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BASSETT PLAN CONSULTATION RESPONSE ON AREA AND MAKE UP REQUEST TO BE HEARD

Please take this letter as a request to be heard by an independent inspector on the Bassett Plan. As this is stage one of the plan and the council are consulting on area and make up alone we concentrate on this matter for this response.

We will make further representations on the exact text of the plan showing how it should not be found sound at the correct point in time.

For the avoidance of doubt we represent and own many properties in the ward.

Area

We are concerned that the area included into the Bassett Plan is too large and sweeping therefore creates ambiguity. Bassett is a mixed area with many differing density ranges.

Recently and upon adoption of the Local Plan the inspector noted that due to its accessibility Bassett could accommodate further development.

The draft Bassett plan notes densities at odds with much of Bassett therefore the model used is not correct to the area as a whole. The area should be broken down into the correct zones and noting the correct densities for each zone, and where density levels are low the plan should encourage development to meet Core Strategy Policies (CS5).

Areas such as the Flower Roads have a density similar to that noted in for such areas in CS5 (50-100dph) therefore further development opportunities are restricted, whereas areas towards the Chilworth Roundabout should be noted as being able to accommodate further development to help the City's housing shortage as noted in the Annual Monitoring reports.

The plan needs to sit aside the Core Strategy and cannot contradict therefore the inspector's comments on the area and the Core Strategy Policies act as the starting point.

It is clear from the plan no Core Strategy analysis has taken place to identify development, as development should be encouraged in areas around the top of the avenue in order for the plan to comply with CS5 and to be found sound. The plan is seeking densities of 17dph in Bassett, which is lower than the majority of the ward as exists therefore at odds and shows how the whole purpose of the plan is to BLOCK.

This plan does not conform with local plans and regional strategies and county structure plans and cannot be found sound due to this, it is apparent that this plan is about blocking development by noting unrealistic densities which are not CS compliant.

CS5 DENSITY TABLE

Density	Residential	Accessibility (PTAL value)*
Low	35 - 50dph	1 & 2
Medium	50 - 100dph	3 & 4
High	Over 100dph	5 & 6

Make Up Of Plan

We are concerned with the make up of the plan and the levels of transparency such a plan can be afforded thus defeating the objectives of a transparent council. The ward member Les Harris notes on his register of interest freemasonry.

When coupled with the text of the document it becomes apparent this plan could be shrouded in secrecy rather than being transparent. Local businesses are only allowed to attend meetings through invite thus showing an attempt to stop investment from local businesses or encouraging investment from certain companies while actively discouraging investment from others.

A quorum of three members is not enough to represent a large ward such as Bassett consisting of 13,139 people (census). A low quorum may be purposefully added to enable those involved in the plan to have ultimate power without transparency and without truly representing the 13,000 + residents of the Ward, over 2000 of which are students.

This quorum is not enough to provide transparency and will not reflect the make up of the ward.

This is not a neighborhood plan this is a ward plan and does not meet the tests of a neighborhood plan. Our request to be heard at a hearing stands.

Yours Sincerely

Max Holmes