



**Basingstoke
and Deane**

Ref:
(for official use only)



Basingstoke and Deane Borough Council Pre – Submission Local Plan Representation Form

Representations should be submitted by no later than 4pm on Friday 4 October 2013:

Online at www.basingstoke.gov.uk/go/localplan

By returning this form to Basingstoke and Deane Borough Council

by post to: Planning Policy Team, Civic Offices, London Road, Basingstoke RG21 4AH

by email to: local.plan@basingstoke.gov.uk

by fax to: 01256 845200

Further guidance on how to complete the form is contained within the Statement of Procedure, available to download online at www.basingstoke.gov.uk/go/localplan

This form has two parts:

Part A – personal details

Part B – your representation(s) - please fill in a separate sheet for each representation you wish to make

PART A

Personal details (If an agent is appointed, please complete only the Title,

Name and Organisation boxes below but complete the full contact details of the agent in 2)

| | |
|----------------------------------|--|
| Title | Mr |
| First name | Anthony |
| Last name | Durrant |
| Job title (where relevant) | Parish Councillor |
| Organisation (where relevant) | Bramley Parish Council |
| Address | 2 Pond Road, Bramley Green, |
| Postcode | RG26 5UJ |
| Telephone number | 01256 882689 |
| Email address | anthony.durrant6@googlemail.com |
| Preferred method of contact | Email <input checked="" type="checkbox"/> Post <input type="checkbox"/> |

Agent's details (if applicable)

| | |
|----------------------------------|---|
| Title | |
| First name | |
| Last name | |
| Job title (where relevant) | |
| Organisation (where relevant) | |
| Who are you representing? | |
| Address | |
| Postcode | |
| Telephone number | |
| Email address | |
| Preferred method of contact | Email <input type="checkbox"/> Post <input type="checkbox"/> |

Are you responding as:

An individual
parish council

☐
☒

A town or

A district/borough council

☐

A borough councillor/MP

☐

On behalf of an organisation

☐

On behalf of a community group

☐

A landowner/developer/agent/architect

☐

Other

☐

PART B

PLEASE USE A SEPARATE SHEET FOR EACH REPRESENTATION

1. To which part of the Local Plan does this representation relate?

a. Paragraph

ALL

b. Policy

SS5

c. Policies
Map

1b

2. Do you think the Local Plan is:

a. **Legally Compliant**

(To be 'legally compliant' the Local Plan has to be prepared in accordance with the Duty to Co-operate and legal and procedural requirements. This is required by Government Guidance).

Yes ☐

No ☐

If no, please provide further detail overleaf

b. **Sound**

To be 'sound', a Local Plan should be positively prepared, justified, effective and consistent with national policy. This is required by Government Guidance.

Yes ☐

No ☒

If no, please select on which test(s) of soundness by ticking the relevant boxes below and provide further detail overleaf.

a. Tests of soundness

a. **Positively Prepared**

To be positively prepared the plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

☒

b. **Justified**

To be justified, the plan must be:
❖ *Founded on a robust and credible evidence base*
❖ *The most appropriate strategy when considered against the reasonable alternatives*

☒

c. Effective



To be effective, the plan must be:-

- ❖ *Deliverable*
- ❖ *Flexible*
- ❖ *Able to be*

monitored

d. Consistent with National Policy



The plan must be consistent with government guidance, as set out within the National Planning Policy Framework (NPPF)

b. Please give details of why you consider the Local Plan is not legally compliant or is unsound. Please be as precise as possible.

Alternatively, if you wish to support the legal compliance or soundness of the Local Plan, please also use this box to set out your comments.

Bramley Parish Council on behalf of the community do not consider this aspect of the plan to be sound. The strategy to make large settlements larger and benefit from existing infrastructure is flawed in this case. Bramley Village has expanded more than any other area within the Borough since 1984 with the most recent large scale development completed in 2010, this is referred to locally as the "German Road Estate" with over 200 dwellings providing 47% as affordable/social housing. This development was not needed to meet the local housing need in Bramley and has put considerable pressure on the inadequate infrastructure. Bramley's infrastructure is cited as a reason to develop further, however the reality is that it is already at capacity and opportunity to improve or increase, in particular the road network is limited. There is one "C" road through the village, with two minor roads, one being Cufau de Lane, leading south and a network of narrow and poorly maintained rural roads to the north. The village is a ribbon development and thus existing dwellings restrict any enlargement of the C32. The village is bounded to the south by the MoD camp and to the north by productive agricultural land. The C32 is the only east/west road north of Basingstoke thus there has been no appetite shown by Hampshire County Council to impose width or weight restrictions. The proposed developments SS3.7, 3.9, 3.8, 3.3 will create significant traffic congestion on the A33 south into Basingstoke thus the C32 will be used to avoid such delays.

The railway station and associated level crossing whilst seen by many as an advantage and reason to further develop Bramley Village is a very mixed blessing. There is no station car park, commuter traffic creates parking issues and coupled with the long duration of the crossing closure this causes severe congestion restricting movement through the village. The rural roads to the north are now "rat runs" and have become dangerous as drivers seek to avoid the crossing. When the railway is electrified and freight traffic increases the crossing will be closed far more often and for longer periods. Local services are at full capacity in addition to the transport problems thus it is argued that these facts coupled with very limited opportunity to expand the infrastructure renders Bramley Village a very poor site and unsuitable for further largescale expansion. Bramley has two conservation areas with protected views providing the last vestiges of a rural setting much valued by existing residents. Therefore development in and around the Bramley Settlement Policy Boundary is in direct contradiction to paragraphs 2.4 and 2.5 in the pre-submission documents Vision and Objectives statement. See page 4 of the supporting document for further comment.

Continue on a separate sheet if necessary

- c. Please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The local plan strategy of making large settlements even larger cannot begin to be sustainable without considerable pre development infrastructure investment. It can be seen that this allocation of 200 dwellings would contribute to the wider infrastructure problems but most importantly the very local infrastructure with its limitations would be in an unsustainable situation. The north east area of the Borough is essentially being "infilled" and setting the scene for further infill in the 2030-45 plan period. The Borough's expected/encouraged immigration must be met in a custom built development providing infrastructure and services to sustain such a large influx of people. Manydown, SS3.10, is the best and only site capable of delivering the needs of the future population without lasting detrimental affect on the existing population, who surely have a priority in the Borough. It is said that one site cannot be built at the same rate as the development of smaller more dispursed locations and that significant infrastructure would be needed to be put in place first. Evidence suggests, and policy CN5 supports, that to develop the northeast area of the Borough at the proposed rate will need significant changes to and delivery of additional infrastructure. There is no plan within the proposal to address the specific infrastructure issues, particularly the very real limitation on structural improvement, resulting from earlier development nor how a further 200 dwellings can be accomodated without serious loss of quality of life to the existing population.

Continue on a separate sheet if necessary

Please note your representation should cover succinctly all the information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at Pre-submission stage.

After this stage, further submissions will be only at the request of the planning inspector, based on the matters and issues he/she identifies for examination.

- d. If your representation is seeking a change, do you consider it necessary to speak at the examination in public?

a. No, I do not wish to participate at the oral examination ☐

b. Yes, I wish to participate at the oral examination ☒

- e. If you wish to speak at the examination in public, please outline why you consider this to be necessary.
Please note the planning inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

It is important that the Parish Council make representation on behalf of the community adding local information to the plan equation for consideration.

Continue on a separate sheet if necessary

Signature

| |
|---|
| A.W. Durrant on behalf of the parish council. |
|---|

Date

| |
|------------|
| 20/09/2013 |
|------------|

f. Data Protection Statement

In complying with the Data Protection Act 1998, Basingstoke and Deane Borough Council confirms that it will process personal data gathered from this form only for the purposes relating to the consultation. It is intended to publish responses to the Pre-Submission Local Plan consultation on the borough council's website. However, it should be noted that all personal information (with the exception of names and organisation name, where appropriate) will not be published.

Personal information will be added to the council's Local Plan consultation database and will be used to keep you informed of progress with the Local Plan and in order to consult with you further at each stage of the process to enable you to make further comments.

Personal information will also be shared with the Government appointed planning inspector (from the Planning Inspectorate), who may wish to contact you to discuss your comments and concerns, prior to formal examination of the Local Plan and supporting documents.

- a. If you wish to be notified of the Submission of the Local Plan please tick box ☒
- b. If you wish to be notified of the Inspector's Report please tick box ☒
- c. If you wish to be notified of the Adoption of the Local Plan please tick box ☒
- d. If you do not wish to be contacted at future stages of the preparation of the Local Plan please tick box ☐
- e. If you do not wish to receive email newsletters keeping you up to date on the next stages of preparation of the Local Plan please tick box ☐