

Rowner Response

to your concerns

www.rownerrenewal.com



Following the submission of the Rowner Renewal Project's outline planning application, Gosport Borough Council received a number of comments and objections to the scheme by concerned residents.

The Rowner Renewal Partnership would like to clarify some of the issues raised in this leaflet. A number of concerns were raised around:

- layout of the estate
- sustainability and energy efficiency
- property design and standards
- general design information
- local environment and recreational spaces
- parking
- traffic

**Rowner Renewal
Enquiry Line:**

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Rowner
renewal

Estate lay-out

Rowner Renewal Project seeks to deliver high quality housing and a mix of housing types and tenures. In order to achieve a mix there are five areas proposed with a different look and feel:

- Urban Boulevard
- The Avenue
- Neighbourhood Centre
- Ecological Edge
- Residential Neighbourhood.

At least 37% of housing will be earmarked for affordable housing for rent and purchase the remainder of which will be offered for open market sale.

Sustainability and energy efficiency

The new homes will be built to meet the different space and sustainability standards of the Homes and Communities Agency for private and Housing Association homes. They will ensure that energy savings are achieved, will be constructed using sustainable materials and will achieve today's water and waste reduction standards.

In order to keep pace with the ever increasing focus on sustainable development the Partnership has volunteered to raise its building standards to the modern sustainable Code level 3. The Partnership has appointed an expert consultant to help achieve this and to look for other ways of raising environmental standards at Rowner.

Property design and standards



Originally we were looking to build approximately 800 homes but following consultation, have reduced the number to around 700. We will continue to engage with Rowner residents regarding designs for the development taking into account privacy by:

- The scheme will follow the guidelines of the Borough Council on matters such as the right window-to-window distances and garden boundary fences and walls so that the residents have a good level of privacy in their homes and gardens.
- We have not yet reached the stage where full designs have been produced, however, at this stage the intention is to continue with brick colours that are generally found in the Gosport area. Other materials will also be used such as render, timber and metal cladding.

The full Urban Design Principles can be found on the Gosport Borough Council's website www.gosport.gov.uk



Local environment and recreational spaces

The landscaping proposals seek to include public areas which will be of high quality, accessible and suitable for all residents. These key public features will be located along The Avenue, a new road that would create a direct link between Nimrod Drive and Howe Road.

The project creates three Neighbourhood Greens, the Northern, Central and Southern Neighbourhood Greens along the Avenue which provide green focal points with individual spaces for formal and informal play, and amenity enhancement. Formal children's play facilities will be re-introduced along the Avenue and a number of smaller local areas of play strategically positioned to minimise walking distances.

In addition the Homezones will have a mixture of hard surfaces, parking, sitting areas and individual open space with trees and blocks of low ornamental shrub planting. At least 60% of native trees and shrubs will be specified in the planting scheme.



General design information

The intention throughout is to continue with the use of red brick which is in use within Gosport and the wider area. However other brick colours may be used along with render timber and metal cladding.

Equally it is intended that traditionally pitched roofs will consist of plain tiles or artificial slate. Low pitched roofs and flat roofs may be made from sheet roofing.

Traffic issues



To understand the potential impact of the development on traffic levels, traffic surveys on main roads were undertaken. Minor roads such as cul-de sacs were not included as they are considered access only roads.

Ten road junctions were surveyed and as a consequence some mitigating measures have been suggested and are being considered at the moment. Further details are available from Gosport Borough Council's website on www.gosport.gov.uk

The removal of two footbridges is suggested as well as removing some high grass banks. This along with the new properties there will alter the feel and nature of the road and encourage responsible use of the road and restrain the speed of traffic.

The effect on pedestrian safety has been assessed and it is proposed to install pelican crossings (signalised crossing whereby traffic must stop at red light) at the locations where the bridges are removed. The replacement of the bridges with crossings will ensure that access is possible for all including wheelchair and buggy users, without the need to negotiate inclines up and over the highway. Additionally, the locations of these crossings will assist in slowing the general traffic travelling along Howe Road (and Nimrod Drive) because of the requirement to stop to allow pedestrians to cross.

What happens next...



If Gosport Borough Council grants outline planning permission in April, the Partnership will submit detailed plans for the first phase as soon as they are ready and anticipate starting work on site in the late summer/early autumn.

In the meantime preparatory surveys and works will be undertaken. The Partnership owns over half the properties in the regeneration area and will continue purchasing properties while the planning process takes its course. Residents will continue to be re-housed during this time and staff will be available to discuss residents' options.

Information about the detailed plans will be sent out when plans are submitted and a public exhibition of the detailed plans will be arranged.



Parking

Modern planning standards require that the number of parking spaces for new homes is calculated to meet the known level of car parking in an area. Although Rowner car ownership is lower than in Gosport generally, parking will be provided to the higher Gosport average level.

The exact number and position will be agreed as part of the detailed planning process for each phase and the underlying principles to be followed are:

- Create parking spaces which form an integral part of the street design
- Provide individual spaces as close as practicable to the homes of the expected users; some will be to the front and some to the rear
- Ensure the parking spaces are well lit and overlooked by adjacent properties – preferably by the residents who park there
- Aim to create parking courts which are as small as possible
- Allow for the provision of wheelchair accessible spaces within each street and parking court except where unreasonable to do so

Due to the funding requirements for social housing, money is not available to provide garages however some town houses for private sale will have garages.

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



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