



# Newsletter

Focusing on the future of our borough

VISION  
SPECIAL

Summer 09

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## Helpful guide

A community guide to the Local Development Framework has been produced to explain what is happening and why. It is designed to give ward councillors, community groups and organisations the information they need to get their communities engaged in planning for the future of the borough.

Order your copy today by calling 01256 844844 or log onto [www.basingstoke.gov.uk/planning/ldf](http://www.basingstoke.gov.uk/planning/ldf)

## Welcome

Welcome to new and existing readers of the Local Development Framework newsletter. Regular subscribers will know that the council has to produce a plan which will become the blueprint for how the borough will change and develop up to 2026. Through this newsletter we have been giving updates about all the research commissioned and where we are in the process.

We have now got to a crucial pre-planning stage where the council and its partners will have to make important decisions that will affect YOUR borough in the future.

This special edition tells you what's happening and, for our regular subscribers, provides an update on the reports and technical evidence which give the background to our plan for the future.

For more information visit [www.basingstoke.gov.uk/planning/ldf](http://www.basingstoke.gov.uk/planning/ldf)

## Focusing on the future: what's happening?

Two important documents are being developed by the borough council and its partners which will set a vision and key ambitions for the borough. The vision will be a statement about what we want the borough to be like in the future, by 2026, and the ambitions will tell us specifically how we are going to do this.

### 1. Local Development Framework (LDF).

This will be part of a statutory 'development plan' for the borough against which planning applications will be judged. It will contain the policies and blueprint for how the borough will develop in the future including major strategic housing, community and business developments.

### 2. Sustainable Community Strategy.

This will set out how we are going to focus community services to meet our vision and ambitions. The borough council, county council, police, health services, hospital, educational bodies, businesses, local voluntary and community groups will work together to make this happen as part of the Local Strategic Partnership (LSP) for Basingstoke and Deane.



*Basingstoke  
and Deane*



## Designer sketches the future

In May, Wayne Hemingway (pictured), best known as an outspoken commentator and broadcaster on design matters, helped spark debate and discussion among civic leaders and the heads of some of the borough's top organisations about the vision and ambitions for the area.

The designer now works with local partnerships on regeneration projects and moving their areas forward and was a guest speaker at the annual Local Strategic Partnership (LSP) conference.

The conference challenged those attending to look at how Basingstoke and the borough must change and adapt to ensure its future success.

[www.basingstokelsp.org](http://www.basingstokelsp.org)



## Draft vision

Rather than starting with a blank piece of paper, the council and its partners have undertaken lots of research and commissioned reports to understand what is needed now and in the future. They have also talked to residents and community organisations to produce a draft vision and key ambitions which are locally distinctive for the area. This is set out below:

**In 2026 Basingstoke and Deane's people, communities, and businesses will be flourishing and enjoying an excellent quality of life, which has been improved by well planned growth and a positive attitude to change. Regenerating our towns and estates and enriching the character of our villages and outstanding countryside will support Basingstoke as a major vibrant centre, leading the north Hampshire agenda and fulfilling an influential role in the region.**

Find out how we will do this and let us know if we have got the key ambitions and priorities right for the borough at [www.basingstoke.gov.uk/planning/ldf](http://www.basingstoke.gov.uk/planning/ldf)

The vision and key priorities will be particularly important in determining future planning applications, as they will be judged partly on the extent that they meet the overall vision and priorities.



## The next steps

What you and your communities tell us at this early stage will help the council to produce a consultation draft document which will be called the 'Core Strategy Preferred Approach'. This document will include the proposed vision for the borough and specifically what we will do to achieve it. It will also include a strategic overview of key development areas for housing, business or community development. At the end of the year the council will consult with borough residents, business and organisations on the preferred approach.

This is just the beginning. Compiling a detailed blueprint for the borough will take time. There will be more opportunities for the public to have their say on the ideas and plans as they are developed by the council and its partners.

End November 2009 to end January 2010	Public consultation on initial thoughts and ideas for the future of Basingstoke and Deane. This is known as the 'preferred approach'.
September 2010	Public consultation on draft Core Strategy following feedback on the preferred approach. This is known as the pre-submission document.
January 2011	Submission of the final Core Strategy to the Planning Inspectorate for 'examination'.
October 2011	Adoption and approval of the Core Strategy.

## Fill out our questionnaire

We have produced a questionnaire of 12 statements, based on the draft vision, to give people a chance to tell us what is important to them.

What are **YOUR** important priorities for the future of the borough. Get on-line and fill in our questionnaire at [www.basingstoke.gov.uk/planning/ldf](http://www.basingstoke.gov.uk/planning/ldf) or call 01256 844 844 for a copy. This will help shape the vision and ambitions for the borough.



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# The Evidence

## Evidence base update

As highlighted in previous editions of this newsletter, the Local Development Framework (LDF) must be based on robust evidence. We have therefore been working for some time on preparing a range of studies which are crucial in the preparation of the LDF.

Further information on these studies is available at:  
[www.basingstoke.gov.uk/go/evidencebase](http://www.basingstoke.gov.uk/go/evidencebase)

### **Strategic Housing Land Availability Assessment (SHLAA)**

This identifies potential sites for meeting the housing needs of the borough. The SHLAA does not allocate land for development and should not be taken as an indication that the sites listed will be allocated for development. A revised draft SHLAA is available on our website at: [www.basingstoke.gov.uk/go/SHLAA](http://www.basingstoke.gov.uk/go/SHLAA)

This revised draft will be updated following checking by our councillors for any factual inaccuracies. The next update of the report will go to committee in September. The SHLAA will be reviewed on an annual basis through the Annual Monitoring Report (AMR).

### **Water Cycle Study**

This assesses the likely impact of development on both the water environment and the capacity of water related infrastructure. It assists in determining the most sustainable locations for development. The production of the phase two report is almost complete and will be reported to our councillors shortly.

### **Transport Assessment**

This assesses the ability of transport networks to accommodate future development. It assists in determining the most sustainable locations. Work is ongoing and will be reported to councillors shortly.

### **Strategic Flood Risk Assessment (SFRA)**

This assesses the extent of flood risk across the borough. Additional mapping of critical local drainage areas for surface water is complete. Guidance for planning applicants is currently being prepared to ensure planning applications are supported by sufficient information on drainage.

### **Neighbourhood Housing Stock Analysis**

This assesses the housing needs and existing housing provision in Basingstoke and the surrounding areas. The final report is now complete and available on our website  
[www.basingstoke.gov.uk/go/housingstock](http://www.basingstoke.gov.uk/go/housingstock)

### **Employment Land Review**

This identifies the characteristics of our existing employment areas and assesses the future demand and supply of employment land across the borough. The final report is complete and available on our website at: [www.basingstoke.gov.uk/go/employmentland](http://www.basingstoke.gov.uk/go/employmentland)

It is recognised that additional updates may be needed in light of new forecasting information reflecting changes in the economic climate.

### **Sustainability of Settlements**

This assists in the arrangement of settlements into a hierarchy, based upon settlement characteristics, availability of key facilities and access to local services. The assessment is being finalised, taking into account the findings of the other evidence base studies and an update of information on local facilities and services. The final study is due to be completed in August 2009.

### **Rural Housing Study**

This assesses housing needs and existing housing provision in the borough's rural areas. A postal survey has been sent out and completed by residents in rural parishes. A stakeholder consultation event is due to take place in the middle of September, with the study being completed in October 2009.

### **Renewable Energy Study**

This assesses the potential to accommodate renewable energy within the borough and ensures new development contributes to this. This is a joint piece of work between Basingstoke and Deane, Hart and Rushmoor councils. Consultants have been appointed to undertake the study and aim to complete the work by the end of September 2009.

### **Green Infrastructure Study**

This identifies opportunities for introducing green corridors within developments to improve environmental quality. A desktop study of existing information is due to be completed in autumn 2009. A strategy will then be developed to support the Core Strategy and other documents.

### **Biodiversity Study**

This identifies potential biodiversity constraints and opportunities. An appraisal of the main potential development areas around Basingstoke is underway. The aim is to complete all fieldwork by August and report during the autumn 2009.

# The Evidence

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## Evidence base in detail

As each of the evidence base studies are concluded, we thought it would be useful to cover them in a bit more detail to provide an overview of the findings. In the last edition of the newsletter (Spring 2009) we looked at the Retail Study. In this edition we focus on the recently published Employment Land Review.

### Employment Land Review

The Employment Land Review assesses:

- how the local property market and economy are performing at the moment
- what employment growth is expected in the future
- what such growth means in terms of employment land and floorspace needs
- how current and planned employment land provision can accommodate these needs.

A full copy of the study is available on our website at: [www.basingstoke.gov.uk/go/employmentland](http://www.basingstoke.gov.uk/go/employmentland)

In summary, the study highlights the following in respect of the borough's economy and employment land:

- There is significant potential for economic and employment growth in the borough's economy.
- Overall the borough is unlikely to need to identify or allocate new employment land. However, gains and losses of office space need to be monitored to identify any changes in trends and to prevent a shortfall in provision.
- There is no justification for additional industrial or warehousing land and it is more likely that there will be a need to consider some changes of use of industrial/warehousing land using monitoring and market evidence. However, this needs to be done carefully on a case by case basis as there is still demand for warehousing premises in particular.
- The large majority of the borough's existing employment areas are considered to be well defined, make a distinct contribution to the employment land offer in the borough and should be retained.
- Basing View is key to the achievement of a shift of office provision to the town centre. However, the redevelopment of the area needs to address a number of issues, including the need for fresh investment that embraces a mixture of uses.
- There is a need for flexibility in the future policy approach to employment land, based on market evidence, including the potential for alternative supporting uses in employment areas.

The Employment Land Review will be combined with the findings from the earlier 'Economic Growth and Employment Land Requirements in North Hampshire Study' and used to develop the appropriate approach to employment land in the Core Strategy.

## Saved Local Plan policies

In the first edition of the newsletter (Autumn 2008) we explained that the current Local Plan policies within the Basingstoke and Deane Borough Adopted Local Plan (1996-2011) would expire in July 2009.

We have however sought approval from the Secretary of State to 'save' certain policies until our LDF is in place.

The Secretary of State has recently approved the deletion of eight policies within the Adopted Local Plan with effect from 18 July 2009. These deleted policies are as follows:

- Policy D1 - Levels of New Development
- Policy D3.6 - Reading Road Allocation
- Policy D3.13 - Carpenters Down Allocation
- Policy D7 - Essential Residential Accommodation in the Countryside
- Policy E4 - Ancient Monuments /Archaeology
- Policy E5 - Historic Parks and Gardens
- Policy E8 - Water Environment
- Policy EC9 - Retail and Commercial Leisure

All other policies within the plan are now 'saved' and will continue to be used to determine development proposals until the LDF is adopted.

Further information on saved policies is available on our website at: [www.basingstoke.gov.uk/go/localplan](http://www.basingstoke.gov.uk/go/localplan)

## South East Plan update

The final adopted South East Plan is now available using the following link:

[www.gos.gov.uk/gose/planning/regionalPlanning/815640](http://www.gos.gov.uk/gose/planning/regionalPlanning/815640)

The South East Plan sets out the vision for the future of the South East region up to 2026, focusing on key topics such as housing, transport, employment and the environment. We will need to ensure that our LDF takes account of and supports the approach set out in the South East Plan. With the adoption of the South East Plan, the Hampshire County Structure Plan Review 1996-2011 has been deleted.



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The Evidence