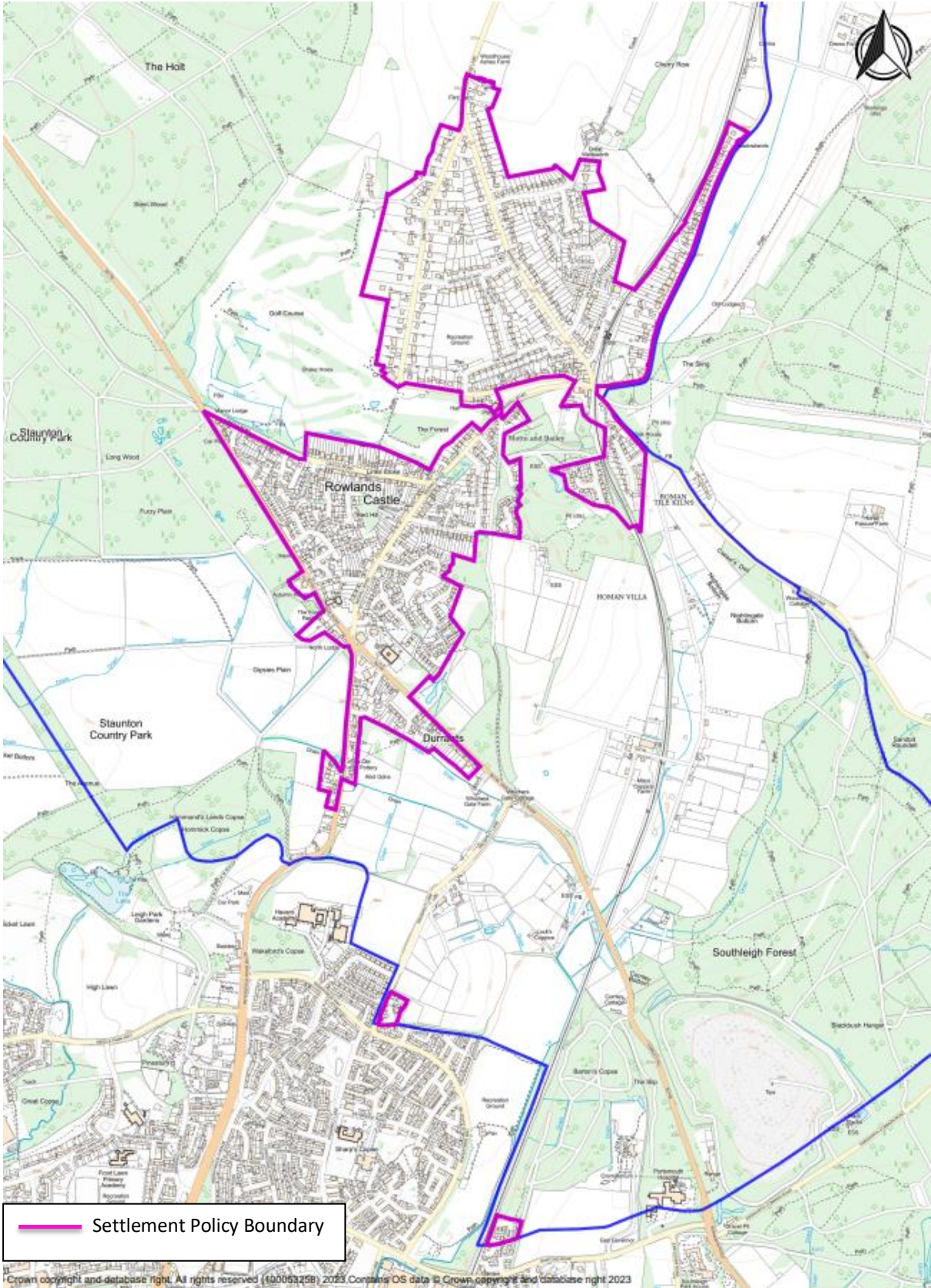
Relationship to other Policies

- 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 Rowlands Castle Settlement Policy Boundary, as established by the East Hampshire Local Plan – Second Review 2006 and shown in Map 15, that are able to 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 15 - Rowlands Castle Settlement Policy Boundary



Policy 7 – Rowlands Castle Village Centre – Non-Residential Development

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.

The New Use Classes Order allows certain changes of use within the same class – also known as Permitted Development Rights. There may be individual instances where changes of use are subject to permitted developments so that any implementation of the policy is restricted.

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 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, protecting, 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 Rowlands Castle Neighbourhood Plan 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)
- Village Design Statement (2000)

Relationship to other Policies

- EHDC Local Plan: Joint Core Strategy (2014):
 - Policy CP25: Design
 - Policy CP31: Transport
- Hampshire County 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
 - South Downs Parking Supplementary Planning Document

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 parking is no longer required.
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 lavants (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

- 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.
- Surface water drainage is not connected into the foul or combined sewer network.
- 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 Objective

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

The facilities designated 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.

Key Supporting Documents

- Rowlands Castle Village Design Statement (2000, 2019 1st Rev)
- 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
- South Downs National Park Local Plan (2014-2033):
 - Development Management Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial Grounds/Cemeteries

Policy 10 – Community and Sports Facilities

1. The important community and recreation and sports facilities and Churches listed in Table 3 should be retained and any proposed improvements will be supported subject to amenity considerations being satisfied.
2. Development proposing the change of use or loss of the facilities listed in Table 3, currently or last used for community, leisure, recreational or cultural purposes will only be permitted if the site or facility is surplus in terms of all the functions the facility can perform, or is no longer viable, or alternate and improved provision will be made in a location well related and accessible to the users of the existing facility.
3. Development proposals must demonstrate how the design principles for these facilities contained within the Rowlands Castle Village Design Statement (2000, 2019 1st Rev) and the Rowlands Castle Settlement Character Assessment (2020) have informed the design.

Table 3

Sports Facilities

- Pavilion, Tennis Courts and Children's Play Area which are in the Recreation Ground
- 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)
- St Hubert's (C of E) (Idsworth)
- St John the Baptist Church (C of E)

Other Community Facilities

- Rowlands Castle 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, cycling and horse-riding 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)

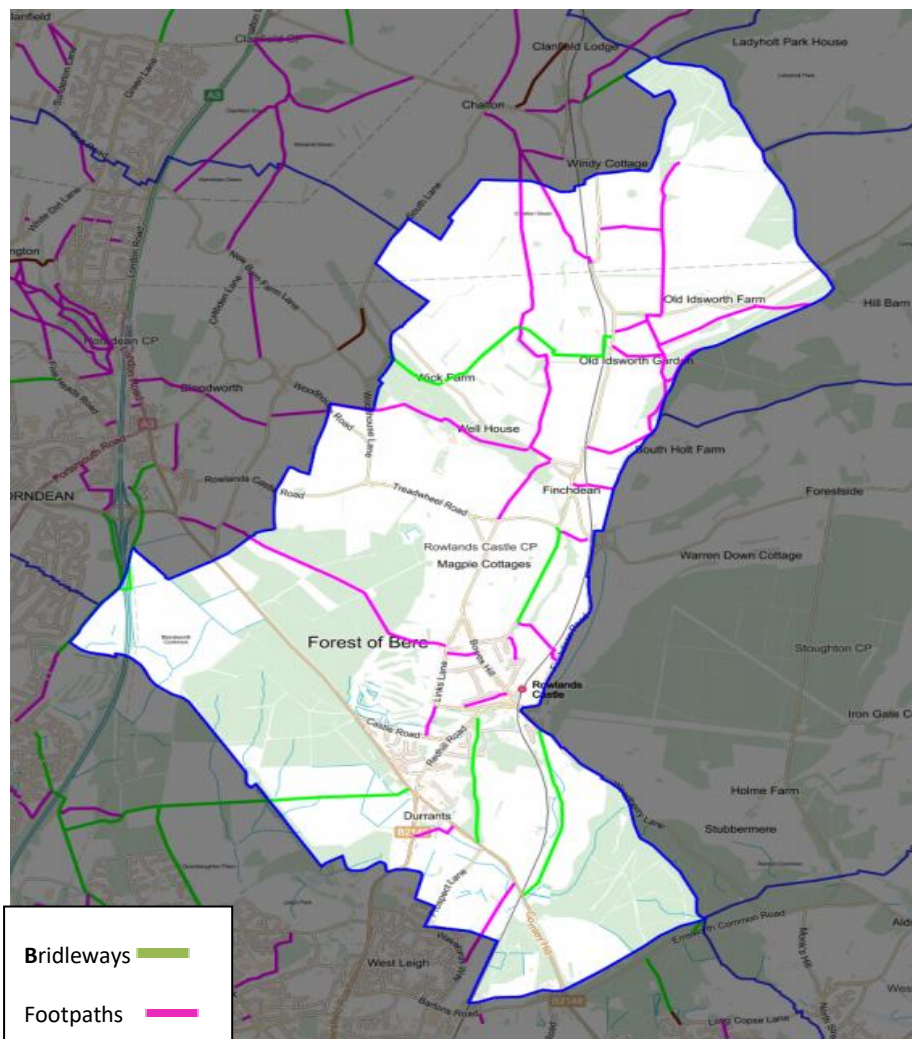
Relationship to other Policies

- 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 County Council Local Transport Plan (2011-2031) (reviewed April 2013):
 - Policy H - 'To promote active travel modes and develop supporting infrastructure'.

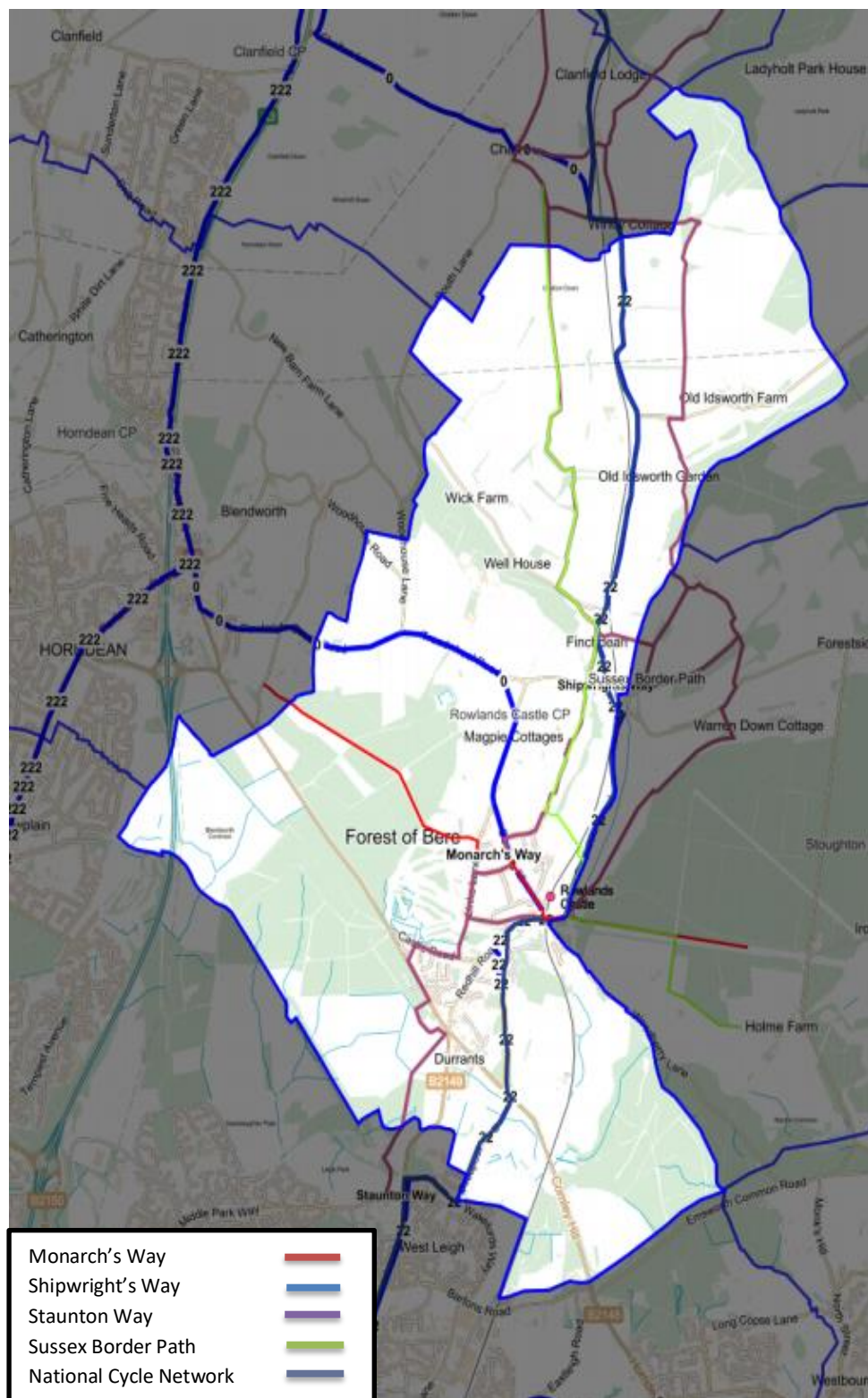
Policy 11 – Walking, Cycling and Horse-Riding Access

1. Residential and other development proposals of 10 or more dwellings should where practicable incorporate the following:
 - a. Signed and safe footpath links to the 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 routes such as the Shipwrights Way, Monarchs Way, Staunton Way, Sussex Border Path and E9 (European long distance path) will be encouraged.
3. Any developments, where appropriate, 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 17 – Footpaths and Bridleways



Map 18 - Long Distance Routes and Cycle Routes



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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 currently adopted 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 a Community Aspirations Report which will be made available to view with this Plan, for information only, as this Report does not form part of the Neighbourhood Plan, and is not subject to the examination process.
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.

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APPENDICES

- **Appendix 1:** [Rowlands Castle Settlement Character Assessment \(2020\)](#)
- **Appendix 2:** [Rowlands Castle Landscape Character Assessment \(2012\)](#)
- **Appendix 3:** [Rowlands Castle Village Design Statement \(2000 – revised in 2019\)](#)