



Chineham Parish Council

**Response to Basingstoke & Deane Borough Council
Draft Strategic Housing Land Availability Assessment
Version 4 May 2010**

**Chineham Parish Council
15 June 2010**



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Draft Strategic Housing Land Availability Assessment May 2010

Comments on the general issues from the SHLAA document

Chineham Parish Council is concerned that the SHLAA is not being used for the purposes for which it was devised. The SHLAA is in danger of becoming a vehicle for commercial bodies to promote their interests rather than an informative part of the planning process.

The SHLAA Scrutiny Fact Pack, dated October 2009, states in para 2.3

“The assessment is an important part of the evidence base for the Local Development Framework (LDF), but it **does not** determine whether a site should be allocated for housing development. It will identify the choices available to meet the need and demand for more housing and provide the basis for making decisions on the location of future development through the planmaking process. The determination of new housing allocations for the period up to 2026 will be made through the borough’s Local Development Framework...”

The concern is that the promotion of sites is being done within the SHLAA process, pre-empting the proper LDF process, in spite of the clear policy quoted above.

The inclusion of sites in the SHLAA is already being used in Planning discussions as a reason for development. It is apparent that officers are trying to promote decisions based on the SHLAA rather than the proper use of existing Local Plan and the future LDF.

The SHLAA is being used for purposes for which it was never intended.

Chineham Parish Council does not accept the inclusion of the Parish as part of the settlement of Basingstoke Town (SHLAA introduction 1.3.8). The Parish is separated from the town by the ring road, the railway line, two major business areas and the pattern of development in relation to adjacent parishes. Chineham is the local centre for services used by the residents of Old Basing, Lychpit and Sherfield on Loddon. Decisions on housing provision must be made taking this into account.

Chineham Parish Council disputes the requirement for the numbers demanded by the Secretary of State. BDBC should be robust in promoting the views from within the Borough on the numbers of new dwellings that can be accommodated without significant adverse impact on the quality of life for all Basingstoke and Deane residents.

There has been no serious attempt to address the problems of providing vital services for the projected numbers. The Parish wishes particularly to draw attention to the unanswered questions regarding water supply and sewage disposal. The development of sites presently with permission will bring these services up against the limits set by the water authorities.

The Water Cycle Study, while mentioning these problems, seems to have no hard proposals for solving them.



Transport to the north of Basingstoke is already grossly overloaded. The A33 is a major through route carrying traffic between the M4 and M3 motorways, as well as heavy local traffic. To put significant new developments to the north and east of the town without upgrading the A33 and the access to the north of Popley would put a serious burden on the communities in Chineham, Old Basing and Sherfield on Loddon. The same burden would be shared by residents of the new development.

The Parish is not in favour of the strategy of placing the maximum numbers of new dwellings in piecemeal infill developments. These can all too easily overload local services and amenities which were designed for the existing local population numbers. This problem is particularly acute to the north of Basingstoke where the Chineham shopping centre is already seriously inadequate for the expanding local communities.

The Parish considers that these problems can be alleviated only by "biting the bullet" and returning to the previous plan for an MDA to the **west** of the town. Were such an urban extension to be proposed for the north and east of the town the Parish Council considers that the damage to the valuable Loddon and Lyde valley landscape and the risks of building on flood plains would make such plan a most unwise.

Chineham Parish Council considers that the shape of the Basingstoke is already too 'skewed' towards a NE/SW axis.

Chineham Parish Council hopes that wherever development takes place the standards for design and sustainability will be rigorous and that the density of development will be at a level allowing a quality of life for both existing and new residents. We must resist the temptation to cram in too many units just to make up numbers dictated by central government. This will need radical new approaches to design, layout and transport infrastructure.



Comments on individual sites listed in the SHLAA document

1. Sites with planning permission

The existing planned developments at Taylor's Farm and the north of Popley are already putting pressure on amenities and services on the north margins of Basingstoke. Further developments should be permitted only if substantial enhancements are made to local infrastructure. Such enhancements must be planned and built **before** development commences.

2. Rejected sites

BAS019 - 65, 66, 67 and 68 Reading Road, Chineham. The parish council welcomes this rejection, and will seek to protect Reading Road from all "garden grabbing" development.

BAS020 - Chineham Shopping Centre. Chineham Parish Council is pleased that this ill-conceived proposal has been rejected.

3. Opportunity sites

BAS016 - Carpenters Down, Shetland Road, Popley. Chineham Parish Council takes the view that no real assessment of the yield of this site can be made before final plans are made for the improvement of the nearby A33 junction at Crockford roundabout.

BAS017 - Chineham Trading Centre, 1 Reading Road. The designation "Chineham Trading Centre" is confusing as this site has never been known locally by this name.

Chineham Parish Council hopes that this site will be developed in sympathy with the low rise, low density surrounding properties. The Parish Council will oppose any plans to increase the yield of the site by encroaching on to the adjacent open space of the verges.

BAS021 - The Hampshire Court Hotel. The Parish Council is opposed to housing on this site. The site should be reserved for future public amenity use, such as additional medical facilities as prescribed in the original Binfields Development Brief.

BAS088 - Land North of Great Binfields School. Chineham Parish Council hopes that this site will be developed in sympathy with the nearby low rise and low density housing. The Parish Council will oppose any plans to increase the yield of the site by encroaching onto adjacent open space.

BAS069 - Playing fields, Pack Lane, BAS079 – Part of Vyne School Site. Chineham Parish Council opposes development on both these sites. The Council is opposed to the loss of any playing fields at a time when health and well being issues such as exercise and sport are being much promoted by public bodies. BAS079 has an impact on Chineham residents as Chineham schools are feeders to The Vyne School. Once developed, such playing fields are lost forever; any new facilities would have to be on the edge of the expanding urban area.



Comments on individual sites listed in the SHLAA document (continued)

4. Sites with potential for housing outside the Settlement Policy Boundary

BAS098/099 - West Basingstoke MDA. Chineham Parish Council considers that this proposal has merits and should again be considered. It is felt that only an MDA can deliver the needs of all residents for well designed, integrated, sustainable surroundings with the amenities such as schools, shopping, leisure and medical facilities without overloading facilities in other areas. It is recognised that this is a most controversial proposal, but if there is to be greenfield development then it should be a planned urban extension rather than a series of unrelated smaller greenfield developments. The comments in the SHLAA regarding timescales seem to be administrative rather than practical.

No substantial sites should be brought forward without prior substantial improvements in infrastructure, especially water and transport **before development starts.**

BAS102 – Lodge Farm, BAS103 - Poor's Farm and BAS121 – East of Basingstoke.

Chineham Parish Council is opposed to any further development to the north and east of the existing urban area. Any development would add traffic to the grossly overloaded A33 and would threaten the attractive and important landscape toward the Lyde and Loddon valley.

It is noted that large parts of these sites are within the flood risk areas. Considering the flood events of recent years it seems most unwise to build in such areas.

Flood mitigation works could result in serious damage to a precious local landscape resource if new flood relief channels become necessary. The need is for more wet meadows to act as sponges for water, not the destruction of existing ones.

Development in the Lyde/loddon flood plain could cause irreversible changes to areas of important biodiversity such as the Wildmoor reedbeds. Changes to the character of an EU recognised important salmonid river and its landscape in the face of Environment Agency objections seems perverse.

The development of these sites would add yet more pressure to the congested and inadequate Chineham Centre, which is already servicing a much greater population than that for which it was designed.

OL002 - Redlands. Chineham Parish Council is opposed to any further development to the north of the existing urban area. Any development would add traffic to the grossly overloaded A33 and would threaten the attractive and important landscape toward the Lyde and Loddon valleys.

BAS107 – Razor's Farm. Although Chineham Parish Council is opposed to the northward expansion of the urban area it is felt that possible planning gain could make Razor's Farm an exceptional case.

The Parish Council has long taken the view that the proposed Chineham railway station would be better situated on the west of the line, rather than in the attractive woodland between Chineham and Taylor's Farm. Any development on Razor's Farm should be conditional on the provision of the railway station, with adequate car and cycle parking, access for buses, pleasant landscape screening and room for expansion. It is considered that the rest of this site is not suitable for residential development. It could perhaps be an opportunity for small business use. Any development should not go north of BAS107 and access to this site should be only from the business parks to the south.



Comments on individual sites listed in the SHLAA document (continued)

BAS122 - Cufaude Farm. This site is also in the countryside on the margin of the urban area and Chineham Parish Council opposes development on this site. This development must mean an upgrade to Cufaude Lane, opening a through route to Bramley. This would mean radical changes to the N/S traffic flows and open up the already congested services in Chineham to users from the Bramley area.

It is unlikely that with the investment in infrastructure needed for this proposal that development would be limited to the proposed site. Development of BAS122 would be the start of expansion to the north with no natural boundary before Bramley itself.