

Shape the future of South View Your neighbourhood Your say

Find out more at the South View public exhibition
The Vyne Community School
Monday 8 March and Tuesday 9 March from 4pm until 8pm.



If you would like to comment on the options:

- please complete the enclosed questionnaire and send it back to us using the FREEPOST address at the back of this leaflet
- complete the questionnaire online at www.basingstoke.gov.uk/go/southview.

The closing date for feedback and to return questionnaires is **5pm Wednesday 24 March 2010**.



*Basingstoke
and Deane*

What's happened so far?

An area to the north of Basingstoke railway station has been earmarked in the Local Plan for future dwellings (shown outlined by a blue line on the aerial photo on the front page). This area includes Vyne Road car park, the former allotments site adjacent to Lyford Green as well as sites owned by Network Rail and other landowners.

Last year the council put forward an idea for developing the whole of the site for housing and flats and consulted the local community. There was an exhibition on this proposal at The Vyne Community School in March and April 2009. The comments we received were concerned about a number of impacts on the local area including:

- overdevelopment
- the character of any development, and its relationship to the conservation area
- general traffic impact
- parking
- loss of green space
- availability of infrastructure and local facilities.

We listened to what you had to say and have gone back and looked at the impacts of development on local facilities and infrastructure in a document we're calling the 'Strategic Overview'. This shows that there are some existing difficulties in Norden ward but that these issues can be addressed through infrastructure improvements. The Strategic Overview can be viewed on the council's website at www.basingstoke.gov.uk/go/southview.

Options for the future

How has the council responded to your concerns?

Since the consultation last year, the council has decided to take a step back in relation to the land that it owns. We've looked at various options for the future of the land the council owns at the former allotments site next to Lyford Green and Vyne Road car park (shown outlined in red on the aerial photo on the front page). This will allow us to see how the future of the council land can best fit into the wider allocation site. We've also looked at how we can address your concerns on the land the council owns:

- Open space – some of the options provide open space to help meet the shortfall in the area.
- Amount of development – we are now only proposing two storey houses rather than a mix of houses and flats. This will reduce the number of dwellings on council owned land.
- Transport – one of the options keeps Vyne Road car park as it is. Some of the other options have lower numbers of houses which will have less impact on the local road network.

This current consultation asks for your views on a number of different options outlined on the following pages ranging from 'no change' to providing areas of open space and houses.

At this stage we are **ONLY** seeking views on the future of the council-owned land at Vyne Road car park and the former allotments site. We are **NOT** seeking your views on the other land in the wider allocation site as this land is not owned by the council.

Option 1

Former allotments site -
leave as is



Key principles of this option:

- 'No development'
- Keeps as natural green space
- No housing provided
- Footpaths would be retained

Option 2

Former allotments site -
create more open space



Key principles of this option:

- Creates a neighbourhood park when combined with Lyford Green
- Could include a range of play equipment, a formal park, a community space and natural green space
- No housing provided
- Footpath links through the site to be improved

Option 3

Former allotments site – houses only



Key principles of this option:

- Provides a mix of affordable and private houses
- The houses would be two storey in height
- Footpath links through the site to be retained
- Includes additional open space to be combined with Lyford Green

Option 4

Former allotments site –
mix of houses and a park



Key principles of this option:

- As Option 3 but with an increased area for a public park

Option 5

Vyne Road car park –
leave as is



Key principles of this option:

- 'No development' option
- Retains car parking north of railway line
- Sense of openness retained

Option 6

Vyne Road car park – houses only



Key principles of this option:

- Provides a mix of affordable and private houses
- Two storey in height
- The location and design of the housing would respect the setting of the South View Conservation Area which lies to the north of the Vyne Road car park
- The car park could be relocated elsewhere within Basingstoke town centre

Option 7

Vyne Road car park – mix of houses and decked car park



Key principles of this option:

- Provides a mix of affordable and private houses
- The houses would be two storey in height and sited and designed to respect the setting of the Conservation Area
- The decked car park would keep some public car parking north of the railway line but the balance would be relocated elsewhere in the town centre
- The scale and appearance of the decked car park would need to be carefully addressed to limit its impact on the surrounding area

What happens next?

The council will take into account your views and then prepare a strategy for the future of the two sites it owns this summer.

Any development in the future will not take place without a full planning application and public consultation.

Further discussions will need to take place in the future with the landowners of the adjoining sites, such as Network Rail, regarding the prospects for their land.



Have your say

This is your opportunity to help the council decide the future of the land it owns at South View.

If you would like to be kept informed about progress, please include contact details on your questionnaire.

For further information visit www.basingstoke.gov.uk/go/southview

Email: neighbourhood.dev@basingstoke.gov.uk or call 01256 845492.

Please send your completed questionnaire or write to us at:

South View consultation

Basingstoke and Deane Borough Council

FREEPOST BZ97/1

Basingstoke

RG21 4GA

or complete the questionnaire on line at

www.basingstoke.gov.uk/go/southview

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