



Basingstoke  
and Deane

# Priority action plan: Planning for the future



## Introduction

This priority action plan sets out the actions that Basingstoke and Deane Borough Council will take to deliver on the Council Plan priority:

“Planning for the future”

This plan also includes the measures and targets that will be used to monitor the delivery of this priority over the financial year 2021 to 2022.

### Sub-priorities



#### Sub-priorities

- Promoting more sustainable and better transport options and connections
- Shaping high quality sustainable communities
- Well-designed, well-built, good quality homes
- Supporting jobs and business growth
- Securing the future of the hospital

## Executive commitments

Cabinet has identified the following executive commitment to achieve this priority:

- Town Centre Strategy £0.12 million 2020/21, £0.28 million 2021/22 and £0.10 million future years.

## COVID-19 adjustments to this priority

The way that residents, workers and visitors move around the borough is likely to be significantly different in the new normal. With increased walking and cycling and reliance on private transport. Recovery plans have included changing road layouts to accommodate and improve increased walking and cycling.

The COVID-19 pandemic and subsequent recession will be a challenge for the local economy. The borough economy has previously shown resilience during recessions due to its diverse range of industry sectors and its physical and cultural assets. It will be important to continue to show and support this resilience going forward.

We will continue to conduct health and safety inspections to ensure public safety and encourage consumer confidence. This will directly contribute to the recovery of our hospitality and retail industry.

COVID-19 is having a significant impact on the council’s finances, with the largest impact forecast to be in 2020/21 and an ongoing impact in later years, with the severity of this in terms of reduced income and increased costs depending on the depth and length of the recession that follows from the initial pandemic, lockdown and resulting actions.

## Partnership activities

Basingstoke and Deane Borough Council cannot plan for the future on its own and local and national partners will be key to our success. The council will work with partners from many organisations, including the following, in order to achieve this priority:

- Hampshire County Council
- Basingstoke Area Strategic Partnership
- Housing Associations
- Enterprise M3 Local Enterprise Partnership
- Hampshire Hospitals NHS Foundation Trust
- NHS North Hampshire Clinical Commissioning Group
- Hampshire Health and Wellbeing Board
- Invest in Hampshire
- Department for International Trade
- Highways England
- Natural England
- Ministry for Housing Communities and Local Government
- Homes England
- Department for Transport
- Manydown Garden Communities LLP and Manydown Development Vehicle LLP
- Urban & Civic
- The Wellcome Trust.

## Promoting more sustainable and better transport options and connections

The transport strategy includes the need for a network of high quality and direct public transport routes across Basingstoke, along with improvements for cyclists and pedestrians, and scope to accommodate for future changes in technology.

The council has set aside funding with support from our partner Enterprise M3 Local Enterprise Partnership to provide cycling and pedestrian safety and access improvements to the underpasses at the Norn Hill and Basing View junction, on Basing View.

Other strategic issues include considering the role of park and rides or new stations at Chineham and Oakley whilst ensuring the borough's existing railway stations are accessible with parking available. At a more local level, the role of car clubs should be considered as well as additional electric vehicle charging points.

There are various activities and plans being discussed for the use of land around junction 7 of the M3 and this will be an important area of focus in terms of highways impacts and improving connections with the town centre and railway station.

## Actions

### Actions to achieve the sub-priority

	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024
Continue to work with HCC on delivering improvements to road infrastructure	✓			
Continue to work with HCC on identifying opportunities to create safer and more connected cycling and walking routes	✓	✓		
Improve the cycling and pedestrian connectivity between Basing View and the town centre	✓	✓		
Explore opportunities for e-bikes and/or e-scooters schemes in the town and investigate further investment into the electric vehicle charging point network across the borough	✓	✓		
Investigate how to deliver improved bus services, particularly for those groups we are supporting back into work who may not have access to private vehicles	✓	✓		
Include consideration of highways impacts and requirements in review of potential use of land around junction 7 of the M3	✓	✓		
Work towards development of a mass rapid transport network	✓	✓	✓	✓
Include policies to support sustainable travel in the Local Plan update	✓	✓	✓	✓
Explore opportunities for a new transport hub in the Station Approach area of Basingstoke town	✓	✓	✓	✓
Work with infrastructure providers and business community to facilitate wider shift to more flexible working and reduced road commuting	✓	✓	✓	✓
Parking and access schemes	✓	✓	✓	✓
Make improvements to town centre car parks, including Central and Vyne Meadow	✓	✓		

## Measures and targets

Measure	Baseline	2021 to 2022 Target
Cost of service (contract cost vs usage)	Variance based on previous year	Variance based on previous year
Average number of passenger journeys by route per capita by ward	What has been done to improve or maintain service, or explanation of increase/decline where this has been out of our control	What has been done to improve or maintain service, or explanation of increase/decline where this has been out of our control

## Shaping high quality sustainable communities

An important aspect of shaping high quality sustainable communities will be to ensure a greener future, working towards becoming a leading authority on carbon neutrality.

Conserving the borough's physical and cultural assets will also be important as the borough continues to change.

On Manydown North, we are working to finalise the section 106 agreement and achieve outline planning consent by spring 2021 and working with the Manydown Development Vehicle to agree the Manydown Standard.

We are also promoting the Manydown South vision for inclusion in the Local Plan review.

There will be renewed focus on the delivery of good quality sustainable housing in the town centre including Basing View and new sites identified as part of the Town Centre Strategy.

Ensuring all new affordable housing will help us meet a range of identified needs by size, type, tenure and affordability and carbon emissions minimised/neutral.



## Actions

### Actions to achieve the sub-priority

	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024
Work with partners to identify key projects and develop proposals ready for any available funding	✓	✓	✓	✓
Work towards adoption of a new Local Plan	✓	✓	✓	✓
Local Plan issues and options consultation	✓			
Consultation on a draft Local Plan		✓		
Publication of a submission draft Local Plan			✓	
Local Plan submission				✓
Local Plan examination and main modifications				✓
Local Plan adoption				✓
Manydown North – undertake a lessons learned exercise to inform plans for Manydown South	✓			
Manydown North – finalisation of the section 106 agreement	✓			
Manydown North – development of an affordable housing prospectus	✓			
Manydown North – development of the overarching business plan	✓	✓		
Manydown North - development of a Manydown Homes Standard to ensure new homes at Manydown North are well-built and designed to achieve high environmental standards including energy and water saving (climate change and air quality strategy)	✓	✓		
Manydown South - work in collaboration with adjoining landowners, to support planning of infrastructure at Manydown South	✓	✓	✓	✓
Manydown South – provide Manydown South representation to the local planning authority's issues and options consultation	✓			
Basing View – development of up to 300 residential units in accordance with the Local Plan	✓	✓		
Identify future residential development sites through the Town Centre Strategy	✓	✓		

## Measures and targets

Measure	Baseline	2021 to 2022 Target
Major planning applications determined (%) within the statutory timelines, (excluding any separate Planning Performance Agreements)	62.50% (2019/20)	72.00%
Minor planning applications determined (%) within the statutory timelines, (excluding any separate Planning Performance Agreements)	68.48% (2019/20)	75.00%
Other planning applications determined (%) within the statutory timelines, (excluding any separate Planning Performance Agreements)	81.12% (2019/20)	90.00%
Number of planning appeals allowed / lost (as % of overall planning appeals)	26.67% (2019/20)	33.00%
Investigate enforcement complaints with target number of working days from receipt: <ul style="list-style-type: none"> <li>• Priority 1 – site visit within 2 working days</li> <li>• Priority 2 – site visit within 5 working days</li> <li>• Priority 3 – site visit within 20 working days</li> <li>• Priority 4 – site visit when workloads and resources allow</li> </ul>	N/A	Achieved
Programme - Manydown	Green	Ongoing (2021/22)
Manydown North Project - Private sector partner contracted for Manydown North	Green (2019/20)	Complete – July 2020
Manydown North Project - Delivery vehicles operational (March 2019)	Green (2019/20)	Complete – July 2020
Manydown North Project – Outline planning permission for Manydown North granted (finalisation of s106)	Amber (2019/20)	To complete by March 2021
Manydown North - Delivery vehicle for Manydown North successfully supported to enable the agreement of the Overarching business plan and phase 1 business plans	Green (2020/21)	Aug 2021

Measure	Baseline	2021 to 2022 Target
Manydown South - Delivery of evidence based to support initial infrastructure planning of Manydown South, for inclusion in next local plan - submission to issues and options stage	Green (2020/21)	Complete – Nov 2020
Manydown South - Delivery of evidence based to support initial infrastructure planning of Manydown South, for inclusion in next local plan - submission to draft plan stage	Green (2020/21)	Winter 2021
Manydown programme - government funding opportunities progressed and funding utilised (ongoing and delivery dates as per individual funding streams)	Amber (2020/21)	Ongoing (2021/22)

## Well-designed, well-built, good-quality homes

We want to ensure that there is a range of different options for people to access the housing they need and desire.

A target of a minimum of 300 new affordable homes per annum (as determined by the Local Plan) is required and we have exceeded that target for the last two years.

We will ensure that affordable housing secured through planning agreements is demonstrably and sustainably tailored to meet local needs – in terms of size, type, location and tenure of new delivery.

Within those 300 affordable homes we will ensure that quality homes for rent are affordable and let to local people in need through our Choice Based Lettings scheme whilst also undertaking activities and initiatives to increase accessibility to low cost home ownership.

We want to ensure that we use any affordable housing contributions received from developers as off-site contributions to best effect, by meeting evidenced and prioritised needs.

The council has launched its £580,000 Own Home Loan scheme which will see up to 20 households take advantage of a loan funded through previous developers contributions to help them buy their first home.

## Actions

Actions to achieve the sub-priority	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024
Investigate existing housing standards and determine standard necessary for the new Local Plan	✓	✓		
Manydown South allocation included in the new Local Plan				✓
Work with partners to identify key projects and develop proposals ready for any available government funding	✓	✓	✓	✓
Roll out a new Own Home Loan scheme to 20 households in need	✓	✓		
Funding additional social rented units at Park Heights, Wella Road, Basingstoke using S106 affordable housing monies	✓			
Complete new Chineham House Scheme using S106 affordable housing monies	✓			
Identify a development partner for up to 300 residential units on Basing View	✓	✓		
Use S106 affordable housing monies to bring back into use Viabes Farm Cottages to let to local people in need	✓	✓	✓	

## Measures and targets

Measure	Baseline	2021 to 2022 Target
Total number of new homes delivered in the year (net)	1,574 (2019/20)	850
Total number of new affordable homes (build started)	718 (2019/20)	N/A
Total number of new affordable homes (build completed)	502 (2019/20)	300 homes
Number of new housing schemes (overall project) delivered through council land or initiatives (excluding Manydown)	3 (2019/20)	Tba
Number of total new housing units (individual homes) delivered through council land or initiatives (excluding Manydown)	27 (2019/20)	Tba
Number of new affordable housing units delivered through council land or initiatives (excluding Manydown)	27 (2019/20)	Tba
Own Home Loan scheme	20 households to receive a loan	20 households to receive a loan
40% of all new housing (on above threshold sites) will be affordable	N/A	Achieved

## Supporting jobs and business growth

**Economic recovery is a priority for the council and its partners.**

**We will:**

- Build on our strong record of economic development to deliver a range of initiatives as well as administering emergency funding to businesses affected by COVID-19.
- Support residents to access the labour market through comprehensive employment support programmes including Employment and Skills Plans for major developments.
- Promote and market the borough as a place to invest and to visit.
- Support a business incubation and acceleration programme.
- Extend the use of The Borough Basket to provide small businesses with the opportunity to sell online.

Investing in local employment and commercial centres leads to inward investment and protects high value jobs and so we will continue to do this.

To date the regeneration of Basing View has generated:

- £175 million of third party investment
- Created 1,700 new jobs
- Generated £11.53 million of capital receipts and additional rental income of £1.1 million for the council.

During the period of this plan the council's development partner will work towards obtaining planning permission for the redevelopment of the Leisure Park.

The retail and leisure sectors have been impacted by the pandemic but the council is committed to supporting these sectors by developing a new Town Centre Strategy to protect its future viability and vibrancy. A team of leading consultants has been appointed to advise and support the council in delivery of this ambitious strategy.

Jones Lang LaSalle (JLL), the council's property consultant has provided a report on Basingstoke's competitive position. It reviews, interrogates a range of data including demographics, education, culture as well as market demand for a range of uses including residential, business premises, leisure and health services. The report provides a SWOT analysis and gaps in order to inform future placemaking and identify opportunities for the property investment portfolio, having regard to market demand.

JLL is also instructed to provide strategic advice on the council's property investment portfolio so that it can be repositioned to best match market trends and provide the council with an appropriate capital and income return. The advice will include recommendations on how the investment portfolio performance can be benchmarked.

## Actions

### Actions to achieve the sub-priority

	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024
Overall: Development and implementation of economic recovery framework including the creation of an economic recovery board	✓			
People theme: Enabling residents to access the skills they need to find sustainable employment locally, including through the development of a tri-borough youth hub, subject to funding	✓	✓		
People theme: Support businesses to access the right skills support for their business, including utilisation of the apprenticeship levy and the Kickstart programme	✓	✓	✓	✓
People theme: Work with developers to utilise opportunities, through Employment and Skills Plans, for major developments to create job opportunities, work experience, apprenticeships and qualifications for local residents	✓	✓	✓	✓
Business support theme: Improve business support by promoting the use of the existing support available, exploring possibilities of expanding existing services and establish new business incubation and acceleration programmes	✓	✓	✓	
Sector theme: Continue to work to maximise the opportunities offered by Root21, DeskLodge and the 5G Living Lab to create a thriving digital tech hub	✓	✓	✓	
Sector theme: Develop an overarching sector support framework that will encompass new market opportunities, access to capital (skills and finance), research development and innovation, enterprise development and access to land	✓	✓		
Technology and infrastructure theme: Creation of a 5G cluster and accelerator to support the commercialisation of 5G applications	✓	✓	✓	
Technology and infrastructure theme: Develop an e-commerce platform for local businesses and explore development of a 'Buy Basingstoke' B2B portal	✓	✓		
Technology and infrastructure theme: Review the council's property strategy to identify and maximise investment opportunities in response to COVID-19, including opportunities to develop speculative Grade A office space and to create new co-working sites	✓	✓	✓	✓

Actions to achieve the sub-priority	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024
Town centre theme: Develop and implement a new Town Centre Strategy to improve the attractiveness of our town centre and the resilience of businesses who operate there	✓	✓	✓	✓
Place Marketing theme: Develop the Love Basingstoke portal to showcase Basingstoke as a great place to work, live, visit and invest in	✓	✓		
Place marketing theme: Work with partners to proactively identify inward investment leads, working to place the borough at the forefront of FDI considerations	✓	✓	✓	✓

## Measures and targets

Measure	Baseline	2021 to 2022 Target
% of BDBC workforce starting apprenticeships (including employee up-skilling) in the past 12 months	0.58% (2019/20)	2.30%
Net number of new business starts annually (business births minus business deaths) – contextual measure	85 (2019)	N/A
One year survival rates of newly born businesses – contextual measure	91.1% (2019)	N/A
Number of residents on out of work benefits – contextual measure	3,883 (2020 average)	N/A
Number of apprenticeships starts achieved by residents of Basingstoke and Deane	530 (2018/19)	Annual increase
Number of Employment and Skills Plans delivered	0	2
Number of businesses involved in The Borough Basket	tbc	20% increase

Measure	Baseline	2021 to 2022 Target
Number of businesses supported directly, including response to enquiries, grant support and visits	tbc	tbc
Number of businesses supported through incubation services (subject to funding being secured)	n/a	tbc
Number of residents supported through the youth hub (subject to funding being secured)	n/a	tbc
Social media engagement through business and place marketing channels	tbc	Increase of x%
Project - regeneration of Basing View: creating new commercial (offices, hotels, restaurants, retail and bars) and residential space	Green (2019/20)	On plan
Project – regeneration of Basing View: completion of the Eli Lilly office pre-let to protect circa 400 high value jobs	Not previously reported on	Feb 2021
Project – regeneration of Basing View: Secure planning permission for the re-development of Norden House and undertake site clearance (completed). Secure funding for speculative development to create temporary and circa 450 permanent jobs	Not previously reported on	August 2022
Annual Business Plan adopted by Executive Committee for Basing View	In progress (2019/20)	Achieved
Project – regeneration of Basing View: Number of sites with new or significantly refurbished accommodation for commercial use (offices, hotels, restaurants, retail and bars) and residential space (Basing View)	5 (2018/19)	7

## Securing the future of the hospital

The government has announced that there will be a major new hospital located either near junction 7 of the M3 or on the site of the existing hospital.

A review is needed to understand the various activities and plans for use of land around junction 7 of the M3. This includes proposals for a new medical campus, current planning proposals, the Manydown South vision and associated infrastructure.

A consultation on a council vision for land north of M3 at junction 7 will inform the final vision.

The vision will be used to engage with relevant funders and strategic partners, forming the basis for discussions with key infrastructure providers including Hampshire County Council, Highways England, Natural England and Hampshire Hospitals NHS Foundation Trust and other public health bodies.



## Actions

### Actions to achieve the sub-priority

	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024
Assist Hampshire Hospitals NHS Foundation Trust to assess potential sites	✓			
Support public and partner engagement programme	✓			
Support a clinical assessment of health needs	✓			
Support development of an outline business case for a new hospital	✓	✓		
Support evaluation of the existing hospital site as the location for a new hospital	✓			
Develop, consult and finalise a vision for land north of the M3 at Junction 7		✓		
Include consideration of a new hospital facility in review of potential use of land around Junction 7 of the M3	✓	✓		
Secure the hospital site with all necessary consents				✓
Include consideration of a new hospital facility and the re-use of the current hospital site in Basingstoke within the Local Plan update	✓	✓	✓	
Construction of new hospital commences				✓

## Measures and targets

Measure	Baseline	2021 to 2022 Target
Support CCG with its consultation in relation health service provisions	N/A	Met
Provide pre-application planning advice	N/A	Ongoing
Undertake wider partnership working with authorities and organisations involved in the process of securing the hospital	N/A	Ongoing

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