

**Basingstoke & Deane BC Local Plan 2011-2029**  
**Policy SS3.4 - North of Popley Fields, Basingstoke**  
**Comment ID 112 – Julian Crawley**

**1. Original Comment**

This development will allow building on high elevation open land - which will adversely impact on surrounding views and local residents in both Popley and Marnel Park, and Sherborne St John. BDBC should identify the specific measures that will actually provide effective and substantial visual screening.

BDBC Officers should advise which curtailment measures (referred to in previous written advice to BDBC Members) they will implement to limit the impact of the proposed development on the surrounding area.

Previous development at Marnel Park has failed to provide any effective screening - hence the need to ensure the minimum requirements in detail, in advance. The SSJPC submission to the recent Planning Appeal at Marnel Park showed that trees to a height of 60ft are required to form an effective screen.

**2. Cross-sections submitted to the Marnel Park Phase II Appeal**

The vertical scale in these cross-sections has been deliberately increased to allow a clear understanding of the sight lines and the intervening screening required to ensure that there is no ‘inter-visibility’.

The principle of no inter-visibility was established by the Inspector at the 1995 Local Plan Inquiry and restated by the Inspector in 2005 who observed - *‘development of this (ie Marnel Park Phase II) site would adversely affect the character of the countryside between the edge of Basingstoke and the village (of Sherborne St John)’*.

Please see attachments:

- a) SSJ – Marnell Park Cross-Section Plan
- b) SSJ – Marnell Park Cross-Sections Chute
- c) SSJ – Marnell Park Cross-Sections Elm Road

**3. Previously planted screening (for Marnel Park Phase I)**

The 60ft trees required to provide effective screening and comply with the principle of no inter-visibility are in stark contrast with the ‘buffer planting’ provide by the same developer for Marnel Park Phase I – shown here some 5 years after planting.



**Photo 1. Taken with a telephoto lens across the fields to Marnel Park Phase 1 from the Chute Playing Fields. Highlighted area is the ‘buffer planting’ some 5 years after planting.**



**Photo 2. The same 'buffer planting' (section of Marnel Park development to the right (south) of Photo 1) from closer range.**

#### **4. Desired Outcome of Comment ID 112**

**The reason for bringing this to the Inspector's attention:-**

**I, along with many people in Sherborne St John, would like the developer to be instructed to put in proper screening now - not ineffective 'buffer planting' that fails to provide any real screening within human timescales.**

**Julian Crawley  
September 2015**