



# Rowner Renewal Gosport

Statement of Community Involvement  
January 2009



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# THE TEAM

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# THE VISION

In October 2007 the Rowner Renewal Partnership appointed John Thompson and Partners (JTP) to develop a regeneration scheme for Rowner and organise a programme of community consultation to explore ideas for the site with local people which would be developed to inform a new scheme proposal.

What follows forms a record of the community collaboration process which took place between October 2007 and June 2008 and details the outcomes from workshops, meetings and hands-on planning groups and how the process has informed the development of the masterplan.

This statement is produced to accompany the outline planning application for the Rowner Estate to outline the level of consultation undertaken during the renewal project. It identifies the continuous role and involvement the community has had during the masterplanning process. This will allow the local authority and members of the community, particularly those who have participated in the process, to follow a critical path and identify how their views and opinions have resulted in clearly defined projects and output.

This statement and supporting documentation may also inform the Local Development Framework (LDF) process, which emerged as part of the review of the planning system introduced in the Planning and Compulsory Purchase Bill (2004). Under the Bill the present system of local plans is to be replaced by LDFs, a quicker and more flexible approach, which provides more effective involvement from the community.

Although the LDFs do not come into force immediately, Gosport Borough Council is already considering the implications of the LDF and suggests that many of the principles that underpin the LDF can be acted upon under the current system.

One of the fundamental principles of the LDF process is to achieve more effective community involvement throughout the planning system, allowing the people who live, work, study, socialise and enjoy recreation in the area, to shape its future. This compliments the Rowner masterplanning process, which provides members of the community with an opportunity to facilitate change and develop skills and plans needed to facilitate the regeneration of the Rowner area.

This Statement of Community Involvement includes the following:

- The strategy for community involvement in the masterplanning process
- Identification of local community groups that have been consulted and demonstrates how local people and groups have been involved in the methods used
- A demonstration of how the results of the community involvement have fed into the preparation of the Rowner Masterplan







# THE BACKGROUND

In October 2007 the Rowner Renewal Partnership appointed John Thompson and Partners (JTP) to develop a regeneration scheme for Rowner and organise a programme of community consultation to explore ideas for the site with local people which would be developed to inform a new scheme proposal.

What follows forms a record of the community collaboration process which took place between October 2007 and June 2008 and details the outcomes from workshops, meetings and hands-on planning groups and how the process has informed development of the masterplan.

## THE SITE NOW AND THEN

The Rowner Estate was built in the 1960s originally for the Ministry of Defence, and is now largely privately owned. Over the years it has been in the media spotlight due to its decaying infrastructure, lack of maintenance and resulting social challenges.

During the 1990s progress was made to improve the area and involve the community in its regeneration. This has included the construction of a community centre, refurbishment of a large number of housing association homes, the launch of a number of innovative community initiatives funded by the Single Regeneration Budget (SRB) and the SureStart project. The Rowner community, working with the local authorities and other supporters such as Gosport Voluntary Action, continues its work to provide new facilities and initiatives to involve young people such as the new Youth Centre and the annual Rowner Carnival.

What is now needed is a combination of private and public sector organisations that are committed to long-term change. Such a commitment has been made in the formation of this important partnership and the launch of the Rowner Renewal Project

# THE BACKGROUND

## THE COMMUNITY PLANNING PROCESS

The project was launched in October 2007 and the public consultation strategy began instantaneously with a series of meetings and public events that were held firstly, to explain more about the project and secondly, to keep residents as informed and included in the development of the proposals. In addition, it was important to work with the community to create development plans which represent a shared vision for the future and encourage a greater sense of local ownership. By working closely with residents the aim is to develop proposals which will meet the needs and aspirations of everyone in Rowner.

A clear agenda of meetings was produced with whole community neighbourhood meetings interspersed with smaller targeted meeting with harder to reach or very active community groups. The meetings were either: informal – with open discussion and questions and answer sessions or; structured and formal – showing a presentation or delivering a workshop. Our aim was to become a presence in the community and create a network therefore achieving the best level of participation from the community in developing the final masterplan that will be submitted as part of a planning application to Gosport Borough Council.

The culmination and focal point to the lead up meetings was the Community Design Weekend (CDW) held on the 23 and 24 November 2007. Post CDW a series of follow up meetings were established to discuss the emerging vision and proposals in more detail and enable people to continue to have input as the scheme evolved and for others, who were unable to attend the CDW, to get involved.

Publicity was wide spread and ranged from press adverts and door to door flyering to posters and exhibitions in local shops, the Rowner Access Point, Community Centre and local council foyer.

# THE BACKGROUND

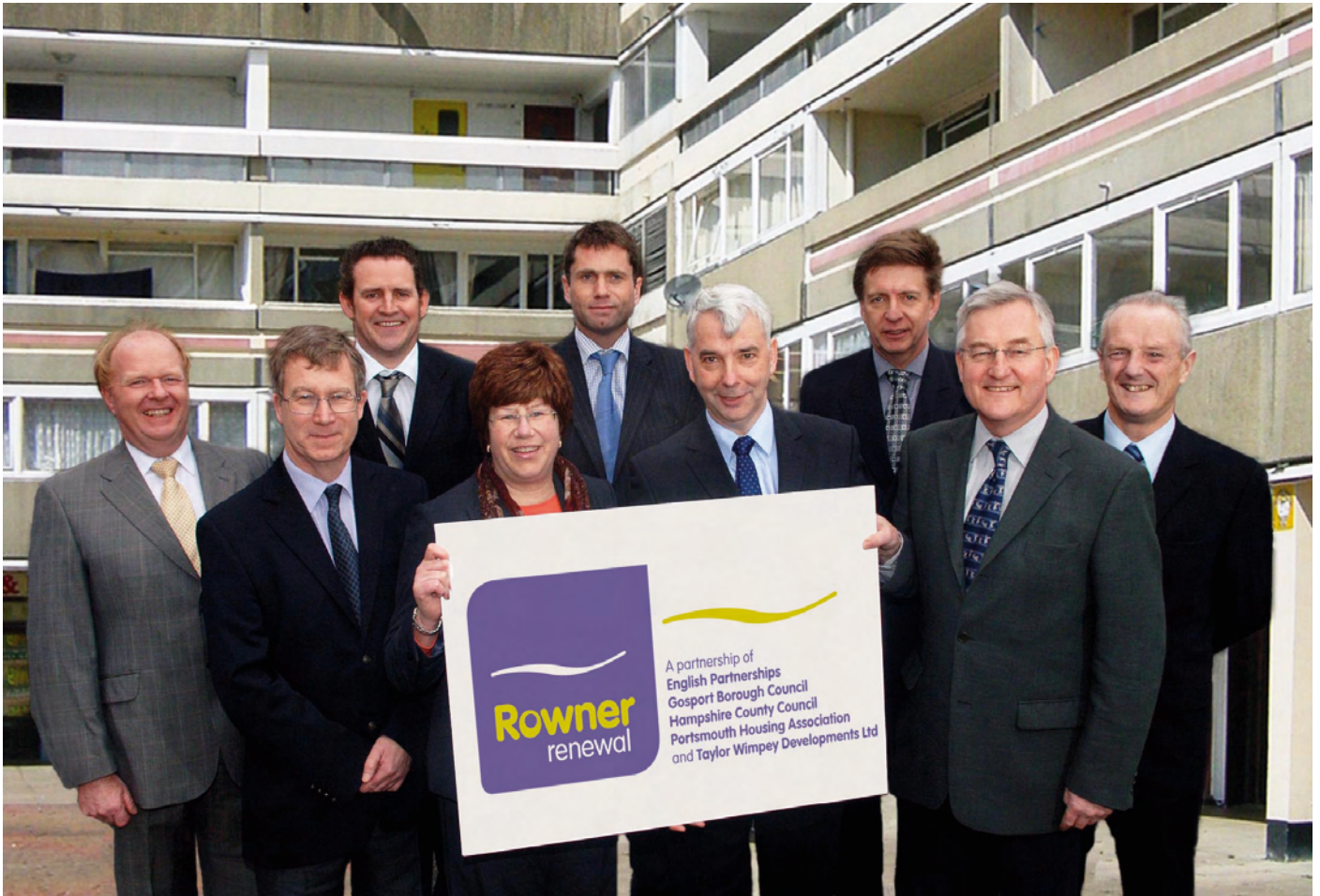
The table below chronicles the meetings involved in the Community Planning Process:

DATES	MEETING	PUBLICITY
October 11, 2007	Launch event followed by public drop in session.	Mail shot to stakeholders and residents, press release
October 24 & 25, 2007	Neighbourhood Meetings held in two locations within Rowner.	Launch event, press advert, flyers delivered to all residents & posters around the site
October 25, 2007	Drop in session held at Rowner Sure-Start centre	Meeting with centre manager and posters in centre
October 29, 2007	Presentation to Gosport Regeneration Action Forum	
November 7, 2007	Rowner Vision Group Steering Group Meeting	
November 7, 2007	Workshop at Siskin Junior School with School Council	Organised through the school and all children took flyers home publicising subsequent events
November 7, 2007	Site walkabout with Gosport Regeneration Action Forum	
November 22, 2007	Workshop with over 12's at Rowner Youth Centre	
November 23 & 24, 2007	Community Design Weekend	Door to door flyers, press ad, press release, individual invite letters to stakeholders
December 4, 2007	Community Design Weekend Report Back	Door to door flyers, press ad, press release, individual invite letters to stakeholders
December 14, 2007	Presentation to SureStart Parents Forum	
December 14, 2007	Second Feedback Session – Another Chance to see the Report Back	Door to door flyers, press ad, press release, individual invite letters to stakeholders
December 14, 2007	Drop in session at 'Christmas in the Square'	Door to door flyers, press ad, press release, individual invite letters to stakeholders
February 21, 2008	Community Forum Meeting	Door to door flyers, press ad, letters to stakeholders, posters up on community notice boards
April 23, 2008	Presentation to Siskin Junior School	
June 26 & 28, 2008	Masterplan drop in sessions	Door to door flyers, press ad, letters to stakeholders, posters up on community notice boards

The subsequent sections of this report set out the key themes from the Community Consultation events and summarise our steps in creating a cohesive masterplan submission.



# THE COMMUNITY PLANNING PROCESS



# THE COMMUNITY PLANNING PROCESS

## THE NEIGHBOURHOOD MEETINGS

The community planning process began with two evening meetings. The first was in St Mary's Church Hall on 24 October and the second at the Youthy on Thursday 25 October. The Key Themes from both meetings can be seen on the next page.



# THE COMMUNITY PLANNING PROCESS

## Key issues to emerge from the Neighbourhood Meetings were:

- Some residents were still uncertain regarding their personal situation including equity transfer, options for re-housing, etc - whilst residents accept that PHA may not have all the answers at present they would appreciate more detailed information as soon as possible so they can make plans for their future
- Participants were concerned how 500+ homes can be replaced with a greater number.
- There was concern and questions regarding the sizes of new homes – current properties are generously proportioned and residents are concerned that new homes will be smaller
- Residents are keen to see quality green space and play facilities that are safe, controlled and easily monitored within the scheme. Some residents regard the current 'court' style layout as safe and it encourages interaction with neighbours
- Traffic, congestion and strain on local roads formed a minor part of the discussions and has not been a key issue
- Strain on local services; school, doctors, etc was not a major issue
- Safety for young children and families was been mentioned with regards to open spaces and the linkages between residential, traffic and parking open spaces and their relationship with the range of ages/people who will need to use them

Despite some people being concerned and confused about how their personal situation would be resolved most have been very positive about the renewal of Rowner and have engaged positively with the process of contemplating a new Vision for the future. Introducing the regeneration process gradually and the Partnership releasing key details at an early stage meant that by the time of the Community Design Weekend on 23/24 November it was hoped that the majority of residents would be clearer about what the regeneration will mean for them.

The Partnership opened a telephone helpline and had a team of interviewers to visit every resident of Rowner to find out their living situation and tenure. The Partnership then produced specific targeted set of documents that outlined the general rehousing options for residents of every tenure. These documents were aimed at those residents in the demolition area but all residents were encouraged to use the helpline and website where all the documents were available if they too wanted to have more information.

As the queries began to increase a set of Questions and Answers were produced and distributed across Rowner. These Questions and Answers are constantly updated and redistributed as the project has progressed.









# THE COMMUNITY DESIGN WEEKEND

The Renewing Rowner Community Design Weekend was held on Friday 23 November and Saturday 24 November 2007. The programme ran from Friday afternoon and evening through to Saturday morning and afternoon, this enabled people who were involved in the project due to their work commitments (such as Council officers and people from local community organisations) to attend during work time and allowed others such as residents and shopkeepers to come after work or on the Saturday. Workshop sessions were tailored to both adults and young people and in such a way that people could stay for a short while or a longer time, according to their interest.

# THE COMMUNITY DESIGN WEEKEND

## TEAM BRIEFING

On Friday 23 November, before the public sessions commenced, the consultant team spent time negotiating the area and the site by taking a tour of the area from Rowner to Stokes Bay. This was a chance to study local building character and urban form. It also provided the opportunity to put into perspective the infrastructure of the Gosport area and its relationship to the proposed development site – how the roads work, what form green space takes, what facilities and amenities are present and information about shopping facilities and transport links.



# THE COMMUNITY DESIGN WEEKEND

FRIDAY 23 NOVEMBER 2007

## ISSUES

### MANAGING CHANGE

- Will council tax rise and will we be financially worse off?
- Will the housing be affordable to current residents?
- Where will all these extra people park?

*“The flats were an iconic building of a sort – replace it with a new iconic building and create a new image for the area.”*

### IMAGE AND IDENTITY

- Poor design of estate – open plan front gardens, cul de sacs, dark alleys, lack of legibility, poor vehicle access, signage, lack of privacy
- No sense of place – could be anywhere
- Poor image and condition of estate, especially precinct: dark, threatening, litter, vandalism

*“We want a flow of different housing throughout the estate.”*

### COMMUNITY FACILITIES

- Lack of adequate public transport – buses too small; children have to get off and walk
- Lack of activities for 6 to 12 year olds - nowhere for children to play normally
- Rowner Action Point is a hugely valuable asset - must keep going
- Unemployment is a problem – more local jobs are needed
- Will the play areas for children be improved?

*“It’s a bit of a desert round here - you have to travel to get anything.”*

### OPEN SPACE AND LANDSCAPING

- Mature Trees need to be kept and the landscape enhanced
- We don’t want it like the Courts with no green space and all bricks
- Accessible and flexible open spaces
- Kids need to feel safe, boys kick about – girls are different and their own type of open space

*“We need streets rather than courts – easy access and more lighting.”*

## WORKSHOP RESULTS

On Friday we began with a workshop called ‘Rowner Today’; the community were split into focus groups with varying topics to discuss the issues and actions surrounding their topic. The aim was to establish what the key issues were facing Rowner as it stands today. On the Saturday the workshop entitled ‘Rowner Tomorrow’ aimed to move forward from the issues raised on Friday and look to the future of Rowner and what design solutions could achieve that.

Over the Community Design Weekend the following Key Issues and Actions emerged during the initial workshop sessions.

*“We don’t want a hard brick environment.”*



# THE COMMUNITY DESIGN WEEKEND

FRIDAY 23 NOVEMBER 2007 (CONTINUED)

**ACTIONS**

**SITE LAYOUT**

- There should be green areas within courts
- A neighbourhood square with a shopping area
- Different styles of living and a mixture of street scenes
- New development must be integrated with remaining community
- Good access to the Alver Valley – the area needs a 'draw' like picnicking and accessible walkways

*“Spaciousness is what we’ve got – rabbit hutches we do not want”*

**COMMUNITY FACILITIES**

- A better variety of shops like a post office/supermarket
- Shops must be accessible on streets, not hidden away
- Include linkages to nearby facilities (school, medical centre, shops)
- Supermarket should have social responsibility: support community, e.g. provide training and job opportunities
- Funding needed for community facilities for young and old

*“Make it a friendly place to go to and be in”*

**NEW HOMES**

- Create new image and identity for estate – maybe with iconic building?
- Housing to have gardens with gates for privacy and pride
- Lounge/Diner OR Kitchen/Diner – large flexible spaces
- Rear access to gardens – easy access for recycling and refuse
- Economical and environmentally sustainable methods of running the new homes

*“Wood cladding looks cheap and hasn’t got any character”*





# THE COMMUNITY DESIGN WEEKEND

## HANDS ON PLANNING RESULTS

Following the workshop, people broke up into Hands-On Planning (HOP) groups. Hands-On Planning is undertaken in small groups around large scale plans of the local area. It is a method of involving members of the community, stakeholders and professionals in creatively looking at problems and beginning to work out physical solutions. It gives people the opportunity to draw and design their area themselves. At the end of the session the HOP group reports back to everyone present on their findings..

Some of the HOP groups on Friday went for a walk around the area enabling local people to show each other where there were issues and opportunities.

There were four Hands-On Planning groups on Friday 23 November. These were:

1. Rowner Boulevard
2. Gaza's Green Gang
3. Rowner is Proud
4. No 1 & 2 Cemetery Park

# THE COMMUNITY DESIGN WEEKEND

## ROWNER BOULEVARD

- Relocate basketball courts to create a link between the new community centre and the open space of the Alver Valley.
- Move pub so it is on the road and better connected with new centre.
- Create a new community heart where the precinct currently is, with local shopping facilities and links to community buildings.
- Create a 'green corridor' in the place of the old basketball court.

*"We need to replace the shops in relation to existing facilities to create a neighbourhood centre."*

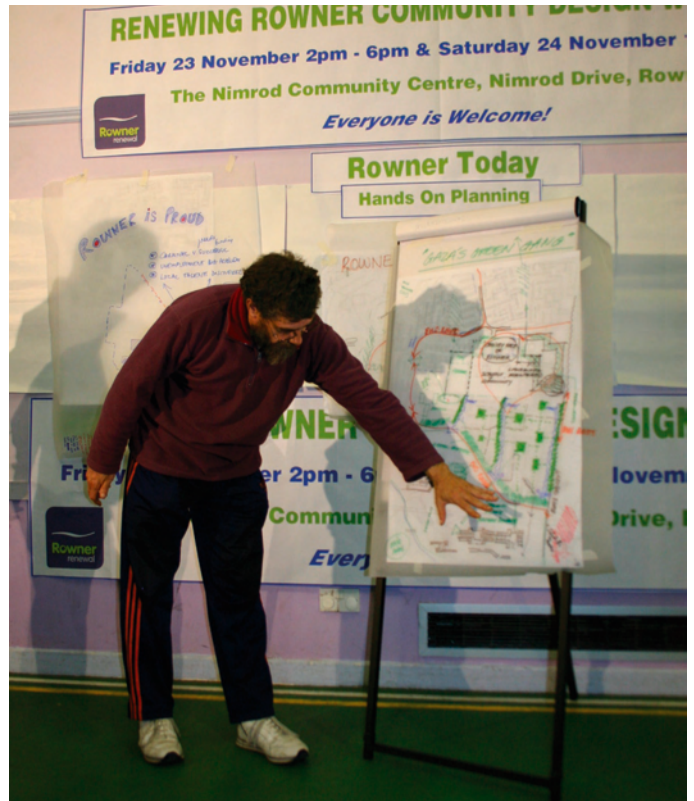
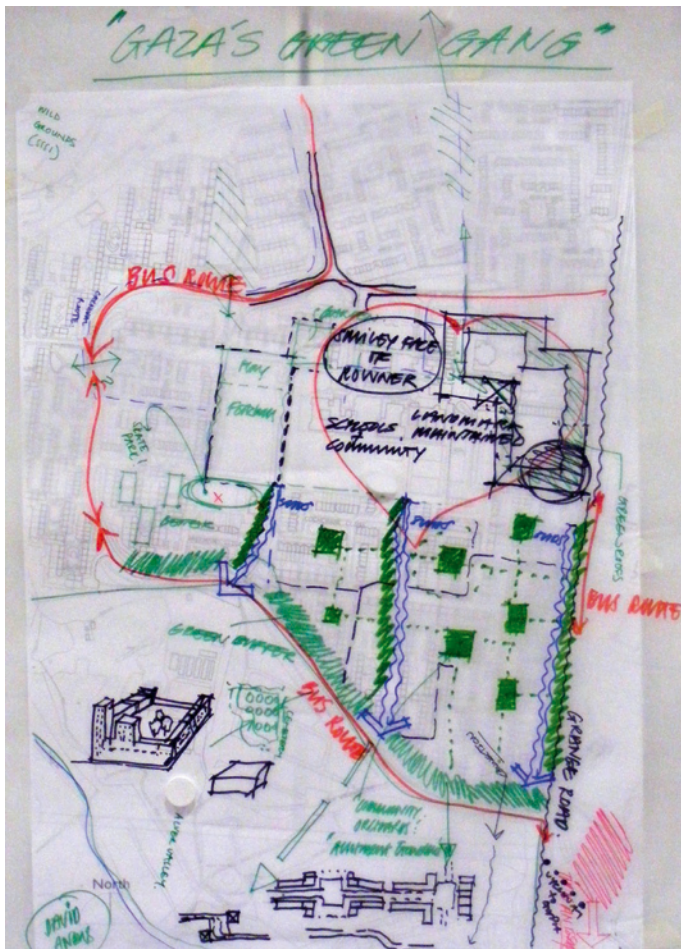


# THE COMMUNITY DESIGN WEEKEND

## GAZA'S GREEN GANG

- Potential for 'green roofs' on Community buildings
- Bus routes to run the entire perimeter of Rowner
- Community orchards and communal green space
- Improved community centre around school and existing community building
- Green buffer

*"We should have play equipment that has an element of education as well at fitness so children can learn without knowing it."*



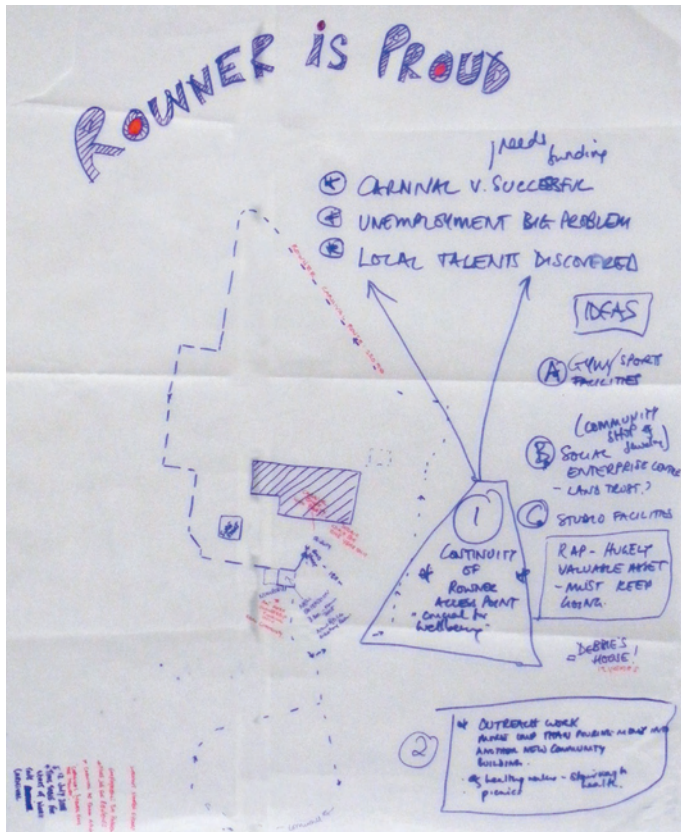
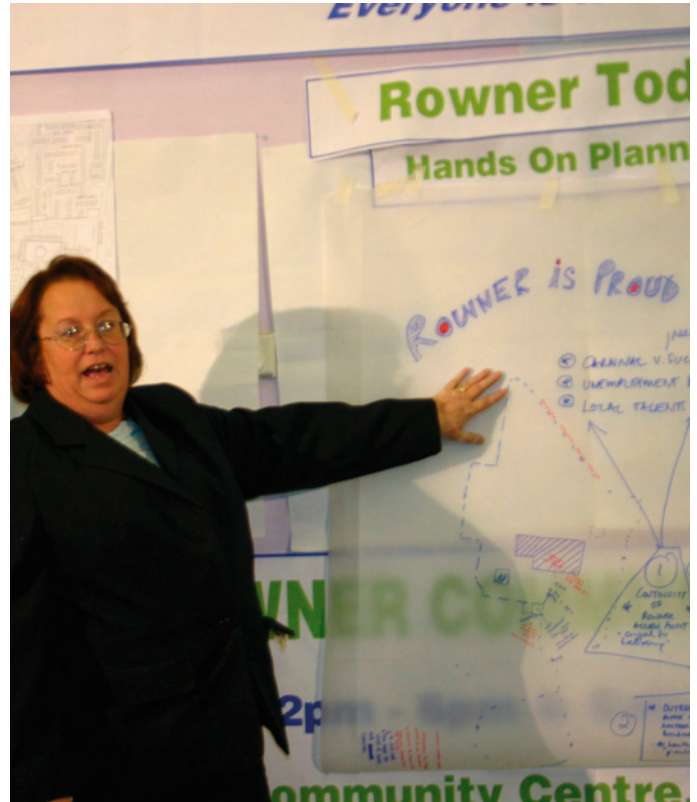
# THE COMMUNITY DESIGN WEEKEND

## ROWNER IS PROUD

- Continuity of Rowner Access Point & support for the important work they do and services they provide
- Opportunity for more outreach work
- Potential 2nd phase extension to the Nimrod Centre for new enterprises and 'community shop'
- Need to tackle unemployment issues
- Find a way regeneration can unearth people's talents and potential

*"Don't get caught up with a 'building' – it's more important to take the community centre out to the people!"*

*"The community building should look lived in. The Nimrod's not very inviting, it doesn't make people feel welcome."*





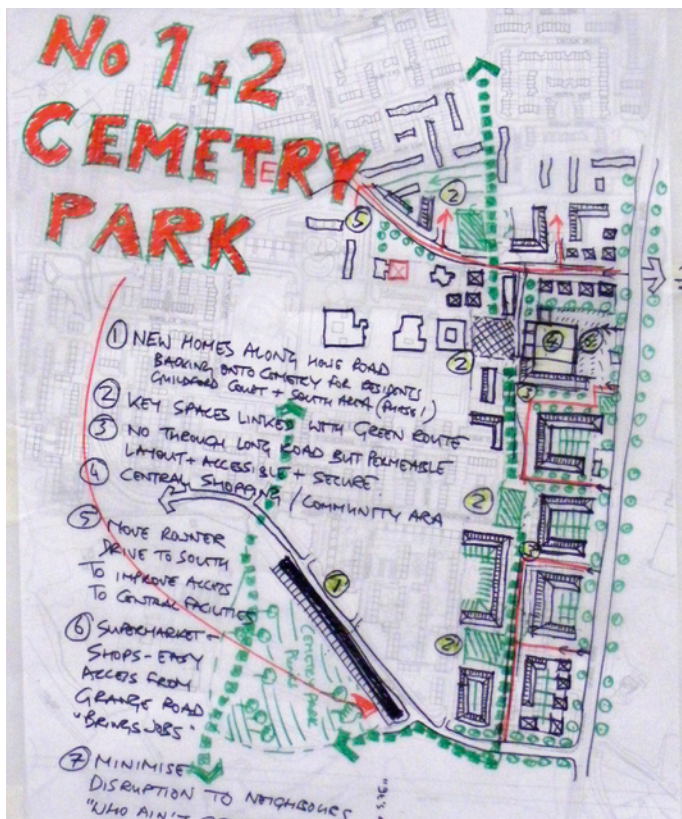
# THE COMMUNITY DESIGN WEEKEND

## NO 1 & 2 CEMETERY PARK

- New homes along Howe Road backing onto the new Cemetery
- Key spaces that link with 'Green Route'
- No through long road but a permeable layout that is both accessible and secure
- Central shopping / Community area
- Move Rowner Drive to the south to improve access to new and existing facilities
- Supermarket and new shops near Grange Road, easy access and new jobs

*"Move the road and the pub would be on the road - at the moment no one knows where it is."*

*"It's a growing estate - people grow their children here. Therefore their needs to be the type of homes to match this!"*



# THE COMMUNITY DESIGN WEEKEND

## ACTIONS

### ESTATE MANAGEMENT

- Set up better mechanism for controlling ownership, management and maintenance of estate
- Learn from successes and failures of other regeneration projects

*“Some people have put in central heating and next door they’ve done nothing, but there’s little difference in the valuation – this isn’t fair.”*

### COMMUNITY CONSULTATION

- Improve communication with regular updates to all residents so everyone knows what is happening about the redevelopment
- Respect the community and ensure there is genuine local input into decision making

*“If we had smaller fences, perhaps people would talk more. Tall fences keep people from talking to each other.”*

## IMAGE AND IDENTITY

- Change Rowner’s image: to become a friendly, clean, tidy desirable place to live, with a positive community spirit and good facilities for children and adults alike
- Improve safety and security of the estate and cleanliness of public realm
- Provide green open spaces with plenty of trees and landscape features
- Design estate layout to encourage community interaction
- Ensure a variety of well designed, affordable homes with gardens, adequate parking set on well lit streets

*“Make Rowner a place people want to live in, not just because it’s cheap”*

### Community Facilities

- Make more of Nimrod Community Centre - develop full programme of events, including panto, bands, craft fairs etc
- Increase funding to support youth facilities and community development
- Provide more resources and amenities for existing local groups, e.g. scouts
- Ensure a variety of local shops, local businesses and affordable start-up units

*“Leisure facilities need to be more available”*

# THE COMMUNITY DESIGN WEEKEND

## SATURDAY 24 NOVEMBER

The Saturday session started at 11am at The Nimrod Centre. The morning workshop; Rowner Tomorrow picked up on the themes from the first day and began to look in more detail at the site itself.

### ISSUES

#### NEW DEVELOPMENT CONCERNS

- Property valuations and mortgage shortfall concerns, especially for the elderly
- Potential break-up of existing communities if friends/families aren't moved to the same area

*“Because of the change we're in limbo – everything has stopped.”*

### COMMUNITY FACILITIES

- Lack of local amenities: shops, bank, post office, free cash withdrawal
- Lack of facilities/play areas for young people, especially 6-12 year olds
- Limited availability of leisure facilities
- Local facilities are poorly advertised

*“The MUGA is badly lit and in the wrong place.”*

### MOVEMENT AND TRANSPORT

- Inaccessibility
- Inadequate public transport
- Poor lighting and parking facilities

*“On Sunday there's the 88a, one bus an hour at the moment, but there will soon be no Sunday service at all in this area”*

### NEGATIVE IMAGE OF ROWNER

- Anti-social behaviour and vandalism
- Drugs and substance misuse – safety concerns, especially for children
- Poor estate management and maintenance
- Negative image and stigma of estate
- Drab and depressing appearance in some areas
- Lack of public phones and recycling facilities
- Inadequate refuse collection & fly-tipping by non-residents
- Uneven paving, litter and broken glass

*“Educate children to take pride in their community, to look after facilities rather than destroy them”*

### HANDS ON PLANNING RESULTS

After the first workshop the community broke for lunch. Groups were then established and attendees had the choice to join a particular topic group to pursue 'Hand on Planning'. The groups were:

1. Natural Rowner
2. Close Encounters of a Rowner Kind
3. Community Hub
4. Neighbourhood Centre

# THE COMMUNITY DESIGN WEEKEND

## NATURAL ROWNER

- Exeter Court MUGA is badly placed for best use of it
- 'Green Corridors' linking public spaces
- Multi-use informal green space
- Streets with traffic calming
- Houses located on smaller streets or close's off main road to avoid rat runs
- Variety of areas, streets and housing styles

“Why not incorporate smaller versions of the landscaped knolls into a play area – children like them?”



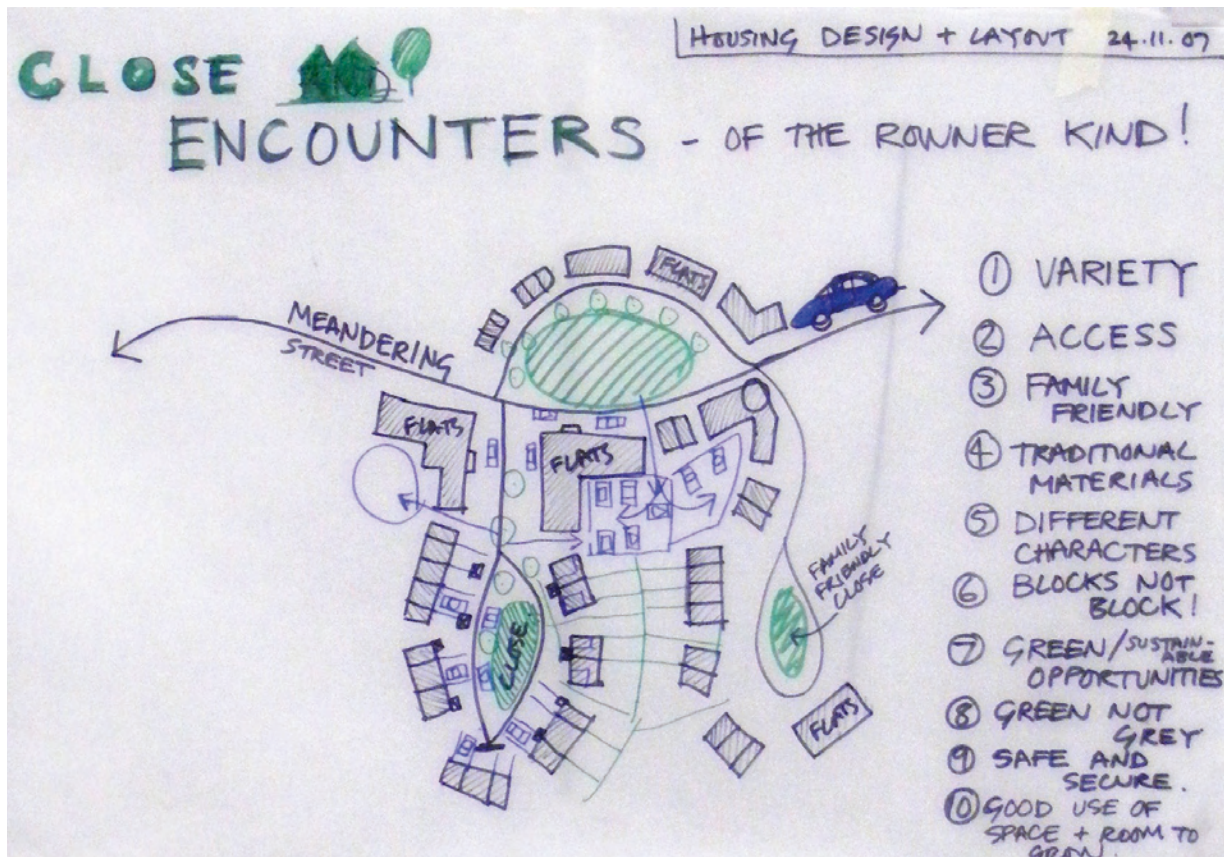
# THE COMMUNITY DESIGN WEEKEND

## CLOSE ENCOUNTERS OF A ROWNER KIND

- A variety of housing style and street scenes
- Clear access without rat runs
- Family friendly areas such as cul-de-sacs and close's
- Use of traditional materials
- Areas with different and unique characters
- Separate smaller blocks of flats rather than a big complex
- A multitude of green spaces breaking up the housing layout

*“Create more community focused blocks of flats. There are too many people lumped together in the big flats now”*

*“There’s a family friendly aspect to the courts. We need to translate this success into a modern housing layout.”*



# THE COMMUNITY DESIGN WEEKEND

## COMMUNITY HUB

- Possible 2nd phase extension to incorporate flexible spaces for example – Scout's meeting room and store space
- Community café with training opportunities
- Make sure new community organisation such as Grange Residents' Association are brought into the process
- Create a 'Community Management Plan' including events and sports facility

*“Scouts need more space – preferably a permanent area so they can store items and have sleep-overs.”*

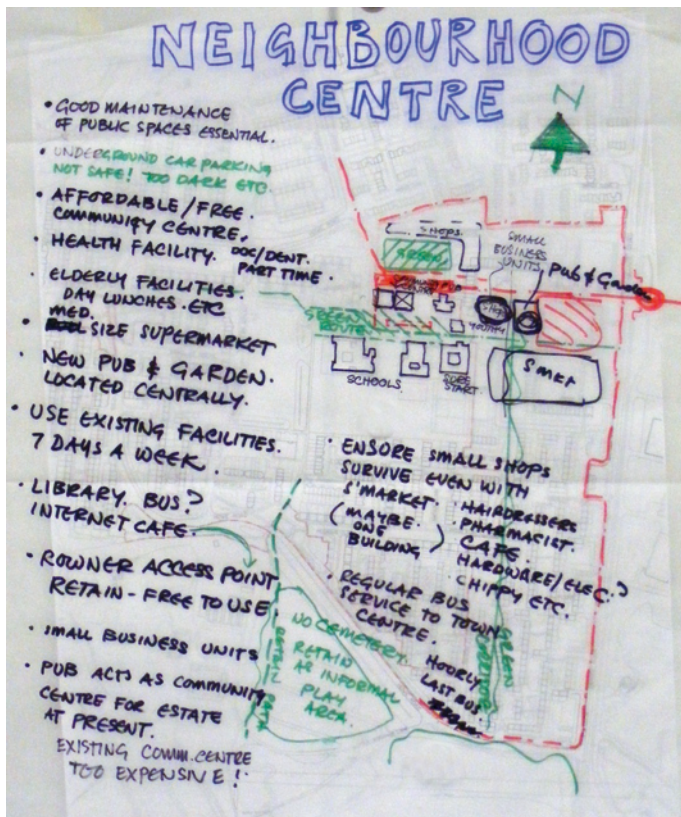


# THE COMMUNITY DESIGN WEEKEND

## NEIGHBOURHOOD CENTRE

- No cemetery, the land should be retained for informal play
- Regular bus service for whole of Rowner to and from Gosport and Fareham Town Centres
- New shops and retail opportunities, the existing shop shouldn't be pushed out though
- New pub with a garden located more centrally
- Second extension to the Nimrod Centre to create a flexible, low cost space for Community Events
- Green Corridors' linking residential area to neighbourhood centre
- Well maintained communal green spaces

*"We need community notice boards in prominent positions so that people know what's happening in Rowner. Despite all the best effort that's made, word is still not getting about!"*



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possibilities for Rowner?

community's nee







# THE WAY FORWARD

Saturday's public session ended with a final workshop entitled 'The Way Forward'. The purpose of this workshop is to summarise the weekend events and introduce the ongoing process that ensues the weekend.

Below is a list of the ideas that were expressed in the final workshop of the Community Design Weekend:

## COMMUNITY INVOLVEMENT

- Ensure ongoing community involvement with regard to facilities needed: include school children, parents, vulnerable residents, other specialist providers
- Encourage more people to be involved in working for the community to spread the load

## COMMUNITY FACILITIES

- Revisit the use of 'SureStart' to open up the facility for all the community

## DESIGN

- Consider design and location of retail units to ensure good visibility and road access for both internal and external communities
- Ensure green spaces have appropriate shrubs/trees etc for low maintenance
- Design a flexible vision - give people a choice

## OWNERSHIP & FINANCIAL RESPONSIBILITIES

- Resolve ownership situation: Rowner Renewal Partnership to secure freehold as soon as possible
- Resolve the problem of village residents paying service charges to Labyrinth and ground rent to Rowner Estate

## GOVERNANCE

- Grange Community Association (Jan 2008) to include a RRP member for feedback to community on progress of redevelopment.
- Explore possibility of Community Trust to provide long-term care and administration of community and environmental aspects of the estate

## COMMUNICATION

- Provide ongoing regular newsletter (properly funded) to all estate residents to keep people interested and informed
- Make sure minority, ethnic and hard-to-reach groups are provided with sufficient information about the redevelopment process

# THE WAY FORWARD

## OVER 13'S AT THE YOUTHY, NIMROD DRIVE

### We Hate

- We hate 'Druggies Hill'
- The Rec looks a mess
- There are too many boarded up houses making the others look bad
- The flats look bad and that's all anyone thinks of when you mention Rowner
- There is broken glass everywhere – it's not safe

### We Like

- The newer houses look good and people look after them
- I like my house and we need more family houses
- We like art on the subway – it looks good
- We'd like a park with more grown up stuff to use in it

### We Want

- To get rid of all the druggies
- More lighting around the streets and in the parks
- Some good shops that sell fresh food and sweets – a post office too
- Somewhere we can skateboard
- More buses to take us to school in the mornings

### Our Top Priorities Are

- Getting druggies off the Estate
- More shops including a post office and bakery
- Bus services for school
- Better parks and places to play
- Well-lit streets
- More use of the MUGA
- More houses and less flats



# THE WAY FORWARD

## SISKIN JUNIOR SCHOOL

### We Hate

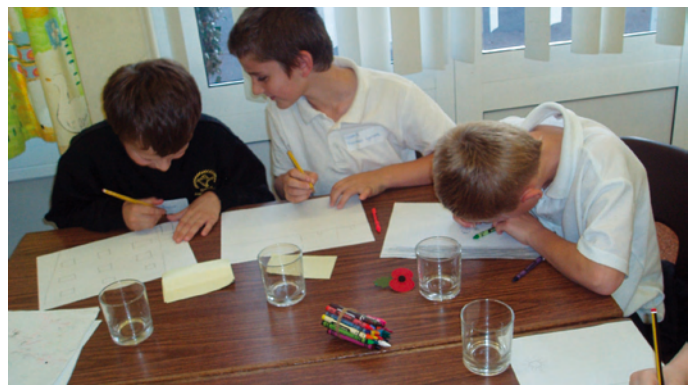
- There is graffiti and litter everywhere
- There are lots of bad people around
- The flats look horrible
- There are alcoholics in Rowner and they throw glass and rubbish around
- It is not very clean
- It is boring – there is nothing to do
- I don't feel safe in Rowner
- The buildings don't look very nice
- There are lots of cracks on the pavement

### We Like

- The school is great and lots of fun
- Most of the houses have big back gardens
- Most people look after their houses and gardens
- The police are out and about throughout the day
- I like the school because it is safe
- There are lots of places to have adventures in Rowner

### We Want

- More places to go and play
- More clubs and activities for younger children
- There should be a building where people our age can hang around at and have fun
- More parks and a football ground
- Clean flats with no bugs
- Bigger and cleaner flats
- Less people that drink so children feel safe when they walk past
- I don't think the buildings should be grey, what about pink?
- There need to be more bins, maybe with locks on them so the rubbish can't come out
- There should be more sights – like statues and pictures
- There should be more creativity and artistic people in Rowner
- There should be a disco or something on Rowner for young people once a week
- There need to be more shops
- A good environment with recycling





# THE WAY FORWARD

Following the Community Design Weekend the outcomes were summarised and grouped into Key Themes which would form a basis for the evolving masterplan. The outcomes were reported back to local people at a meeting held at Siskin Junior School, Nimrod Drive, Rowner on 4 December 2007. These themes are:

## **Movement**

- Create a link between the new community centre and the open space of the Alver Valley
- Improve access to site to avoid rat runs
- Streets with traffic calming measures
- Bus route to run along the entire perimeter of the site

## **Community**

- Create a new community heart where the precinct currently is, with local shopping facilities and links to community buildings
- Key spaces that link with proposed new 'green corridor'
- Create a flexible and accessible space for community events
- Need to tackle unemployment issues

## **Landscape**

- Community orchard and communal green spaces
- Multi- use informal green spaces
- Create a 'green corridor' in the place of the old basketball courts
- Any new public realm and green spaces must be designed for easy maintenance and an efficient management regime set in place.

## **Design**

- Variety of character areas, streets and housing styles
- Use of a range of materials
- New houses should be designed with safety and privacy in mind.
- There is a desire that the design layout of the regenerated estate should encourage community cohesion and interaction.

## **Local Facilities**

- New community heart providing local shopping facilities and other community facilities;
- Resourcing and management is needed to ensure existing sports and community facilities meet the needs of the community.
- Facilities must be affordable and available for use by all groups for longer periods.

## **Sustainability**

- Create a 'Community Management Plan'
- There is a desire that the regeneration initiative should provide jobs and training opportunities for local residents
- Community enterprise initiatives such as a 'community shop' to sell locally made items or a 'community café'
- Support and funding of existing youth and community projects is crucial for the wellbeing of the community.

## **Image**

- It is important that the regeneration process helps remove the perceived stigma of Rowner
- Rowner's new image should be seen as a friendly, safe, clean and attractive with a positive community spirit and good facilities for children and adults alike.



Jacquie Bailey

JOHN THOMPSON & PARTNERS



...the company by the following:

...the company by the following:

CONCEPT

...the company by the following:



Community Design Worksheet

SHEET

YOUR NAME: ...

Table with 3 columns: Name, Phone, Fax/Email



# NEXT STEPS & SUBSEQUENT MEETINGS

After the Report Back presentation in December it was decided that a series of update meetings would be held in conjunction with resident meetings Portsmouth Housing Association had also organised. During the periods without meetings Community Notice Boards were erected around the Rowner area and the Rowner Renewal Team put together a series of update Newsletters called Rowner Matters. JTP were not solely responsible for updating information on either the notice boards or the Newsletters but there was an input and ongoing discussion regarding the content. Update posters for meetings were also provided for the Community Notice Boards two weeks prior to each meeting. The idea for both the notice boards and newsletter were taken from discussions at the Community Design Weekend.

The ongoing meetings comprised of presentations noting the changes to the masterplan as well as separate, more focussed 'drop in' style sessions where it was a lot easier to explain aspects of the masterplan in detail and answer residents very specific questions.

Due to the nature and complexity of the project; the decanting, phasing and relocating The Rowner Renewal Partnership would often have a separate table for moving & housing queries. Due to this an ever evolving set of Questions and Answers (Q & A) was developed, regularly updated and published. JTP took responsibility for design and social issues and The Partnership took responsibility for the logistical and housing issues. Please see appendix A for an example of the Q & A document.

This section sets out the results of the Community Engagement meetings post Community Design Weekend that lead up to the submission of a Planning Application to Gosport Borough Council.

# NEXT STEPS & SUBSEQUENT MEETINGS

## DECEMBER ACTIVITY

Due to the varied working schedules of many of the residents of Rowner it was requested that we organised another Report Back opportunity for people who work shifts or have young children and couldn't attend an evening meeting. We called this meeting a 'Second Feedback Session' and held it during the day on December 14 2007 at 'The Youthy' on Nimrod Drive.

The 'Second Feedback Session' had over 30 attendees including some residents that had already attended the first Report Back meeting. The format of the evening was the same as that on the 4 December - the only advantage was that this was a smaller venue and therefore more focussed for asking questions.

After the 'Second Feedback Session' the JTP team held a 'drop in' session at Rowner's annual 'Christmas in the Square' festival. Rowner has a strong community tradition and holds two well attended and successful festivals a year; once around Christmas and another in the Summer.

Members of the JTP team held a stall and gave out leaflets and answered queries as well as getting involved in the festivities alongside Portsmouth Housing Association and members of the Rowner Action Point - who are instrumental in organising both the Summer and Christmas festivals.

COMMUNITY PLANNING PROCESS



A partnership of  
English Partnerships  
Gosport Borough Council  
Hampshire County Council  
Portsmouth Housing Association  
and Taylor Wimpey UK Ltd



THE ROWNER  
RENEWAL  
PARTNERSHIP  
ENQUIRY LINE:  
08450 343317

## SECOND FEEDBACK PRESENTATION

Friday 14 December 2007, 2.15pm – 4pm

The Youthy, Nimrod Drive, Rowner

Another opportunity  
to to see the emerging  
Vision and Report Back  
presentation

EVERYONE IS WELCOME!




The Renewing Rowner events are being organised by John Thompson & Partners, Architects, Urban Designers and Community Planners on behalf of The Rowner Renewal Partnership. For more information please contact Sophie Hart at John Thompson & Partners, 43 Hatton Garden, London EC1N 8EL. Phone: 020 7405 1211. Email: sxh@jtp.co.uk

JT



# NEXT STEPS & SUBSEQUENT MEETINGS

## FEBRUARY COMMUNITY FORUM

After the Christmas break the second 'Rowner Matters' Newsletter was distributed Rowner wide. The Newsletter summarised the Key Themes from the process so far and publicised a Community Forum Meeting to update Residents and Stakeholders on the progress of the Masterplanning process in light of the comments we had received. An invite was sent to every home and business in Rowner and to the full stakeholder database. Over 60 people attended the Community Forum on the updated Rowner Vision on Thursday 21st February at Siskin Junior School 6pm. To encourage parents with younger children to come along a children's entertainer was provided for the two hour session.

JTP presented the updated Illustrative MasterPlan and explained the changes to the original Vision that was presented in December 2007

The December 2007 Report Back presented a pair of large high rise apartment blocks over looking the coast. In response to resident feedback, the southern entrance to Rowner is now marked by new three and four storey gateway buildings rather than the higher rise apartments that we originally envisaged. A number of small low rise blocks of apartments to provide focal points at the corners and ends of streets adding more variety to the street scenes were also a new addition.

The illustrative MasterPlan also indicates other changes:

- The proposed new supermarket and small retail units have moved further to the north to allow for a wide pedestrian route to connect the heart of the community
- Along Grange Road, the buildings have been positioned further back to retain the existing trees around the retail entrance and the supermarket car park
- There are now more flats and houses facing Grange Road to create an attractive street front to the road
- Nimrod Drive has been retained in its original position to ensure that the existing safe pedestrian route around the community centre and the school is protected. Nimrod Drive will now provide the main northern entrance into the regenerated area.

After the presentation the Residents were encouraged to view the updated masterplans that had been placed around the room with members of both the Rowner Renewal Team and the Design Team on hand to answer any questions in a focused and private manner.

.....

## Rowner Matters

### February 08

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The Rowner Renewal Partnership has completed the first phase of our community consultation on the regeneration of Rowner and we would like to thank everyone who has contributed. We are now in a position to provide a summary of what the residents of Rowner have told us and to show how those comments have been included into the new "Vision for Rowner".

The "Vision" directs the final Masterplan for Rowner which will go to planning in Spring 2008. Since our presentation to the community in December, we have continued to listen to your views and now invite you to another community forum for an update on the changes made to the Vision. This will be held at **Siskin Junior School on Thursday 21 February at 6-8pm**. Everyone is welcome and children of parents attending can also enjoy a number of planned activities.

**Summary of Key Issues**  
With our architects JTP, residents discussed eight key issues throughout October and November 2007. Many of them were about the community as well as the design of the buildings, streets and open spaces. You told us what was good about the existing community, what could be improved as well as how we can all help to manage the change during the regeneration. The main issues discussed were:

**Designing for the community** – people said that they wanted the design of the regenerated area to encourage community togetherness and more involvement.

**Image and identity** – the negative image of Rowner should be removed so that in the future it will be seen as a friendly, safe, clean and attractive area with a positive community spirit and good facilities for children and adults.

**Management and maintenance** – there is resentment at the current lack of proper estate management and maintenance. An efficient management process must be set in place and in future all the public and green spaces should be well designed for easy maintenance.

**Community facilities** – there should be ongoing community involvement with regard to facilities that are needed involving school children, parents, vulnerable residents and other specialist providers. More people should be involved in working for the community to spread the load.

**Getting around** – there is an inadequate bus service at the moment, especially during school run times. The area should be better connected to nearby facilities and the new design should get rid of rat-runs.

**Employment and training** – there is a desire that the regeneration should provide jobs and training opportunities for local residents including investigating the possibility of setting up a community enterprise initiative such as a community shop or cafe to sell locally made items.

**Managing change** - many existing residents appreciate high space standards and are fearful of change. Owner occupiers need more information and may need support regarding the financial outlay that will be necessary to purchase new properties. Regular communication is essential to all residents in Rowner.

**Community involvement and continuity** – support and funding of existing youth and community projects is very important for the well being of the community. The Rowner Access Point has become the focus for individual personal development and training. The Rowner Renewal Partnership should ensure ongoing funding for appropriate community organisation and facilities.

# NEXT STEPS & SUBSEQUENT MEETINGS

## APRIL ACTIVITY

April saw Pupils and staff at Siskin Junior School receive a personal presentation from JTP and the Rowner Renewal Partnership of their plans for the regeneration of the centre of Rowner. The whole school including all staff assembled in the school hall on April 23 for a presentation of the illustrative Masterplan.

After the presentation the school's 12 school councillors and Helen Bruce, Siskin's Maths Manager presented JTP and the Partnership with a time capsule to celebrate the regeneration plans for the area.

The time capsule contained:

- Sun newspaper, pencil case with stationery, Beanie Bear, socks, book marks, photographs, necklace, toy soldier, plastic tiger, squeezey faces balls
- Written information was also been included on topics such as Manchester United, school uniform, electricity, friends, sports, typical school day and music

The lead time capsule was funded by Portsmouth Housing Association and will be buried by the pupils at a ceremony in 2009 when building work will start on the project. It has a planned reopening date of 2109!

The interest from Siskin Junior School in the regeneration of Rowner was gladly received. Rowner has a high youth population and it is important to engage with them as much as possible as they are the future residents and community of Rowner:

Shortly after the occasion the third 'Rowner Matters' Newsletter was published in May marking the event with a full page spread. The Newsletter also publicised further community meetings in June and youth projects happening in Rowner simultaneously to the regeneration project.

The Partnership announced that later in the year, they will involve other pupils in the area including working closely with Siskin Infant School, SureStart and Brune Park Community College into different activities to encourage awareness regarding the future of Rowner:

*“We are all very excited about engaging our pupils in the development proposals. I involved the children in a “Time Capsule Project” as part of our school’s Maths Week where we were celebrating the number 100. We talked about what things might show how we lived now if it was opened in a hundred years’ time. The children then chose the items that they would wanted to be placed in the capsule to show future generations how we lived in 2008.”*

Helen Bruce, Maths Manager Siskin Junior School

# NEXT STEPS & SUBSEQUENT MEETINGS



Siskin Junior School Council presenting The Partnership with their time capsule.

# NEXT STEPS & SUBSEQUENT MEETINGS

## JUNE 2008 - MASTERPLAN DROP IN & EXHIBITION

The final stage of the Community Consultation Process for Rowner was a two day Masterplan drop in session and exhibition of the proposals prior to a submission of an planning application to Gosport Borough Council later in the year.

The event was held on Thursday 26 June at Siskin Junior School between 5pm and 8pm and Saturday 28 June at The Youthy between 10am and 12.30pm. Over 80 local people attended the sessions over the two dates and over 60 left their comments which were later analysed and summarised. Please see below for the Key Themes that emerged from the final public meetings:



# NEXT STEPS & SUBSEQUENT MEETINGS

## Image & Identity

Residents were positive about the opportunity for the image and identity of Rowner to be changed. Other than the look of Rowner physically changing, residents suggested that some thought should be put into renaming the new streets and spaces to reflect the change in identity of Rowner.

## Logistics & Phasing

Whilst The Partnership have kept local people well informed about the phasing and their rehousing options, residents in the affected area would like to have more detailed information regarding specific dates and logistics such as the removal of white goods and soft furnishings.

## Housing Types

Comments were in favour of the removal of the blocks of flats towards the south of the site to accommodate more space for low level homes and family housing.

## Safety & Security

Concerns were raised into the amount of street lighting on main thoroughfares but most importantly on walkways. Safety was a recurring issue and the provision of safe crossings, low level shrubbery and safe access to and from communal green and play spaces was an important detail residents wanted to be able to see.

## Community Facilities

The increase in local amenities and an increase in communal facilities were met positively by residents. Questions were asked about the provision for leisure facilities such as reinstating the sports centre and alternative places of worship.

## Building Heights

There was concern over the 10 storey block of flats around the new food store. Whilst local people appreciated that the new proposed block was only marginally taller than The Precinct it was felt that further visuals could help them understand what the height would mean in terms of street scape. The location of the telecoms masts were discussed in relation to the new apartment block also.

## Movement and Transport

People were positive about the new routes for traffic throughout Rowner but were interested in traffic calming and crossings and whether the suggested methods would be effective. Parking was a key issue and residents were unsure there was enough spaces to satisfy residents needs.



# RENEWING ROWNER COMMUNITY DESIGN WEEKEND

Friday 23 November 2pm - 6pm & Saturday 24 November 11am - 4pm

The Nimrod Community Centre, Nimrod Drive, Rowner



*Everyone is Welcome!*

**JT**

Hands on Planning



# RENEWING ROWNER COMMUNITY DESIGN WEEKEND

Friday 23 November 2pm - 6pm & Saturday 24 November 11am - 4pm

The Nimrod Community Centre, Nimrod Drive, Rowner

*Everyone is Welcome!*





# CONCLUSION

## Image & Identity

With regards to the new streets, they will have new names as they do not follow the lines of existing streets. The new names will have to be agreed with the Post Office, but there is the potential that residents could get involved with choosing the names through further collaboration with PHA.

## Housing Types

The block at the southern end was removed from the Masterplan after previous consultation feedback. The onus, since the removal of this block is to provide a greater plethora of family housing options to meet the increasing housing demands and demographics of the residents of Rowner.

## Safety & Security

Adequate street lighting to ensure pedestrian safety is a top priority. A lighting strategy for the whole site is being undertaken by the landscape architects. All the new buildings and landscaping will aim to meet the Secured By Design Standard and we have been consulting with the local police Crime Prevention Design Advisor to ensure that the development is as safe and secure as possible. We are considering the provision of safe crossing places with the Highways engineers as a priority.

## Community Facilities

The former sports centre is not going to be reinstated or refurbished as part of this scheme as it is in private ownership. The opportunities for providing additional facilities are very limited due to the amount of space which is available. However, all the proposed new play areas and amenity spaces will be of a high quality and easily accessible.

## Building Heights

The 10 storey building proposed is at an appropriate location as it marks the centre of Rowner. In terms of height, it will be of a similar height to The Precinct now but of much better quality and design. It will be of slender design and not have the negative imposing impact of the Precinct.

## Movement and Transport

The amount of parking to be provided has been agreed with the Council, which will be more than is currently provided. The new parking will also be more convenient and more secure than the existing. The streets have all been designed to current standards as set out in the Manual for Streets which aims to put the pedestrian first and create safe and attractive streets.

## Logistics & Phasing

The relaying of information regarding phasing and house moving is an issue for PHA which they are aware of and are taking steps to move this forward throughout the regeneration.

Since the Masterplan drop in and exhibition in June 2008 the project team reviewed and analysed the comments local people gave and have made an effort to incorporate the Key Themes into the final Masterplan if appropriate. If at this stage it was not appropriate to alter the Masterplan and provide a design solution then the issue was passed back to The Partnership and wider team to discuss and tackle.

The Key Themes to the left outline the solution or next step in correspondence the issue raised: