

Appendix A – Summary of Comments from Member Briefing – 29 January 2015

Attendees:

Cllr Paula Baker
Cllr Martin Biermann
Cllr Mrs Cubitt
Cllr Ms Eachus
Cllr Roger Gardiner
Cllr Sven Godesen
Cllr Rob Golding
Cllr Ranil Jayawardena
Cllr Sean Keating

Cllr Paul Miller
Cllr Mrs Osselton
Cllr Steven Peach
Cllr Mrs Reid
Cllr Mark Ruffell
Cllr Donald Sherlock
Cllr Ian Tilbury
Cllr Chris Tomblin
Cllr Gary Watts
Cllr Keith Watts
Cllr Michael Westbrook

Plan Period

- View given that the plan should cover a shorter time period than 15 years – the NPPF identifies that 15 years is aspirational, with the requirement being for a 10 year plan
- Equally recognised that there would be no benefit in changing the plan period at this point, with concern that we may end up with no plan

Water Quality

- Queried the validity of the initial conclusions of the Environment Agency regarding the updated modelling for 850 dpa – they need to be consistent in their approach
- Concern over the amount of water quality monitoring that is actually taking place

Transport

- Transport Assessment needs to factor in new development and development taking place outside of the borough, e.g. Tesco distribution centre near Reading
- Trip rates used are too low and need to be re-visited
- Ringway needs further dualling of roads with flyovers for roundabouts as the land has been set aside
- Concern that the A33 is frequently at a stand-still and proposed works will only benefit the junctions and not the links
- Proposed improvement works do not make provision for cyclists and pedestrians
- An on-going requirement to push for Chineham station
- Concern that there are too few car parking spaces at rail stations, e.g. Overton

Brownfield Sites

- Must consider the scope for new homes on the Smiths Industries site, along with the Camrose Ground and potentially Fanum House

- Suggested that residential values are greater than retail

Densities / Yields

- Concern that higher densities should not be at the expense of quality
- Noted that terrace housing results in higher densities and can result in good quality homes
- Noted that yields for some sites have decreased over time, such as Hounsome Fields

Manydown

- 150 additional homes at Manydown may be acceptable, but not 750 extra
- Concern about the existing impact on Fiveways junction, and the scope for this to accommodate any further traffic

East of Basingstoke

- Concern that the site is too close to the incinerator and sewage treatment works
- Incinerator does not filter out nitrogen oxide
- Queried whether there was sufficient land to accommodate a further 450 homes in light of the constraints

West of Cufaude Farm

- Concern that development of the site will do further damage to the local area
- Access is poor and Cufaude Lane forms part of the National Cycleway Network whilst being an ancient North / South route with historical connections
- No access to the main road network and likely to add to congestion at the Cufaude Lane roundabout on the A33

Hounsome Fields

- Concern around infrastructure issues, including sewerage and distance to the town centre
- This site may simply attract commuters, given its proximity to the M3

Neighbourhood Plans

- Urban areas not fully engaged on Neighbourhood Plans and should be treated equally
- Increasing existing proposed numbers would be untenable for some communities
- Potential to consider a 'number' for the medium sized villages, which could be expressed as a number of homes per year