



ROOKSDOWN PARISH COUNCIL – MANYDOWN RESPONSE – 17/00818/OUT

Rooksdown Parish Council is very concerned about the scope, efficacy and fairness of the consultation that has been undertaken. Given that these proposals will affect all residents within the parish, we do not believe that sufficient residents within Rooksdown have received any direct communication from B&DBC about this proposed development. We are concerned the views of these local residents should be properly considered and taken into account.

Roundabout / Tree Line Path

Rooksdown Parish Council consider the additional lane out of the estate as unnecessary, and sending the wrong message. In combination with the loss of tree line this would have a strong negative impact on the aesthetic of the estate both from an external appearance aspect and the effect on nearby dwellings - as well as the loss of an attractive separated pathway for pedestrians.

Rooksdown Parish Council feel the lane provision in and out of the estate is sufficient in combination with the Roundabout/traffic light schemes proposed and strongly urge that the 2 lanes in and out remain as they are.

Timing of Facilities / Services

Rooksdown Parish Council urges that the provision of additional traffic throughput at the new Rooksdown junction be considered a top priority within the programme of works, delivered early to accommodate increased traffic from the outset - and not delivered after increased traffic throughput is generated.

Travellers site

Rooksdown Parish Council believe that the plans have misled the residents and have not been fully communicated in the consultation period and drop in sessions with no visibility as to the location of the traveller and gypsy site.

If residents were made aware of this at the earliest opportunity, an understanding of this would have been forthcoming.

Country Park

Access to the country park for local residents is not clear and specifically to the residents of parts of Rooksdown. There is nothing in the plans for access across the A339, be it a bridge or pedestrian crossing.

The A339 is a very busy and fast route from Basingstoke to Newbury. No consideration has been given to the safety of people looking to access the country park.

Traffic calming

It would appear no consideration has been given to the traffic congestion that is going to be significantly increased around the A339 / Rooksdown area.

The plan for a link road through the new development to the A339, where most of the vehicles will come to, as this will be the most direct route to junction 6 of the M3, Chineham, Reading etc, will increase the traffic congestion, pollution due to additional stationary vehicles and increased noise for local residents.

Already heavy with traffic and HGV's and with a current speed limit of 60mph on the A339 entering Basingstoke, this will need to be reduced before Rooksdown Avenue, as if the proposal is to have a roundabout and queues very likely, then an increase in the number of road traffic collisions will be most likely.

Road size/ widths

Rooksdown Parish Council would like the Manydown project team to consider making the majority of the roads within Manydown wide enough to accommodate parking on at least one side of the road while maintaining traffic flow in both directions. This will be especially important on the spine road leading through Manydown. Within Rooksdown we have experienced this being an issue, especially around Rooksdown's main access road, Park Prewett.

The Manydown project team should also consider implementing double yellow lines from day one to ensure traffic flow is maintained.

Construction Traffic

Rooksdown Parish Council would urge the Manydown team to plan appropriate construction traffic routes to minimise the impact of construction traffic during the development.

Construction traffic can cause significant issues for residents especially early in the morning, late and night and during the weekend.

Rooksdown Parish Council would like to see construction traffic kept away from all occupied residences and routes planned in detail well in advance of the occupation of the dwellings.

The number of homes

The guidance figure for the number of homes is within the plan is given as approximately 3,400 although a figure of approximately 3,200 are under direct control, and the remainder are third party. An upper limit should be stated (e.g. not more than ...) which should not be exceeded, as the allowed variance is not otherwise explicit.

Urban Centres

The provision of two urban centres is thought to be excessive.

Rooksdown has a centre and with a similar population can support one convenience food shop but we understand the other businesses have some difficulty in maintaining viability. This has led to the additional units being adopted for community use rather than commercial use.

Very careful consideration of the mix of provision must be given to ensure that any commercial premises are sustainable. The local community should be polled as to what they would like and the appropriate businesses encouraged.

Sewerage / Drainage

Rooksdown Parish Council understands that the plan for foul sewerage will increase the load on the pipes under the town centre which are at near capacity. There is no evidence within the plan that the town centre will be able to handle the extra load. If pipework upgrades through the town centre, there is likely to be significant and long term disruption to Basingstoke's town centre traffic flows

Rooksdown Parish Council would like assurance in the plans against the risk of groundwater flooding (as seen in Buckskin in 2014).

Manydown Farm

Rooksdown Parish Council would like to ensure that Manydown Farm is maintained as a visitor resource.