

SHAPING THE FUTURE- The Basingstoke and Deane Local Development Framework Newsletter

Issue 3: Spring 2009



*Basingstoke
and Deane*

WELCOME

Welcome to the third edition of Basingstoke and Deane's Local Development Framework Newsletter.

The Local Development Framework (LDF) will guide future planning and development across the borough. It is being prepared according to guidance laid down by central government and key aspects will be subject to independent examination.

In this edition, we provide an update on the many studies we have been working on which will help guide the LDF. We also introduce the next stage in the preparation of the Core Strategy.

We hope you find this newsletter useful and would welcome your views on what you would like us to cover in future editions.

CORE STRATEGY - PREFERRED APPROACH CONSULTATION



In previous issues of this newsletter we outlined our work in producing a Core Strategy, which began with the publication of an Issues and Options document in February 2008.

The Preferred Approach version of the Core Strategy follows on from the initial Issues and Options document. It will set out our Preferred Approach for what we anticipate will be the key aspects of the Core Strategy, namely:

- The vision and key ambitions for the borough by 2026.
- The potential locations for major development required to be delivered in the borough by 2026.

This version of the Core Strategy will be publicly consulted upon in the Autumn 2009.

The comments we receive from the consultation will then help to inform the next stage of the Core Strategy. This will be the 'pre-submission' version which will be a fully worked up draft of the Core Strategy, including policies.

Further updates on the timescale for producing the Core Strategy will be provided in future editions of this quarterly newsletter.

EVIDENCE BASE UPDATE

As previously highlighted, it is important that there is a robust evidence base in place to guide the preparation of the LDF. We are therefore working on a whole range of studies which will assist us in planning the future of the borough. Further information on the evidence base is available on our website at:

<http://www.basingstoke.gov.uk/planning/ldf/evidencebase/>

This brief summary will help to identify studies that may be of particular interest.

Strategic Housing Land Availability Assessment (SHLAA) - to identify potential for meeting the housing needs of the borough. The SHLAA does not however allocate land for development and should not be taken as any indication that the sites listed will be allocated for development. Consultation on a draft SHLAA took place between September-October 2008. The comments received have been reviewed. An update on the SHLAA will be **reported to Members in June**. The SHLAA will be updated on an annual basis through the Annual Monitoring Report.



Water Cycle Study - to assess the likely impact of development on both the water environment and the capacity of water related infrastructure to assist in determining the most sustainable locations for development- The production of the Phase 2 report is **ongoing** and will be **reported to Members once the final report is signed off by the Steering Group**.



Strategic Flood Risk Assessment (SFRA) - to assess the extent of flood risk across the borough. Draft report and mapping of flood risk from rivers, groundwater and localised sources such as sewers is complete. Additional mapping of critical local drainage areas in relation to surface water is **ongoing and due for completion in summer 2009**.

Housing Stock Analysis - to assess housing needs and existing housing provision within the urban areas. The findings of the review will be **reported to Members in June 2009 and will be published subsequently**.

Employment Land Review - to identify the characteristics of our existing employment areas and assess the future demand and supply of employment land across the borough. Technical work on Phase 2 is now **complete**. The findings of the review will be **reported to Members at the end of April and the full report will be published subsequently**.

Transport Assessment - to assess the ability for transport networks to accommodate future development and to assist in determining the most sustainable locations. A significant amount of work has now been undertaken on the Transport Assessment which is **due for completion summer 2009**.



Settlement Sustainability - to assist in the arrangement of settlements into a hierarchy, based upon settlement size and access to local services. Work is ongoing to finalise the assessment, taking into account the findings of the other evidence base studies. The findings of the review will be **reported to Members at the end of April. The report is due to be published in May 2009**

Rural Housing Study - to assess housing needs and existing housing provision for the borough's rural areas. Consultants have recently been appointed to undertake this work and the study is expected to be **completed by September 2009**.

Renewable Energy Study – to assess the potential to accommodate renewable energy within the borough and to ensure new development contributes to this. This is a joint piece of work between Basingstoke and Deane, Hart and Rushmoor. **A brief for the study is currently being developed.**

Green Infrastructure Study – to identify opportunities for introducing green corridors within developments to improve environmental quality. **Initial scoping of this work is ongoing.**

EVIDENCE BASE IN DETAIL

As each of the evidence base studies are concluded, we thought it would be useful if we covered them in a bit more detail to provide an overview of the findings.

Retail Study



In this edition we focus on the recently published Retail Study. A full copy of the study is available on our website at: <http://www.basingstoke.gov.uk/planning/ldf/evidencebase/RetailAssessment.htm>

National guidance in Planning Policy Statement 6 (PPS6) on Town Centres requires Local Planning Authorities to undertake a Retail Assessment. This must consider and provide guidance on:

- the need for new retail floorspace
- deficiencies in the provision of retail
- the capacity of existing centres to accommodate new development
- identify retail centres within the borough and define their role to ensure vitality and viability
- undertake a healthcheck of key retail centres

The study was undertaken by consultants, Strategic Perspectives, specialists in this area of work. The study highlights the following in respect of the borough's retail centres.

- Basingstoke is a vital and viable town centre, which has benefited significantly from the opening of Festival Place. There is, however, a limited provision of high quality fashion retailers and more specialist independent retailers. A more diverse offer would assist in attracting more customers.
- There is a need to ensure that physical improvements are undertaken to The Malls in Basingstoke.
- The 'Top of Town' area of Basingstoke makes an important contribution to the diversity of the town and its role should be maintained and enhanced, particularly in respect of small, independent stores.
- There is a need to identify and allocate sites on the edge of Basingstoke town centre for new retail-led mixed use development.
- The other district and local centres at Brighton Hill, Chineham, Overton, Tadley and Whitchurch are successfully fulfilling their retail role.

The Retail Study will be used to develop the appropriate town centre/retail approach in the Core Strategy and will assist in understanding shopping patterns and behaviour.

SOUTH EAST PLAN UPDATE

The South East Plan is the Regional Spatial Strategy. It sets out a vision for the future of the South East region up to 2026, focusing on key topics such as housing, transport, employment and the environment.

The Government is currently considering a revised version of the Plan and a final South East Plan is due to be approved soon. It will then become the statutory regional guidance for the region and part of the Development Plan for Basingstoke and Deane.

We will need to ensure that our Local Development Framework supports the approach set out within the final South East Plan and is 'in general conformity' with it.



LEARNING FROM EUROPE

In June 2009 we will join with twin towns; Euskirchen and Quakenbruck in Germany, Braine-l'Alleud in Belgium and Alençon in France to share ideas about sustainable development. The conference will focus on learning about how services are delivered in the other countries and the new methods that are being piloted on topics such as tackling climate change, increasing recycling, building more sustainable homes and providing public transport. At the end of the conference, an action plan will be drawn up looking at practical ways sustainable development initiatives can be taken forward by each of the areas, which will hopefully include some longer term partnership projects. The event is being funded by the European Union, following a successful partnership bid by the twin towns.

GET INVOLVED

We are keen for as many people as possible to be involved with the LDF. We have therefore set up a database of people who wish to be consulted and kept up to date with what is happening.

If you are not already on this database, and would like to be added, please contact us at ldf@basingstoke.gov.uk, or by phoning 01256 845796 or 01256 845750

YOUR NEWSLETTER!

This is your LDF newsletter so please let us know if there is something that you would like us to cover in future editions.

Email us at: ldf@basingstoke.gov.uk