

BASINGSTOKE AND DEANE PRE-SUBMISSION LOCAL PLAN  
2011 – 2029. DRAFT FOR PUBLIC CONSULTATION – AUGUST 2013  
REPRESENTATIONS BY DAVID GOSLING.

I am aware of the Strategic Policies of the emerging Local Plan. However, I would like to object to Policy SS11 – Whitchurch Railway Station Car Park, on the grounds listed below. I have objected, and made a submission to this development when it was first introduced in the proposed 2004 local plan. Therefore, I would request that the proposed car park within the AONB be cancelled on the following grounds.

1. In the Inspector's Report 2005, it recommended that the number of parking spaces be determined by a survey and discussions with the train operator. He went on to say "Retaining this allocation as shown might encourage a larger development than is actually needed". There has been no evidence in subsequent plans that any survey has been carried out by B&DBC.
2. In the Inspector's Report 2005 (section 1.44.8) he recommended deleting allocation D4.25 and replacing it with a symbol on the map immediately to the north of the station and close to the Newbury Road. The symbol should remain until a comprehensive study has been carried out to identify the station car park requirements. There is no indication that B&DBC has done this.
3. The proposed 1HA site within the AONB will have a capacity for 400 cars, which is several times more than the requirements for the station. A 1HA site is still shown on the map and there is no indication that any study has been completed.
4. Additional station car parking within the settlement boundary is being considered by Whitchurch Neighbourhood Plan Committee. In response to this, plans have already been submitted to the Whitchurch Neighbourhood Plan Committee by one developer, showing a station car park allocation. The proposed land is on the south side of the railway and slightly to the west of the station, within walking distance of the station. It is within the existing settlement boundary.
5. Allocation D4.26 included the route of a new road north of the railway line. The road is no longer in the Basingstoke and Deane Revised Pre-submission Local Plan 2011 - 2029. The 2005 decision by the inspector, to build a carpark in the AONB, was based on the principle that this access road had already been approved in an earlier Local Plan. This road has not been built and has been in subsequent plans for two decades. Therefore, I request that the road be removed.

6. In 2004 it was suggested using the brown field site which is directly behind the existing platform to London. This could provide parking for 50 to 60 cars and give disabled access to passengers travelling to London from Whitchurch. The inspector said "In my view, a car park immediately to the north of the station and towards the east, would have less landscape impact than development on the allocated site. Such a car park would be more closely related to existing infrastructure". The proposed brown field site supported the inspector's views and is presently under consideration by the Whitchurch Neighbourhood Plan Committee.
7. Zurich owns the land to the north of the railway, within the AONB. Zurich has proposed an industrial estate within the AONB, north of the railway. During the past year, Zurich has been in discussion with B&DBC, Whitchurch Neighbourhood Planning Committee, Whitchurch Town Council and Sir George Young. It is thought that the proposed car park is a precursor to this industrial estate.
8. In the Inspector's Report 2005, he acknowledged that the proposed car park would represent a substantial incursion into the countryside, which would be exacerbated by requirements such as lighting. This is still an issue which cannot be addressed by landscaping.

David Gosling – 8<sup>th</sup> June 2014