

**MINUTES OF THE EXTRAORDINARY MEETING OF ROOKSDOWN PARISH COUNCIL  
HELD IN THE COMMUNITY CENTRE, ROOKSDOWN,  
ON MONDAY 30 MARCH 2015 COMMENCING AT 7:00PM**

Present: Cllrs Mahoney (Chairman), Botten, Lovett & Mason

In attendance: Mark Glendenning (HCA) Dean Stephens and Johnathan Headland  
(David Wilson Homes)

Also present: 1 member of the public

**125/14 TO APPOINT A COUNCILLOR TO TAKE THE MINUTES**

Councillor Mahoney was appointed to take the minutes of this meeting in absence of the Clerk.

**126/15 APOLOGIES FOR ABSENCE RECEIVED**

Cllrs Cook & Bound

**127/15 DECLARATIONS OF INTEREST RELATING TO ANY ITEM ON THE AGENDA**

Councillors were reminded of their responsibility to declare any disclosable pecuniary or non pecuniary interest(s) which they may have in any item of business on the agenda.

None

**128/14 TO AGREE TO DISCUSS & REVIEW PLANNING APPLICATION OF  
15/00537/RES, SO THAT A DECISION CAN BE MADE AND COMMENTS CAN BE  
SENT TO BASINGSTOKE & DEANE**

Reference: 15/00537/RES

Location: Land North Of Park Prewett (Phase 1) Aldermaston Road Basingstoke  
Hampshire

Proposal: Reserved matters application for Phase 1 for erection of 300 dwellings for the appearance, landscaping, layout and scale (Pursuant to outline planning permission 13/00579/OUT for up to 585 new dwellings, open space provision and landscaping) | Land North Of Park Prewett (Phase 1) Aldermaston Road Basingstoke Hampshire.

Date: Extension for comments granted until 7 April

Comments: RPC **object** to the Reserved Matters planning application as per the formal response below. This decision was unanimously agreed by the council (despite concerns expressed as this response may impact our relationship with David Wilson Homes).

In connection with the Reserved Matters for the above planning application RPC have examined the plans in detail and we have a good knowledge of the proposed development of this site by David Wilson Homes.

DWH should be commended for their level of engagement on a regular basis with the Parish Council and residents in Rooksdown in shaping their proposals.

In general terms we do not have any objections to the proposed residential development as a whole.

We are however **objecting to the application** on one single point this being - that even before this proposed development HCC and Atkins (transport consultants for DWH) acknowledge that the A339 Roman Road roundabout (junction A) is significantly over capacity. The current design for mitigation fails to accommodate traffic growth in the future, even without the addition of any traffic from the proposed development.

The capacity at the Roman Road roundabout is clearly already over capacity – It is very obvious that this being one of the two main entry and exit points for this new development will be unable to support the increased number of resident vehicles.

RPC believe that significant work needs to be carried out on the A339 roundabout before any further development is approved that will increase traffic numbers.

We have grave concerns about the current overcapacity at this junction and the many near misses that have been observed.

Immediate improvement is required to cope with the current levels of traffic.

Whilst we offer our general support to the RM proposal some additional observations are listed below.

#### **1 The stretch of Park Prewett Road from the entry point Rooksgate travelling towards the Community Centre along Park Prewett Road.**

Although some mitigation has been included to deal with the current parking and traffic issues, we are still concerned that the proposed works do not deal with all the safety and traffic issues that are currently experienced with traffic movement through Rooksdown.

#### **2 The number of access points during construction**

Site access for the initial build will be via the A339 along Park Prewett Avenue & Park Prewett Road. RPC would be supportive of a 3rd access point during the construction phase via Rooksdown Lane crossing 'The Spinney area' at a location where there are no trees - which would therefore not impact the TPO in that part of development.

There are already 3 other points where Rooksdown Lane crosses 'The Spinney' in this stretch of the development so this would not be out of character and a condition could be included to restore the area as part of the overall landscaping work to be undertaken as part of the new development.

#### **3 The number of permanent access points for residents to enter and leave the proposed development**

There are already 3 other points where Rooksdown Lane crosses 'The Spinney' in this part of the development. One for entry to the Saxon Wood School, one for entry to Thames Water pumping station and one for access to Nightingale Gardens. There are also at least an additional 4 points where the road crosses 'The Spinney' from the A340 into Rooksdown. Consideration should be given for another permanent access point for the residents via Rooksdown Lane. This would not be out of character to the rest of Rooksdown Lane or the Rooksdown development as a whole.

#### **4 Control of the timing of working hours and of deliveries to the site**

RPC wish to ensure that conditions are included which specify the control of the timing of working hours and of deliveries to the site.

Bullet points of the discussion

- The Reserved Matters application relates to the provision of 300 houses in the first phase, with the remainder being covered in a further phase
- The application/discussion is with reference to the appearance, materials, landscaping etc
- Site access for the initial DWH phase of the build will be via the A339, along Park Prewett Road via the site access close to Norrie Court
- Dean Stephens and Johnathan Headland took Parish Councillors through the main points of the RM application - pointing out the changes which have been made following recommendations in Urban Design / consultations
- Additional parking has been created with access from Park Prewett Road, mainly for the residents of the houses opposite (immediately down from Norrie Court on PP Road)
- Dean Stephens and Johnathan Headland took Councillors through the layout of the roads and the plans for the trees. Additional discussion was about bin stores.
- Lighting – will be installed as part of the development and the lights will be operational following installation as part of the ongoing development
- Roads – will be constructed and finished as part of the development and finished properly as part of the ongoing development
- Discussion around the overcapacity of A339 Roman Road roundabout & the current design for mitigation which fails to accommodate traffic growth in the future, even without the addition of any traffic from the proposed development.

General RPC comments:

RPC believe that immediate improvement to the A339 Roman Road roundabout is fundamental to cope with even the current levels of traffic and for the long term plans & continued development and growth of Rooksdown (including this DWH development).

Even the DWH consultants in their reports as part of the RM application say that the improvements that have been suggested (having a dedicated left turn from Rooksdown Avenue for approx 6 cars) will have very little impact on the over capacity of this junction. They suggest that a much larger scheme funded by HCC is required.

**There being no further business the meeting closed at 8.45pm.**

Signed..... Date.....