



## BASINGSTOKE EIP – EXPLORATORY MEETING 11 DECEMBER 2014

### Questions from Basingstoke South West Action Group (SWAG) Representative : Stafford Napier

#### **1. Sustainable Development**

1.1 We share the Inspector's concern that the SA may not be sufficiently robust. Although different spatial options for development have been assessed, there has been no overarching sustainability appraisal of the relative sustainability of the locations selected for development which includes both brownfield and greenfield sites especially in terms of relative access to sustainable transport, employment, local services and the town centre.

In particular, does the Inspector believe there are inadequacies in the Sustainability Assessments of specific greenfield sites e.g. SS3.10 Manydown?

#### **2. Housing need and provision**

2.1 SWAG will bring to the EIP evidence of housing over-delivery by Basingstoke against its housing targets for the period 2006 – 13. SWAG will also present evidence that this has skewed the population forecasts from the ONS that underpin the demographic evidence in the Edge Analytics Report.

Would the Inspector now expect the Council to take account of past over-delivery as recommended by new practice guidance announced by the Minister on 6 March 2014?

2.2 (d) Can this buffer also include potential but unidentified brownfield sites in Years 11 – 18 of the Plan as allowed by the new practice guidance announced by the Minister on 6 March 2014?

#### **4. Transport Issues**

4.1 We note the Inspector's comments on his concern over **severe residual and cumulative** traffic impacts. Does the specific mention of the A33 in the Inspector's comments, indicate that he may not be as similarly concerned about severe traffic impacts on the A30 south west corridor, especially in light of the fact that a far greater proportion of new housing development is proposed for this corridor than is proposed for the A33?



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SWAG will argue that the Council should be asked to revise its Transport Assessment in the Evidence Base, especially in respect of traffic projections for the A30 south west corridor and Junctions 7 and 8 of the M3 before the EiP for the following reasons.

- The emerging proposal for a major new 300 bed critical care, maternity and cancer treatment unit adjacent to Junction 7 of the M3 and Basingstoke Golf Course (SS3.11) needs to be taken into account in the TA.
- We understand that Hampshire County Council has expressed concern over the inadequacy of trip rates used for the strategic housing developments in the Plan. This is a concern that SWAG shares. We will present evidence that the trip generation rates for new housing developments are too broad and understated compared with other Local Plans and generally accepted rates, to the extent that the TA is misleading and inadequate, especially in respect of developments adjacent to Junction 7 of the M3.
- The current TA fails to address material issues with regard to the substantial increase in traffic from developments in the south west using the sub-standard bifurcation junction (Junction 8) of the M3. Would the Inspector expect the Highways Agency to attend the EiP to answer questions about the safe operation of the M3?

#### **6. Level of detail and presentation**

**6.1** Is the Inspector similarly concerned about the need for a masterplan that is not “hidden” in SPDs on the infrastructure for sewerage and transport for the 1,000 dwelling site at Basingstoke Golf Course (SS3.11), especially as approval has already been granted or is about to be granted for a further 420 dwellings on adjacent land at Kennel Farm (SS3.2) and Area N of Beggarwood?