

Rowner Response

to your concerns

www.rownerrenewal.com



Dear resident

The Rowner Renewal Partnership would like to invite you to a drop-in session at the Nimrod Community Centre on Monday 28 September from 3–7pm.

We have arranged this event to provide information regarding residents' concerns to the Phase One Planning Application which is currently being reviewed by Gosport Borough Council.

The majority of concerns seem to focus on the junction of Howe Road with Woodlands Close and Oakthorn Close. Some residents

are concerned about our proposed removal of the footbridge, mature trees and grass banks and the provision of affordable and private sale housing.

Here we hope to address your concerns and provide our response. At the drop-in event on Monday 28 September, members of the Rowner Renewal Partnership will be there to listen to your views and provide as much information as we can.

We look forward to meeting with you at the event and will provide you with feedback from the event after listening to your concerns.

Yours faithfully

Hazel Warwick,

Spokesperson for The Rowner Renewal Partnership, Group Development Director for First Wessex

Rowner Renewal
Enquiry Line:
**08450
343317**

Rowner
renewal

Your concerns and our response

Gosport Borough Council has kindly forwarded copies of your concerns to The Rowner Renewal Partnership's Phase One Detailed Planning Application for our consideration.

From reading these the majority of your concerns appear to relate to the Howe Road junction and in particular to:

- The removal of mature trees
- The removal of the footbridge
- Highway safety
- New access road for the new homes
- Rowner Renewal Partnership's communication to residents and the wider community

Here we try to address each of your concerns in turn and provide our initial response:

1. Your concern

The removal of the grass bank and mature trees. You are concerned for the annual birds nesting there, the loss of a play area and potential increase of noise from the road.

Our response

Whilst we have retained as many mature trees as possible, some trees and grass banks have to be removed for the new crossing near Oakthorn and Woodlands Close and for new homes.

The Rowner Renewal Partnership will replace plants and is planting 10% more trees than it

will remove to facilitate the regeneration. The new trees in the principal streets will be selected as larger than normal maturity to ensure the greening of streets from the onset.

The landscaping proposals seek to include public areas which will be of high quality, accessible and suitable for all residents.

2. Your concern

The removal of the footbridge – some people think that this provides a safer method for children to cross and they are concerned about the safety of the proposed puffin crossing.

Our response

The Rowner Renewal Partnership takes seriously any concerns you have about the safe crossing of children on the roads. We have noticed that the grass is worn at the sides of the road along the junction which indicates that people are crossing the road without using the bridge. A puffin crossing will be far safer and allow easier access for wheelchair and buggy users. Please see our full statement on Page 4 and 5 about the proposed puffin crossing at this junction.

3. Your concern

The addition of 18 new homes raised some concern surrounding your privacy and car parking arrangements.

Our response

These new homes were shown in The MasterPlan and also at the Outline Planning stage. The Phase One detailed application indicates that each has its own allocated parking space. A number of these new homes will be for affordable housing and the others for private sale.

4. Your concern

Some residents are concerned with the new access road for the new homes. As this is on a corner you asked if we could extend the existing road and come in from Ramblers Drive.

Our response

Howe Road is being re-aligned to make the junction safer and the grass banks are being removed to give greater visibility. Therefore the access road for the new houses will be well designed.



Our detailed proposals for traffic issues and pedestrian crossing

Before outline planning was granted to us in May 2009 we sent out our first Rowner Response leaflet which among other topics, highlighted the "Traffic Issues" contained within the outline planning application.

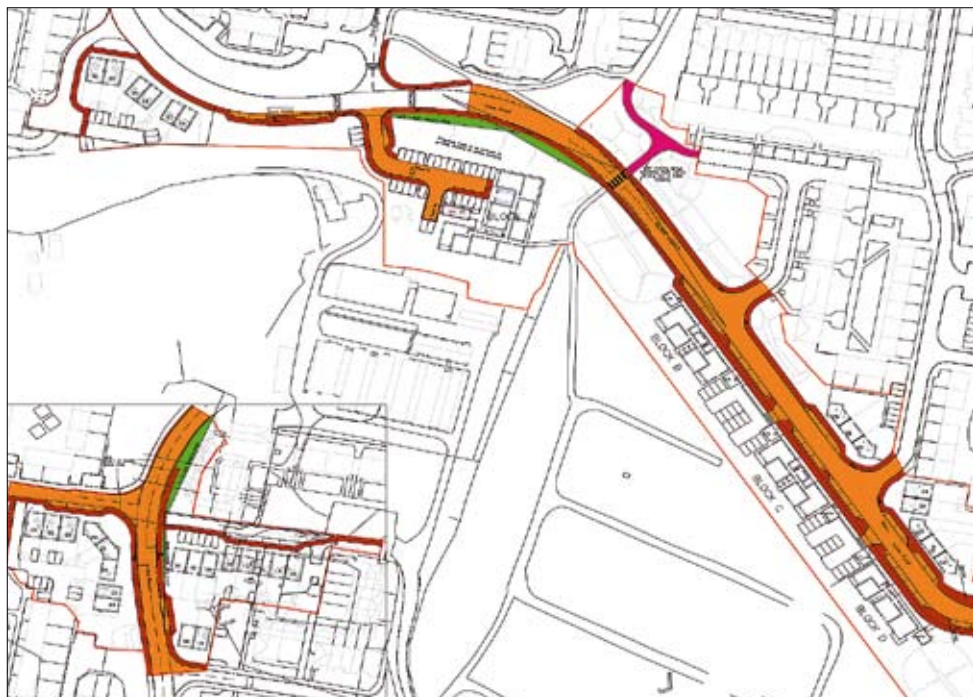
We explained that many traffic surveys had been undertaken on the main roads on the estate. Ten road junctions were surveyed and the removal of two footbridges was recommended – one of which is the one in Phase One of the detailed planning application.

Our redevelopment aim is to enhance the pedestrian environment and create safe, well lit, clean and desirable routes benefiting from

natural surveillance and limited gradients in accordance with the principles of the Disability Discrimination Act (DDA).

Part of this aim is to provide a level crossing by replacing the existing footbridge on Howe Road with a puffin crossing. The new crossing will provide safe crossing locations with great benefits for residents particularly those with mobility difficulties, prams or pushchairs.

A puffin crossing is a pedestrian user friendly and intelligent crossing. It has many more features than a pelican crossing because it has nearside signals and gives the pedestrian as much time to cross the road as is needed. It can do this because it uses



infra-red pedestrian detectors to monitor the length of time pedestrians take to cross the road. It is more reactive to the demands of the pedestrian and in this way it puts the needs of pedestrians first.

The speed limit on Howe Road is currently 30 mph. With a puffin crossing there are detectors embedded into the road which can see if a vehicle is not slowing down sufficiently at a red light. When this happens the puffin crossing light will not indicate green to the pedestrians until it is safe for the pedestrian to cross.

The puffin crossing and the approach will be clearly signed, lined and lit. There could also be additional traffic calming measures

introduced to the approval of Hampshire County Council to further enhance pedestrian safety and keep vehicle speeds to a minimum.

The existing grass banks and trees will be reduced on the approaches to improve the visibility for both vehicles and pedestrians.

The installation of a controlled puffin will improve the area considerably particularly for those with mobility difficulties or the disabled. The installation will also slow down vehicles significantly thereby ensuring that those using the crossing will feel considerably safer.



Come and see the plans

Come and see the proposed plans to address the traffic issues.

Plans will be on display at The Nimrod Centre on Monday 28 September between 3pm and 7pm

Our communications

Finally some residents do not feel that The Rowner Renewal Partnership has consulted them and they feel misled by The Partnership.

The Rowner Renewal Partnership is proud of its level of communication, consultation and openness. The Partnership was announced in February 2007 and public consultation began on the project in October 2007. Detailed below are the number of publications, letters, notices we have sent to people and the consultation events held to involve residents and the wider community in the process.

During the public consultation phase which lasted for more than 18 months very important changes were made to the Draft following valuable feedback from residents. This resulted in the Outline Planning Application submitted in January 2009.

The Rowner Renewal Partnership looks forward to meeting with more residents at our Information Event on Monday 28 September. We do listen to all your concerns and would like to reassure you of our commitment to the regeneration of the Rowner community.

Communications

Rowner Matters newsletters:

- Issue One December 2007
- Issue Two February 2008
- Issue Three May 2008
- Issue Four July 2008
- Issue Five January 09
- Issue Six June 2009
- Issue Seven Due October 2009

Rowner Planning Response leaflets:

- Issue One April 2009
- Issue Two September 2009

Rowner Reassurance and FAQ leaflets:

- October 2007
- October 2008

Residents Letters:

- June 07
- October 07
- November 07
- December 07
- February 08
- October 08
- January 09
- July 09

Leaflets inviting residents to consultation events were delivered in the weeks prior to the events and notifications were placed in the noticeboards.

Press release

- 5 February 07
- 20 March 07
- 3 May 07
- 26 June 07
- 4 October 07
- 11 October 07
- 12 October 07
- 15 February 08
- 23 April 08
- 27 June 08
- 13 September 08
- 9 January 09
- 23 February 09
- 22 April 09
- 5 June 09
- 27 July 09

Public events held

- **Launch event of affected area:**
23 and 24 November 2007
- **Feedback from launch:**
December 2007
- **Draft MasterPlan consultation:**
21 February 2008
- **MasterPlan consultation:**
26 and 28 June 2008
- **Outline planning exhibition**
January 2009
- **Phase one detailed planning**
31 July and 1 August 2009
- **Drop in event for concerns**
28 September 2009

Noticeboards

Five community noticeboards erected from March 2008 and regularly updated

Enquiries

Our website was available from November 2007 at www.rownerrenewal.com

Enquiry Line available from October 2007: **08450 343317**

Phase One drop-in session

We feel this is a high level of commitment to communication, consultation and openness but at the same time understand that many residents do not pay attention to the detail until it is in a final planning application.

We are at that stage now for Phase One of the project and hope that any resident who would like to talk to us directly will come along to the drop-in session planned for Monday 28 September at any time between 3 and 7pm. Everyone is welcome.

We would like to reassure you of our commitment to the Rowner community and would like to address your concerns in person.

If, for any reason, you are unable to make the drop in event, please call our enquiry line and we will try to speak to you individually about your concern.

The telephone number is 08450 343317

We will provide feedback to residents in our next Rowner Matters newsletter planned for October. Gosport Borough Planning Committee is expected to reach its decision on **Wednesday 7 October**.

A partnership of
Gosport Borough Council
Hampshire County Council
Homes & Communities Agency
Portsmouth Housing Association
 and **Taylor Wimpey Developments Ltd**



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If you would like this information translated into any other language, or made available in large print or audio format, please contact **08450 343317**.



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