



# Examination of the Basingstoke and Deane Local Plan (2011 to 2029)

## **STATEMENT OF COMMON GROUND**

between

MUSE Developments

And

Basingstoke and Deane Borough Council (Local Planning Authority)

Local Plan Policy: SS8 Basing View

August 2015

## Introduction

- 1.1 The purpose of this Statement of Common Ground is to outline proposed updates to Submission Local Plan Policy SS8: Basing View which have been agreed by the borough council and Muse Developments, the council's development partner for the regeneration of Basing View.
- 1.2 Through this document a number of changes are proposed to the emerging Local Plan policy and the supporting text. Where changes are proposed, the new text is underlined and the old text is ~~struck through~~.
- 1.3 At the exploratory meeting in December 2014, the Inspector indicated that he would like to see further detail on the Local Plan's proposed strategic sites, including Basing View, and suggested that, in line with national guidance, an inset map should be produced to provide more certainty on what development will happen, where and when.
- 1.4 To assist the Inspector at the examination, a draft inset map has been agreed through relevant discussion. This is reflected in the updated policy, the amendments to which are intended to provide both additional information in support of the inset map and improve clarity. Whilst recognising that further information will become available as the regeneration of Basing View develops, the indicative inset map and policy identifies the overall approach to the site, particularly in relation to suitable land uses and access issues.

## Proposed updates to Policy SS3.8

### Policy SS8 – Basing View

Basing View will be regenerated as a 21<sup>st</sup> century business ~~park~~ location and will be protected as a high quality strategic employment site for employment use (B1 class). It ~~and~~ will support the role of Basingstoke town by encouraging economic prosperity and inward investment.

The regeneration of Basing View will fulfil its potential through a partnership approach and will seek to deliver the vision for the area. Development proposals will therefore be permitted which:

- a) Establish Basing View as one of the borough's primary focuses for employment through the provision of premier sustainable business facilities (B1 use);
- b) Support regeneration through the provision of complementary mixed uses such as retail, hotel(s), residential (including serviced apartments), education, medical facilities leisure uses and restaurants<sup>4</sup>;

<sup>4</sup> ~~Uses such as retail, hotel(s), residential (including serviced apartments), leisure uses and restaurants.~~

- c) Make efficient and effective use of under used/vacant land;
- d) Utilise sustainable design and construction methods and provide on-site low carbon energy generation where feasible and viable;
- ~~e) Address the potential use of non car modes to access the site and mitigate the increased use of the site on the wider highway network.~~
- e) Deliver a total of approximately 300 dwellings at Basing View;
- f) Secure the provision of facilities for cyclists, pedestrians and public transport to access Basing View in a safe and convenient manner, including integration with the town centre and railway station and the necessary mitigation works for the wider highway network;
- g) Achieve a high standard of design and contribute towards the delivery of a high quality public realm.

Development will be permitted in accordance with the following provisions for each sub area as shown on the Basing View Inset Map (Figure ??):

i) Area A (Downtown): the area will be developed for a mix of town centre uses including retail, residential and leisure uses, while retaining a strong office presence. Development should be in line with Policy EP3 which defines the western end of the site as falling within the town centre boundary. Development will be expected to be of high design quality to reinforce the area's status as a gateway to Basing View and the town centre.

ii) Area B (Midtown): the area will be developed primarily for office uses and will include a hotel, small scale complementary retail, leisure and restaurant uses with a new urban open space in a central location to act as a focal point for the development.

iii) Area C (Uptown): the area, which includes the Gresley Road triangle site, will be developed primarily for B1 uses but may include residential development and small scale complementary leisure, retail, restaurant, medical and educational use.

4.69 Basing View, the boundary of which is defined on the Policies Map, is a key asset for the borough and the regeneration of this business district is of vital importance to the commercial future of the town and borough. The Employment Land Review (ELRA) identifies the role of Basing View in delivering sustainable economic development in the borough, highlighting that the success of Basing View and other town centre investments is key to this aspiration by making more efficient use of land and being accessible by non-car modes (specifically public transport). The regeneration of Basing View also provides a key opportunity to deliver high quality B1 accommodation which will meet modern business requirements. to create accommodation akin to that on a business park (well specified office space close to the strategic highway network) offers the greatest scope to fulfil Basingstoke's future as an office hub. As a business location, it benefits from excellent public transport and highway links and is located close to Basingstoke town centre's retail, cultural and leisure facilities. The Commercial Property Market Study (2013) identifies Basing View as one of eight key investment potential sites in the Enterprise M3 LEP area.

4.70 However, the image of the area, together with limited supporting uses and inadequate office stock has held back improvements in the past resulting in high vacancy rates and a poor environment for business. Basing View is competing with other business locations within the borough and elsewhere and is struggling failing to attract new occupiers, falling short of its full potential. Therefore, in order to improve the image of the site and achieve a development which meets modern business requirements it will be important to ensure that new development achieves a high standard of design both in relation to the individual buildings and the public realm. This will be facilitated by features such as active frontages and high quality hard and soft landscaping.

4.71 In light of the findings of both the Employment Land Review and the Enterprise M3 Commercial Property Market Study the council and its development partner are proactively working to realise the potential of Basing View and re-establish the area as the borough's premier sustainable business location. The establishment of a partnership with Muse Developments is leading to some significant investments and a landowner masterplan is currently being developed in line with Policy SS8 and the Inset Map.

~~4.71~~ ~~A small part of the western end of Basing View will be considered as 'edge of centre' for retail uses as it falls within 300m of the Primary Shopping Area. Part of the Basing View site is within the Basingstoke Town Centre boundary where town centre uses, other than retail, will be permitted. The remainder of the Basing View site (excluding the Gresley Road Triangle) will be considered as an edge of centre location for all town centre uses other than retail, in light of the aspirations to regenerate the sites in its entirety to deliver a sustainable business location.~~

- ~~4.72 In light of the findings of both the Employment Land Review (2014) and the Enterprise M3 Commercial Property Market Study the council and its development partner are proactively working to re-establish the area as the borough's premier sustainable business location. The establishment of a partnership with Muse Developments is leading to some significant investments.~~
- 4.72 Market analysis and initial masterplanning work has demonstrated that there is a robust case for the regeneration of Basing View as a sustainable urban business location with the potential to capitalise on its excellent transport links and proximity to the town centre. The inclusion of complementary land uses, including retail, residential, hotels, leisure and restaurants will serve the office based business community, inject new life into the area and broaden the range of employment opportunities. The potential currently exists for provision of approximately 300 new residential units without prejudicing the primary economic and employment role of the site.
- 4.73 ~~The regeneration of this area will be phased over an approximate 20 year period in accordance with the provisions of Policy SS8 and the Basing View Inset Map to create three distinct character areas, namely Downtown, Midtown and Uptown, which reflect the proximity to the town centre, accessibility and the different land uses within each area. and will be guided by a Supplementary Planning Document, to be prepared through working closely with the local business community and through liaison with the LEP, residents and the appointed development partner.~~ Improving the public realm, introducing an appropriate mix of uses (including residential), improving pedestrian accessibility and wider links to the town centre will revitalise Basing View and create a more attractive and welcoming environment. It is anticipated that the regeneration of Basing View would realistically contribute up to 20,000 square metres of new Class B1 floorspace to the local economy during the plan period. upon completion that a regenerated Basing View would contribute up to a further 4,000 jobs to the local economy during the plan period
- 4.74 The western end of the Downtown area lies within Basingstoke Town Centre boundary where town centre uses will be permitted. The remainder of the Basing View site (excluding Gresley Road Triangle) will be considered as an edge of centre location for town centre uses, reflecting the aspirations to regenerate the site in its entirety to deliver a sustainable business location. The exception to this is retail proposals which should be located within the defined town centre boundary and then in edge of centre locations which, for retail purposes, are limited up to 300 meters from the primary shopping area. Small scale complementary retail may be permitted outside of the town centre boundary where this supports the regeneration aspirations.
- 4.75 The feasibility of low carbon technologies on site, including district heating and CHP on site should be explored and incorporated into the redevelopment proposals if both feasible and viable. Any schemes for district heating and CHP

should be designed to enable further connection and extension of the network to take place.

- 4.76 The regeneration of Basing View will make a major contribution to the local economy by attracting businesses and creating new employment opportunities at the site. The Highway Authority will therefore require ~~a Transport Assessments Strategy~~ to accompany development proposals ~~at the site to address the potential use of non-car modes to access the site, and, identify highway mitigation measures to demonstrate how they can be accessed by all modes of transport including walking and cycling, and improve integration with the town centre and railway station where possible. As a part of future improvements, changes to the wider highway network may also need to be secured through appropriate mitigation measures. It may also be necessary to consider Network Rail's proposals for a flyover to separate train movements and reduce delays for services from the South coast to Reading, the Midlands and the North, with those on the main line between London and the South coast. This should consider the opportunities to provide enhanced connections across the railway lines to the north of the site for all modes of transport.~~

### Implementation and Monitoring

The policy will be implemented through:

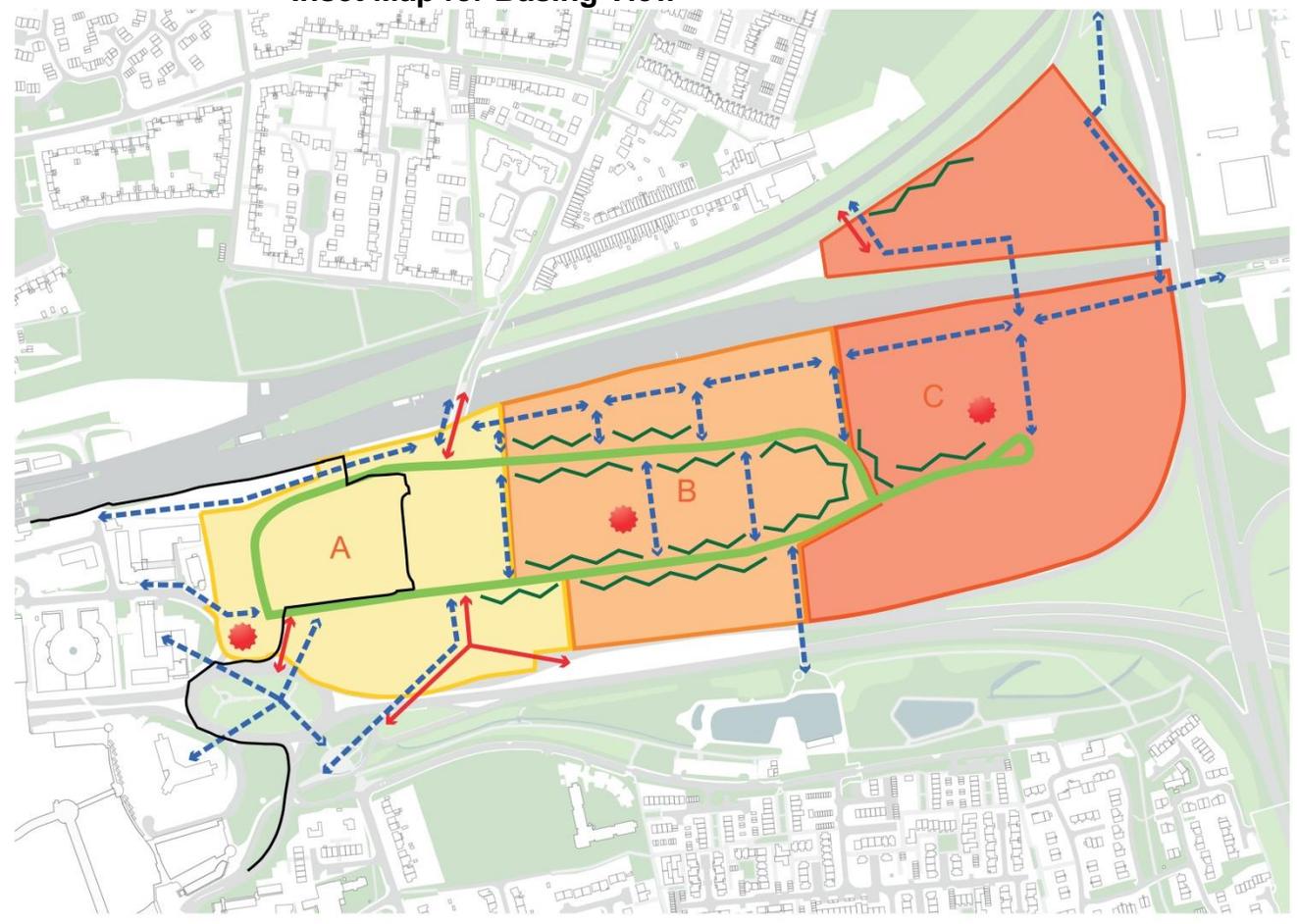
- ~~the preparation of a SPD to provide further guidance on the delivery of Basing View, and~~
- the determination of planning applications for proposals on Basing View.

The policy will be monitored through:

- ~~the determination of relevant planning applications, and in accordance with any additional monitoring established in the SPD.~~
- The Annual Monitoring Report

# Inset Map for Basing View

- KEY
- Downtown sub-area
  - Midtown sub-area
  - Uptown sub-area
  - Vehicular access
  - Pedestrian and cycle links
  - Key movement corridor (all modes)
  - New open space (approximate location)
  - Improved public realm / street frontage
  - Town centre boundary



Scale 1:2500

