



*Basingstoke
and Deane*



NORTH BASINGSTOKE ACTION PLAN



Adopted as Supplementary Planning Guidance on 17 July 2003

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1.0 Introduction

1.1 This Action Plan has been prepared to co-ordinate the continued regeneration and development of the North Basingstoke area (defined as the area bounded by the A339 to the south and west, the A33 to the east and open countryside to the north). It was prepared in tandem with the preparation of the Local Plan Review and forms part of the Plan itself (appendix 5). The Action Plan was adopted as supplementary planning guidance by the Borough Council on 17 July 2003. The Council will ensure that the Action Plan is kept under Review and will bring forward further revisions for consultation and adoption as appropriate.



1.2 The North Basingstoke area is undergoing a process of change that has given rise to a number of social, economic and environmental issues that need to be addressed. The area also contains existing and planned development projects on a major scale, which have the potential to tackle some of these issues and bring about significant community benefits through regeneration and renewal.

1.3 Considerable work has already taken place by the local community, the Borough Council and its partners in formulating proposals to address key issues within the area, and through the formulation of development briefs for sites such as North of Popley, Popley Fields and Park Prewett.

2.0 Vision, Aims and Objectives

2.1 The vision for the Action Plan is to improve the economic, social and environmental well-being of the north Basingstoke community through a mix of regeneration, environmental enhancement and major new development schemes involving consultation with the Local Strategic Partnership and the community.

2.2 More specifically, the North Basingstoke Action Plan provides the framework for achieving the following aims and objectives:

- the successful integration of facilities for the new and existing communities
- the co-ordination of service provision within the area through partnership working in areas including health, education, community safety and transport
- to maximise and spread the environmental, social and economic benefits arising from specific development schemes to benefit the whole community
- to improve accessibility and movement within the north Basingstoke area, and to enhance public transport links to the town centre
- provision of sustainable urban extensions to Basingstoke Town on land allocated in Local Plans
- respecting natural and built environment through the implementation of development proposals and environmental and other regeneration schemes
- co-ordination of the various regeneration and development schemes to ensure their implementation in accordance with an agreed timetable/phasing programme

3.0 Role of the Action Plan

3.1 Action Plans are expected to focus on areas of change where site-specific policies are needed to guide development such as 'Area Master Plans' - comprehensive plans for a major area of renewal or development

3.2 An Action Plan for North Basingstoke is seen as the opportunity to pull together the many proposals being put forward for the area in an overall 'Master Plan' including the North of Popley Way / Popley Fields sites, the Aldermaston Road Triangle and the former Beechwood Lodge / Caribbean Club site, the Hospital and Park Prewett, new Local Plan allocations at the former Hospital Golf Course and Trumpet Junction and proposals for the regeneration of the John Hunt of Everest Community School.

3.3 The redevelopment of the John Hunt of Everest school site is seen as a catalyst for the regeneration of the area and will have social, economic and environmental benefits for the Popley community.

- 3.4 The Action Plan is a framework document that seeks to help guide and co-ordinate development within the area at a strategic level. It provides additional information to that which is set out in the Local Plan, and refers to more detailed site based development briefs that have been, and are being, prepared. In adopting the Action Plan as Council Policy, it has become a material consideration in consideration of proposals for the area. This approach sits well with the work on the Local Plan Review.

4.0 The Action Plan Area – Baseline Information

- 4.1 The Action Plan area lies within the northern part of Basingstoke. It includes the area of the town north of the Ring Road: A339 (Basingstoke to Newbury Road) encompassing the Popley housing area between the A33 (Basingstoke to Reading Road) in the east to the A340 (Basingstoke to Tadley/Aldermaston road) in the west and the land at Rooksdown, Park Village and the North Hampshire Hospital complex, including the Aldermaston Road Triangle site.
- 4.2 The North Basingstoke area is bounded and bisected by major transport corridors. The southern boundary of the area is the A339 dual carriageway. The A33 to the east and A340 to the west are key north south transport corridors linking Basingstoke with Reading and Tadley respectively. The following sections of the Action Plan provide an explanation of the baseline (current) situation within the Action Plan area.

The Existing Communities

- 4.3 Popley lies in the eastern half of the Action plan area and comprises over 3,400 households living in mainly terrace properties. Work first began on the construction of the new housing in 1966 as part of the London overspill and includes shopping parades, public houses, community centres, health and education facilities, churches, and recreation areas. The population of Popley is approximately 13,000 with many of the residents having lived in Popley since it was first built. Under the right to buy legislation approximately 50% of the former Council stock is now in owner occupation with the remainder managed by Sentinel Housing Association.
- 4.4 Rooksdown lies in the western half of the Action Plan area and is a much newer community, comprising residential development built since the mid 1990s on the site of former hospital and health facilities. There are approximately 500 dwellings built so far on the site, and the community is planned to expand significantly with the continuing development of the Park Village site. Facilities are currently very limited as the planned local centre for the area lies within the core of the Park Village development, a phase that has yet to be constructed. A temporary doctor's surgery has been provided on the site, pending the construction of the local centre.

The Development Sites

- 4.5 There are seven major development sites within the Action Plan area, each of which is allocated for development in either the Adopted Local Plan or the Local Plan Review. These sites, identified on the above Plan, are located within the Rooksdown/Park Village or Popley areas. Some development opportunities have arisen through redevelopment of existing sites and buildings, although most development sites are greenfield, taking the form of urban extensions to Basingstoke Town. Each site is briefly described below, moving from West to East through the Action Plan area.
- 4.6 The Rooksdown/Park Village area includes the North Hampshire Hospital and offices of the hospital and primary care trusts. To the north lies St Michael's Hospice, and Parklands Hospital which provides acute and long-term Mental Health Care. The ambulance station for Basingstoke is also based in this area. The former Park Prewett Hospital site (known as **Park Village**) is allocated in the Adopted Local Plan (Policy H2(v)) for a development of up to 1,250 dwellings, resulting from the conversion and redevelopment of hospital buildings and development on agricultural land within the grounds. A development brief has been prepared. There are already 500 dwellings within this area, built on parts of the former hospital complex and adjoining land.
- 4.7 The Local Plan Review allocates two extensions to the Park Village site, namely the **former Park Prewett Hospital Golf Course site** (Policy D4.11), and the **Trumpet Junction site** (Policy D4.9). The former golf course is currently vacant and being used for grazing, whilst the Trumpet Junction site is an area of land reserved for highways development, which is now surplus to requirements, comprising young trees and scrub.
- 4.8 Between the Hospital Complex and the A340 lies the **Aldermaston Road Triangle site**. This was allocated in the Adopted Local Plan (Policy SH14) for car sales, servicing and filling station purposes, however this use is no longer being promoted. The site is currently vacant and is allocated in the Local Plan Review (Policy D4.5) for mixed uses, including residential. A planning application for the erection of a hotel, public house, drive through restaurant, health and fitness club and 58 flats on this site was called in by the Secretary of State for determination during 2002. The application was refused on various grounds, including relationship to guidance in PPG6 and PPG3.
- 4.9 To the East of the A340, lies the **North of Popley site**, allocated for residential development in the Adopted Plan (Policy H2(xvii)) and the Local Plan Review (Policy D4.1). The site extends from the A340, across the north of Popley to Chineham Lane. The site is currently in agricultural use, being a Hampshire County Council owned tenanted farm. To the east of Chineham Lane, running eastwards to Carpenters Down, lies the **Popley Fields site**, allocated in both the Adopted Plan (Policy H2(xviii)) and Local Plan Review (Policy D4.2) for residential development. This site is also currently in agricultural use. A development brief has been prepared for these two sites, for about 1,600 dwellings, together with new education, sports, retail, employment and other facilities.

- 4.10 The final residential allocation in the North Basingstoke area is the **John Hunt of Everest secondary school site**. Currently in use as a secondary school, it is proposed that a new school is provided within the development North of Popley Way, and that the existing school site should be redeveloped, predominately for residential use. The site is allocated in the Local Plan Review (Policy D4.3).
- 4.11 In addition to the above seven residential-based allocations, there are other, mostly smaller scale development sites within the Action Plan area. These include an allocation for a new Fire Station at Carpenters Down (Policy D4.15), proposals for the refurbishment/ redevelopment of former medical premises at Marlowe and Bermuda Closes, and longer term redevelopment opportunities within parts of Popley. In addition, planning consent has been granted for the redevelopment of the former Beechwood Lodge and Caribbean Club site, to the south of the Aldermaston Road Triangle site, for a development of 160 flats, including high proportions of affordable and key worker units.

Community Facilities and open spaces

- 4.12 In addition to the Popley Fields Community Centre on Carpenters Down, there are Madeira Hall, Dryden Hall and Melrose Hall. Further community facilities are provided at John Hunt of Everest Secondary School: Junction 6 Youth Arts Centre.
- 4.13 Local shopping facilities are located at Madeira Close; Longfellow Parade; Abbey Road and Carpenters Down. The Chineham District Centre lies approximately 1 km to the north-east where there is a range of shops, a Tesco supermarket and a public library.
- 4.14 Adjoining the Carpenters Down Open Space and Playing Fields is the Popley Fields Community Centre; Marnel Bowls Club; Scouts & Guides Hut and Multi Use Ball Courts. There is also further amenity / play areas within each of the housing estates and larger open space provision at Chineham Park; Aldermaston Road Open Space and Tewksbury Close Open Space which adjoins the new Health Centre and Wessex Rangers Hall on Shakespeare Road.

Health

- 4.15 The North Hampshire Hospital serves Basingstoke but provides for a much wider area extending beyond the boundaries of the Borough Council. The Hospital complex includes "The Ark" and a new medical research and training facility.
- 4.16 12,400 patients are registered with local practices in the Popley area and the existing doctors' and dentists' surgeries and health care facilities in Popley were outdated, suffered from being in separate buildings and locations, and were prone to vandalism. The Health Authorities agreed to the provision of a new combined health centre, and a new facility has recently been built at Shakespeare Road. The future use of the former surgeries at Bermuda and Marlow Closes is therefore being investigated.

Education

- 4.17 The area has four Primary Schools at: St Bedes Roman Catholic Primary School / Church; Chineham Park Primary School; Marnel Infants & Juniors including Early Years Centre; Merton Infant & Junior School. There is also the John Hunt of Everest Secondary School.
- 4.18 The John Hunt of Everest Secondary School catchment area covers Popley and the surrounding rural area, with most of its pupils coming from within Popley. The school is operating significantly under capacity and the buildings are in poor condition requiring over £1 million to be spent on short-term repairs to bring the school into a condition to suit the requirements of the National Curriculum. The school is striving to improve but is recognised as one of the poorest performing schools in Hampshire and has a record of low educational attainment.

Access, Movement and Transport

- 4.19 Whilst Popley adjoins major transport corridors and is only 2 km from the town centre, accessibility through the area and to local facilities, the Chineham District Centre, the hospital and the town centre is one of the key issues to be tackled through the Action Plan. These transport corridors bisect the area, and the southern boundary of the area is the dual carriageway A339 (northern ringway) which forms a barrier to proper integration of the area with Oakridge and Winklebury to the south. Both of the major north-south routes also provide physical barriers at the edge of the north Basingstoke area. The A33 divides the area from the Chineham District Centre and business areas to the east, and the A340 divides the area from the hospital to the west and splits the Rooksdown and Popley areas.
- 4.20 The existing transport infrastructure in the area is considered to be poor, including poor pedestrian and cycle environments and inadequate public transport networks or infrastructure. The environment in many locations, including along Popley Way, is very car dominated and this can work against measures to encourage walking, cycling and public transport use. There are also well-stated concerns over the impact of traffic, particularly rat-running, on the village of Sherborne St John. A series of transport studies have been undertaken on the area, the most recent of which, completed by MVA, has sought to bring together the transport issues and options within the Action Plan area.

Environment and Sustainability

- 4.21 The existing Popley developments were largely constructed between the 1960s and 80s and the design, construction and layout of the estates reflect the trends and features of the time. There are environmental issues within the estates that require solutions to be found, including poor accessibility to services and facilities, parking issues, poor quality hard and soft landscaping, and anti-social behaviour. The later developments, within parts of Popley, and within Rooksdown, are generally of a higher environmental quality, although within Rooksdown in particular, there is currently poor access to facilities.

- 4.22 There are few features of heritage and archaeological interest within the Action Plan area, aside from the designated Conservation Area centred on the former Park Prewett Hospital buildings, individual listed buildings, and isolated areas of archaeological potential on the norther side of the North of Popley site and within the agricultural fields on the boundary of the area.
- 4.23 There is known ecological interest within the Action Plan area, including Badgers and Great Crested Newts. In addition, there are areas of habitat within the built-up areas, such as Popley Ponds, that link to wider areas of habitat within the woodland and fields to the north east of the Action Plan area.

5.0 Defining the Agenda

- 5.1 Through a Local Strategic Partnership, the Borough Council is working with key local organisations and service providers to prepare a Community Strategy. This will have an overall aim of creating, through sustainable development, a Borough where people want to live and work. Work on the Community Strategy is concurrent with the preparation of the Local Plan and the Neighbourhood Renewal Best Value Review. These initiatives will complement and support each other in targeting and delivering real improvements to the quality of life within the Borough. The Community Strategy will set the overall targets and objectives, with the Local Plan and the Action Plan then promoting the necessary land use and infrastructure changes and improvements. Section 6 of the Action Plan identifies the issues and proposed actions in more detail.
- 5.2 The Councils Best Value Review of Neighbourhood Renewal identified Popley as a priority area for regeneration initiatives. The issues that were identified included pockets of relatively high deprivation, poor access to local facilities, crime and safety and neighbourhood and street care.
- 5.3 The Action Plan highlights the major development proposals for the area, and its infrastructure requirements, including transport and community facilities and regeneration initiatives. Within this development framework there is a need to identify the local issues and the community's aspirations and future objectives. Development proposals will have a major influence on the area and development briefs for Park Village, North of Popley and Popley Fields have already been published. Details including the phasing and implementation of the development proposals are contained at Appendix A and B. It is considered important that the proposals are planned and phased in a way that will bring most benefit to the community and the opportunities to improve the level of infrastructure and amenity benefits in Popley.
- 5.4 A number of community organisations also have an interest in community issues in Popley. The Popley Partnership was set up in August 2000, involving the Borough Council, Police, Sentinel Housing Association, local schools and members of the local community to research ways in which they can work together to improve the social environment of Popley for the residents and those working in the area.
- 5.5 The Popley Partnership appointed Market Research UK, in January 2001, to carry out a programme of consultation with Popley residents. This involved a postal questionnaire, face-to-face surveys and a series of focus groups, workshops and study visits. It provided local people the opportunity to:
- Highlight the local issues;
 - Discuss the future;
 - Define a strategy
- 5.6 **The Residents' Action Plan** was published in September 2001 and is the result of a detailed programme of consultation with residents of Popley in conjunction with various agencies in the Popley Area. It brings together the key issues raised and a range of solutions to those issues which the Popley Partnership is looking to implement.
- 5.7 The Residents Action Plan identified four main sections:
- **Managing the Environment** – including issues such as parking, traffic management, landscaping, footpaths, litter and access for the disabled.
 - **Community Safety** – including how to deal with current crime concerns and approaches to designing out crime.
 - **Young People** – including the facilities that young people would like to see and initiatives to reduce nuisance caused by young people.
 - **Miscellaneous Key Issues** – including buses, building a sustainable community and community representation.
- 5.8 Under each of the sections, the Residents Action Plan identified issues of concern, with suggested solutions and actions for the problems identified. It is acknowledged that a detailed timetable for each action will need to be identified, as well as the necessary resources and means of implementation. The Popley Partnership has produced a Progress Plan and regularly meets to discuss the issues affecting the Popley area.
- 5.9 The Borough Council has more recently commissioned a pilot 'Placecheck' in the 'poets' neighbourhood of Popley (the area within the Shakespeare Road loop) during the months of June and July 2003. 'Placecheck' has been developed by the Urban Design Alliance over the last few years as a "method of assessing the qualities of a place, showing what improvements are needed, and focusing people on working together to achieve them. The process fosters community involvement in the early stages of decision making.
- 5.10 The purpose of this exercise was to identify, with local residents, the types of issues, constraints and opportunities for possible physical, environmental improvements to their neighbourhood. The work identified specific issues and solutions for the Council and its partners to take forward, including on parking, traffic calming, the quality of the external environment, Secure By Design, and opportunities for renewal.

5.11 Hampshire County Council has agreed with Basingstoke and Deane Borough Council that North Basingstoke is an area which would benefit from the good practice and lessons learnt from its Sustainable Suburbs Project. The County's Sustainable Suburbs Project aims to improve the economic, social and environmental well-being of Hampshire's suburban areas. A report published by the County in January 2002¹, identified the aim of establishing an approach which could help to identify potential problems and target action in suburban areas. The focus for action being on prevention of decline rather than cure, to support more sustainable communities over the longer term and involve the local community in decision making.

5.12 The Sustainable Suburbs Project takes an holistic view of regeneration of suburban areas and the issues are identified under four headings:

- Local environment
- Local economy
- Local community
- Local transport and access

5.13 The Sustainable Suburbs Project would compliment and support the North Basingstoke Action Plan, the work of the Popley Partnership and that of the Basingstoke Local Strategic Partnership. It is recommended that the Borough and County Councils work closely together to share good practice.

6.0 Issues and Actions

6.1 In addition to the issues outlined in the Residents Action Plan and the main objectives regarding the regeneration of the area through the replacement of the John Hunt of Everest School and the major development proposals (Appendix A), other priorities will evolve from the ongoing work being undertaken by the Borough Council and its partners. At this stage, the following issues need to be addressed:

¹ Sustainable Suburbs Study, North Camp and Lee-on-the-Solent, Summary Document, January 2002.

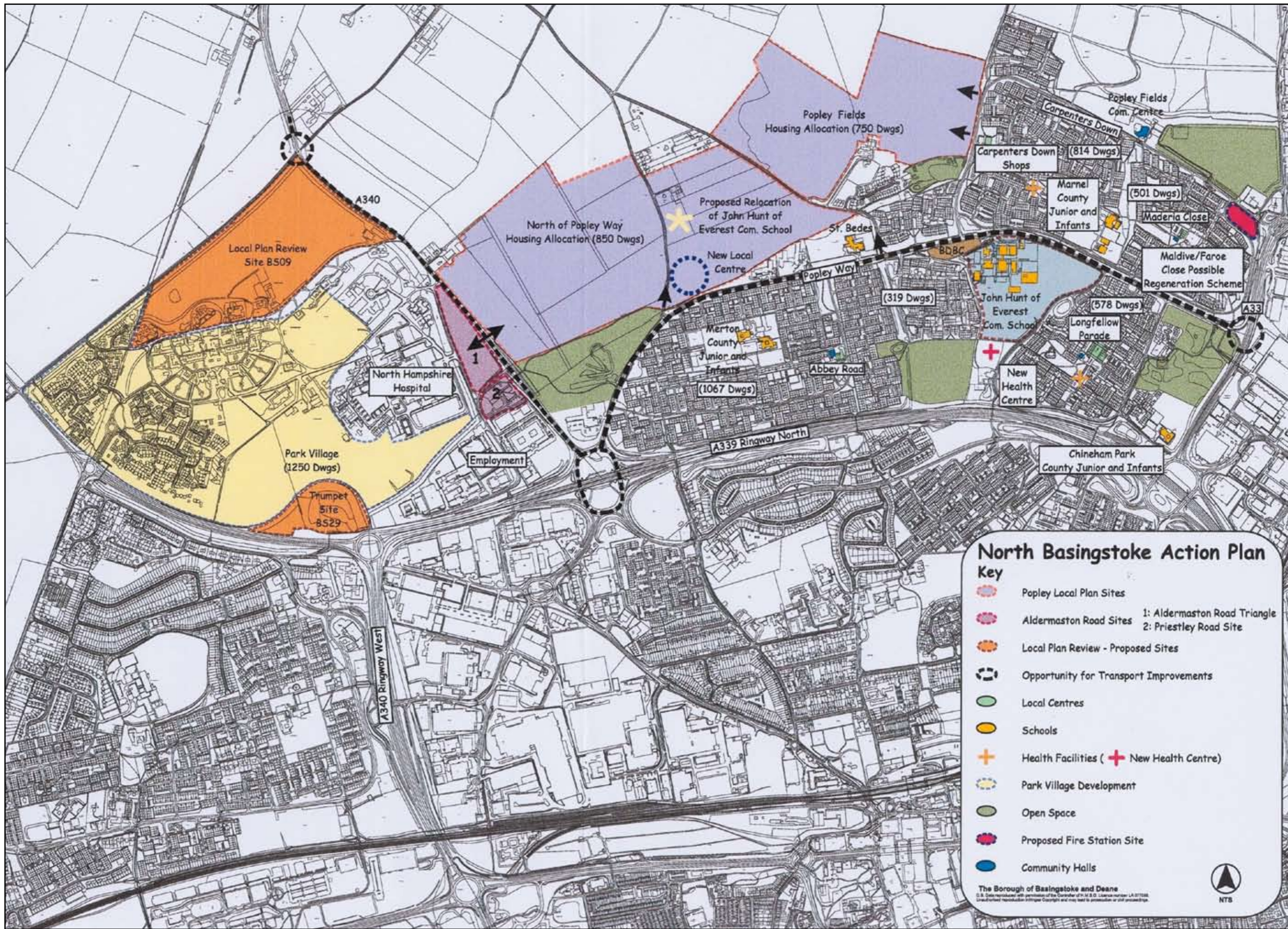
Issues

Proposed Actions

Housing	
<p>There is a need to identify where there is any mismatch between housing need in the area and the existing housing stock. Opportunities for refurbishment and regeneration of the existing stock will be identified, particularly in the type of accommodation provided e.g. Longfellow Parade and Faroe and Maldive Close and the continuing need to meet the needs of both single persons and families in Popley. In addition, the new development proposals in the area will provide a sustainable extension to the urban area, comprising a range of affordable dwellings and a housing mix that will meet the needs and aspirations of local people.</p>	<ul style="list-style-type: none"> • Sentinel Housing Association is to commission an Asset Management Strategy which will assess the fabric / condition and suitability of the existing stock. • The proposed housing developments within the North Basingstoke Area will provide a sustainable regeneration package for the area and substantial amounts of affordable housing to meet local needs. The Council's housing mix policy will also secure a range of market housing including 30-40% of the market dwellings as 1 and 2 bedroom units, in response to local need.
<p>Employment</p> <p>Opportunities for learning new skills and training programmes are essential to the well being of the community. This work needs to link into the location and types of employment opportunities that become available and the transport and accessibility issues that may need to be addressed to enable advantage to be taken of jobs and training opportunities.</p>	<ul style="list-style-type: none"> • Consultation with the appropriate training and employment agencies will determine the issues and demand for training and employment initiatives. • The North of Popley Development Brief identifies land for employment and small scale commercial uses within and in the vicinity of the proposed Local Centre and on 1.5ha of land adjacent to the Aldermaston Road. There may also be potential within the Aldermaston Road Triangle and Park Prewett Golf course sites.
<p>Community Facilities</p> <p>The provision, quality and types of shops and community facilities available in the area should be assessed to ensure that new facilities to be provided in the local centres within the North of Popley and Park Prewett sites improve access for existing and new residents. The planned community facilities within Park Village and Popley should be located and designed to benefit both new and existing residents.</p>	<ul style="list-style-type: none"> • Sentinel Housing Association is to commission an Asset Management Strategy which will assess the fabric / condition and suitability of the existing stock including the type and suitability of the existing shopping parades and community facilities.

<p>The Council has been consulting during 2003 on future options for the Dryden Hall and Madeira Hall sites.</p> <p>There are significant new community facilities proposed as part of the new secondary school proposed as part of the North of Popley Development.</p>	<ul style="list-style-type: none"> • The North of Popley and Park Prewett Development Briefs make provision for local shopping and a range of community facilities that will be provided in phases alongside the new development (see Appendix A). The Borough Council should work with the landowners and developers to secure these facilities at the earliest opportunity in the developments.
<p>Health</p> <p>Previous health centres at Bermuda and Marlow Closes have closed and a new health centre has been provided at Shakespeare Road. This facility provides for two doctors surgeries, one dental practice, a pharmacy, associated parking for 90 cars and landscaping.</p> <p>Access to facilities is an issue where public transport is not available or for those without a car or other means of reaching either local surgeries or the hospital.</p>	<ul style="list-style-type: none"> • The Council is to determine the future use of the former health buildings and to establish the alternative opportunities or regeneration proposals. Further health facilities are proposed at North Popley and Park Village (see Appendix A). • The planned transport improvements within the North Basingstoke Area seek to improve the opportunities for residents to access necessary services and facilities.
<p>Hospital</p> <p>The development of The Ark facility, along with the establishment of Parklands and closure of Park Prewett have been the major developments within the hospital complex over recent years. A planning application for a new diagnostic and treatment centre was granted in September 2003. It is expected that there will be demand for further health related developments over the coming decade and beyond.</p>	<ul style="list-style-type: none"> • It is appropriate that provision is made within the vicinity of the hospital to facilitate any likely demand for further health related facilities. Given the current high cost of housing and recruitment and retention problems being experienced across the south east it is expected that there will be proposals brought forward for Key Worker housing to assist in meeting the hospital and education authorities continued demand for workers.

<p>Recreation</p> <p>The Council as a member of the Popley Partnership will be working with the community to establish the main issues and concerns in the area. These have already been largely identified through the Residents Action Plan and will need continuous monitoring and review. Whilst the maintenance and management of the housing stock have been transferred to Sentinel Housing Association the maintenance and management of open space and recreation facilities remains with the Borough Council.</p>	<ul style="list-style-type: none"> • Proposals outlined in the North Popley Development Brief and for the redevelopment of the John Hunt of Everest School make provision for substantial additional open space and outdoor play including playing fields and a synthetic turf all weather pitch. • Contributions from the redevelopment of the John Hunt of Everest School site will be used to enhance the existing open space areas. • The Borough Council's Swimming Strategy included the need for a review of the possibility of a new pool in the longer term within North Basingstoke. The Council will review this issue, in line with the Strategy's recommendation, 18 months after the opening of the Aquadrome
<p>Transport</p> <p>It is clear from the community's response to the consultation exercise already carried out that transport is a major concern regarding issues such as buses, parking and traffic management, footpaths and access for the disabled.</p> <p>The proposed housing developments will need to clearly demonstrate that it is able to deal with the impact it will have on the transport network.</p> <p>Transport studies involving the A339, A340 and A33 are/have been undertaken to identify issues and opportunities within these corridors, building on earlier transport work to support the Park Prewett and North of Popley developments. The most recent study, by MVA has sought to bring together and update all of the previous work to identify a co-ordinated package of transportation measures.</p> <p>Some issues remain to be resolved, and there are options for further consideration in relation to some of the development sites. One particular issue relates to the possible creation of a new direct east-west access road from the A340 to the Hospital, across the Aldermaston Road Triangle site.</p>	<ul style="list-style-type: none"> • Transportation is one of the key issues that must be addressed in order to ensure the successful implementation of the development schemes and to maximise the public transport and other improvements to benefit new and existing residents. Transport studies have been undertaken to identify a package of measures aimed at tackling these issues, with the aim of improving public transport, extending traffic-calmed areas, creating better pedestrian areas and networks and providing a network of convenient cycle routes. • New development and regeneration projects within the area must contribute towards the key objective of improving accessibility and movement, and to enhance public transport links to the town centre. This will include measures to improve road safety, footpaths and cycle linkages, improved bus services including better information on services and enhanced waiting and interchange facilities. Key proposals to achieve this will be identified as part of the ongoing transportation review for the area. Work is also to be carried out on the Demand Responsive Transport Study to deal with improving access to facilities for those without transport links to facilities and the North West Quadrant Access Improvements for cycling.



North Basingstoke Action Plan Key

- Popley Local Plan Sites
- Aldermaston Road Sites 1: Aldermaston Road Triangle 2: Priestley Road Site
- Local Plan Review - Proposed Sites
- Opportunity for Transport Improvements
- Local Centres
- Schools
- Health Facilities (+ New Health Centre)
- Park Village Development
- Open Space
- Proposed Fire Station Site
- Community Halls

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<p>A second transport issue relates to the access arrangements for the North of Popley development. The approved development brief seeks the closure of Chineham Lane, keeping Sherborne Road open, however, the planning application for the site proposes an alternative solution, involving the closure of Sherborne Road and keeping Chineham Lane open.</p>	<ul style="list-style-type: none"> • The proposed package of transport improvements within the area, that will be secured through the new developments will seek to • improve public transport, • extend traffic-calmed areas & manage capacity, • constrain car use through parking restraint, • create better pedestrian areas & networks, • provide a network of convenient cycle routes. • The Borough Council as planning authority, and the County Council as Highway Authority, will negotiate with the respective landowners and developers to secure a comprehensive package of transportation measures and improvements to serve the planned developments, and to improve access and movement for the existing residents within the areas. The two Councils will work to apportion the necessary infrastructure improvements to the various planned developments. • In relation to the possible creation of a new access across the Aldermaston Road Triangle site, to serve the Hospital, parts of Park Village, North of Popley and the employment area, the Borough Council is continuing to discuss the viability of this proposal. The proposals for the site (see Appendix A) provide for this and alternative access options. • In relation to the closure of either Chineham Lane or Sherborne Road to facilitate the North of Popley development, the mechanism for determining which is considered most appropriate is through the consideration of the planning applications for the site.
<p>Education and Training</p> <p>The proposals for education and training will need to be looked at in line with the proposal to regenerate the John Hunt of Everest School.</p>	<ul style="list-style-type: none"> • The development proposals identified in the North Popley Development Brief make provision for the replacement of the John Hunt of Everest School as part of the regeneration of North Popley (see Appendix A). The planned developments within the Action Plan area will be expected to contribute towards necessary primary and secondary school provision.

<p>Community Safety</p> <p>The issue of community safety is high on the list of priorities in the Popley Partnership Residents' Action Plan and the Progress Plan.</p> <p>Environment</p> <p>The general well being and health of the community is dependant on a clean and pollution free environment. Issues such as sustainable alternatives to the use of the car, traffic safety and traffic pollution and noise will be looked at and the opportunity taken to introduce improvements in conjunction with the new development proposals and any necessary amelioration works.</p> <p>There is known ecological interest within the Action Plan area, including Badgers and Great Crested Newts.</p>	<ul style="list-style-type: none"> • The Residents' Action Plan and Popley Partnership Progress Plan refer to the necessary issues and proposals to deal with community safety, including Neighbourhood and Community Watch schemes, vandalism and car crime. • Provision has been made in the North Popley Development Brief and the Residents Action Plan to deal with these issues, including landscape maintenance and litter clearance. The Popley Placecheck exercise will identify local aspirations. • The impact of any potential development on Newts, Badgers and other species and habitats will be carefully considered through the determination of the planning applications. The Borough Council will continue to liase with English Nature and Hampshire Wildlife Trust on these and other issues.
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7.0 Implementation and Delivery

- 7.1 The key to the successful implementation of the Action Plan, and the achievement of its objectives, is partnership working. Different partners will play different roles within this, varying from making land available for development, through undertaking physical development projects, to ensuring the delivery of services and facilities. The Borough Council, as planning authority, will lead on the implementation, monitoring and review of the Action Plan, working closely with the community, landowners, developers, service providers and the LSP.
- 7.2 Allied to the above, is the need for collective agreement between different landowners and developers to secure the necessary transport, education and other infrastructure provision. The Borough Council will negotiate linked, tripartite, or other forms of legal agreement to ensure that the transport, social and community infrastructure and services are delivered in tandem with the proposed residential and other developments.
- 7.3 Delays in the development of phases of large sites can have significant implications for resident's access to the necessary services and facilities. The Borough Council will work with landowners and developers to bring forward the planned developments in line with the phasing of development and infrastructure to be agreed at the planning application stage.

7.4 The developments within the North Basingstoke Area will provide for significant levels of affordable housing, community and education facilities and transport and other infrastructure, secured through legal agreements with the Borough and County Councils. These agreements will also provide for the planned provision of the new secondary school within the North of Popley development. It is recognised that the school's provision in particular may impact on the ability of the schemes providing funding towards it to contribute towards the Council's wider community infrastructure requirements, particularly the Swimming Strategy. In light of this position, contributions will not be sought towards the swimming strategy from the North of Popley, Popley Fields and John Hunt of Everest developments provided that the Council as planning authority is satisfied that the schemes satisfactorily provide for the necessary infrastructure and facilities within the area.

7.5 Some infrastructure, particularly transport and some community facilities, may require forward funding to be agreed to secure their timely implementation. The Borough Council will work with the relevant landowners and developers to fully explore all options to secure the early implementation of necessary infrastructure.

8.0 Conclusion

8.1 Within the framework identified in the Action Plan a structured assessment of the issues and the means for identifying local needs and priorities is required. The Action Plan involves:

- **Adoption of the Action Plan:** by the Council on 17 July 2003.
- **Appraisal and Analysis:** continuing review of the baseline information and development proposals. Engagement with local partners, including: Local Strategic Partnership and the Popley Partnership.
- **Reviewing the Strategy:** monitoring and reviewing the timetable for the development options, regeneration opportunities and the strategy for addressing community issues.
- **Consultation on the outcomes:** consideration of partnership and community feedback.
- **Revisions:** Monitoring progress on the implementation of the Action Plan and bringing forward revisions as appropriate.

8.2 The Action Plan forms an important part of the Local Plan. The Draft Framework Plan has been published for widespread local consultation alongside the First Draft Local Plan in Autumn 2002. The Council has revised its content in light of the comments received, and to update the latest position with regard to the issues and developments within the area. The Adoption of the Action Plan on 17 July 2003 is not the end of the process. The Council will now work with partners to implement the Action Plan and will monitor and review the progress made. A further revision to the Action Plan will be brought forward as necessary.

Appendix A

1. Development Proposals

Park Village - Former Park Prewett Hospital

1.1 A development brief was adopted for this site September 1996. Outline planning permission BDB 37260 was granted in May 1997 on 50.2ha of land for "Mixed use development including approximately 1,250 dwellings, village centre and retention of health service administrative use". Reserved matters approval has been granted for the erection of 279 dwellings and these have been constructed to the south western part of the site.

1.2 Following the designation of a Conservation Area in the "Core Area" of the old Hospital Buildings in 1998, a "Core Area Development Brief" was adopted in 2001. Apart from the 1,250 houses, the continuing Health Service administrative use and some small office units, the following uses are to be provided within the "Core Area":

- GP Surgery @ 900m2
- Convenience Store @ 300m2
- Chemist @ 60 – 100m2
- Vet @ 100m2
- Food and drink, possibly two units @ 60 – 100m2 each
- Hairdresser @ 60 – 100m2
- Retail @ 60 – 100m2

1.3 In addition, there is to be a marketing exercise in relation to the existing hall at the site (a large building in the centre of the site) for alternative uses, and for the provision of a public house in the area of the former Farmyard, (which incorporates a Grade II Listed barn).

1.4 Outside the Core Area a site has been reserved for a Primary School (to the northeast of the Core Area) and land and funding secured for the provision of a Community Hall to the southwest.

1.5 As at June 2003, only the first two phases of this site have been developed. The landowner (Secretary of State for Health) is in the process of negotiating a development agreement with a developer for the remaining phases of the site and has submitted detailed applications for the development of the remainder of the site.

Aldermaston Road Site

- 1.6 The site relates to the triangular area of land between the A340 and the entrance to the North Hampshire Hospital, and is bounded by the A340 Aldermaston Road and Priestley Road. This was allocated in the Adopted Local Plan (Policy SH14) for car sales, servicing and filling station purposes, however this use is no longer being promoted. The site is currently vacant and is allocated in the Local Plan Review (Policy D4.5) for mixed uses, including residential. A planning application for the erection of a hotel, public house, drive through restaurant, health and fitness club and 58 flats on this site was called in by the Secretary of State for determination during 2002. The application was refused on various grounds, including relationship to guidance in PPG6 and PPG3.
- 1.7 Aside from the uses allocated in the Local Plan, this site has potential to create a new east-west access between the North of Popley development and the Park Village/Hospital site. The current proposals for accessing North of Popley are in the form of a staggered signalised junction to the north of the existing Priestley Road traffic lights. An alternative could be to close Priestley Road and provide a cross-roads junction through the Aldermaston Road triangle site. The Borough Council will continue to discuss the viability of this alternative access option with the relevant landowners and prospective developers in the area. This issue will need to be resolved prior to the determination of the North of Popley applications, which will then agree the means of access for that site.

Land North of Popley and Popley Fields

- 1.8 This 72 ha area comprises the North of Popley and Popley Fields allocations, is located immediately north of Popley Way and the Aldermaston Road Open Space and is bounded by the A340 to the west and Carpenters Down to the east. The site rises to the north and comprises mixed pasture and arable land. The northern boundary of the western part of the proposed housing development has no physical demarcation and represents the level below which two-storey development would not be visible from the village of Sherborne St John. As such the developable area is around 52ha.
- 1.9 The Borough Council adopted a Development and Design Brief in March 2001 for the two sites, which revised in numerical terms the proposal to take into account the publication of PPG3 in March 2000, is for approximately 1,600 dwellings. Apart from the 1,600 houses provision is made in the Development and Design Brief for the following uses within site:
- 1.5ha of Employment – located to the east of the A340 opposite the Aldermaston Road Triangle.
 - A replacement community school and associated sports facility to replace the existing Secondary School in Popley (these would have shared use with the local community)
 - School Playing fields
 - GP Surgery
 - Convenience Store

- A public house/restaurant
 - A children's nursery
 - Provision of the parking of the mobile library
- 1.10 In addition land and funding are to be agreed for the provision of a Community/Sports Hall, public open space, formal outdoor playing pitches and other open space, including allotments. Financial contributions will be sought towards the upgrading of various items of community infrastructure.
- 1.11 The North of Popley Way and Popley Fields sites raise a number of planning issues. They are large 'greenfield sites' which, although allocated in the Local Plan, are subject to the sequential test for release of housing land set out in PPG3. The Borough Council decided in December 2002 that, on the basis of the housing land supply position, the release of these two greenfield sites was required to ensure the continued provision of housing development within the period up to 2011.
- 1.12 Secretary of State approval will be required for the release of the Popley greenfield sites in advance of/in parallel with the Local Plan Review. It is considered that the current housing land supply position, coupled with the regeneration package that is anchored by the relocation of the John Hunt of Everest Community School, provides sufficient justification for the release of these sites.
- 1.13 Prior to the determination of the planning applications for these sites, the Borough Council will need to be satisfied that the proposals provide for a co-ordinated package of transport and community infrastructure through linked or other forms of legal agreement. In addition, the Council will need to be satisfied that, inter alia, the long term protection of the Great Crested Newts is secured, and that the alternative options of either closing Sherborne Road or Chineham Lane have been properly considered through the planning application for North of Popley.

John Hunt of Everest Community School

- 1.14 At a joint meeting of the Borough and County Members on 25th January 2001 it was recognised that the development of a new school and the redevelopment of the existing school site on Popley Way would offer major advantages to the Borough Council in its planning and regeneration of the wider Popley area, and to the County Council in providing new educational facilities in a location which is likely to attract students from a wider catchment area.
- 1.15 The relocation of the John Hunt of Everest Community School is proposed on a site within the North of Popley Way development area. At the Planning and Transportation Committee meeting of 9th November 2000, the planning brief for the site was amended to include an option for relocating the school and redeveloping the existing school site. This was supported through the following public consultation exercise and endorsed by the Cabinet at its meeting on 16th May 2001.

1.16 The North of Popley Way site is owned by the County Council and Popley Fields by a private landowner who has sold an option to David Wilson Homes. The proximity and scale of this scheme adjacent to Popley, and the fact that the County Council is a major landowner, provided the opportunity to look at building a new secondary school for the area as part of the new development. In addition, this means the existing school site can be redeveloped for housing, the proceeds of which would be the main source of funding for the cost of providing the new school.

1.17 Officers of the Borough and County Council have been working together on proposals to relocate the John Hunt of Everest School. The existing school site is in a predominantly residential area and as such could be redeveloped for approximately 350 houses with access from Popley Way and Shakespeare Road. The site is owned by the County Council and its sale would generate the majority of the funding for the new school. The development of this site would give the opportunity to create a new frontage onto Popley Way.

1.18 The construction of an entirely new secondary school is rarely embarked upon due to the high cost, long lead times, including extensive statutory consultations, and the competition for investment from other schools throughout the County. At a second joint Member meeting in October 2001 it was agreed that the scheme should be progressed but that four 'hurdles' needed to be overcome to bring the project forward. These were:

- to maintain public support for the proposals – this limits the opportunity for further variation of the Popley brief.
- to obtain Secretary of State approval for the release of the Popley greenfield site in advance of/in parallel with the Local Plan Review – this was felt to be dependent upon a regeneration package that is anchored by the school relocation and this is even more the case given the Old Kempshott Lane appeal decision. In the light of this appeal decision there would be no case for bringing forward the North of Popley Way site at this time if it was not part of a regeneration package.
- the financial package. Finding a way of bridging a funding gap but maintaining a comprehensive regeneration proposal (and therefore perhaps dependent upon a HCC and other landowner capital contribution).
- maintaining an appropriate planning gain package and:
 - i. avoiding a precedent which other developers could use against the Borough Council; and
 - ii. achieving Secretary of State support which could be diluted, if essential elements such as affordable housing, were excluded to help bridge the funding gap.

1.19 Work has been on-going since that meeting to address these issues and the County Council together with the developer David Wilson Homes have been in discussion to agree as landowners how best to deal with the projected funding shortfall and have agreed in principle that they will jointly meet the funding deficit through an appropriately drafted linked, tripartite or other form of Section 106 Agreement.

Beechwood Lodge and Caribbean Club Site Priestly Road

1.20 Planning permission has recently been granted for the redevelopment of this site to provide 160 residential units in the form of a flatted development. The ownership of the land by the Borough Council and a housing association has provided the opportunity to secure in excess of the normal levels of affordable and key worker housing, to meet the needs of the local population.

Former Park Prewett Golf Course Site

1.21 The Local Plan Review proposes that this site should be allocated for a mixed-use development comprising residential, employment, health and community uses. It is anticipated that the site could accommodate in the region of 500-800 residential units. The site will be planned and developed to maximise and take advantage of the linkages to the existing and proposed facilities within the adjacent Park Village development. A development brief for the former golf course site will be prepared to outline the specific proposals and the timetable for their implementation, either as a stand-alone document, or as a revision/extension to the existing development brief for the Park Village site.

Trumpet Junction site

1.22 This Highways Agency land was set aside for possible junction improvements associated with the Ringway/A339 junction to the south of the Park Prewett site. The Agency has confirmed that the land is surplus to requirements and the draft Local Plan Review proposes that the site should be allocated for residential use. The site will be developed in conjunction with the continued phased development of the former park Prewett Hospital site. A development brief for the former golf course site will be prepared to outline the specific proposals and the timetable for their implementation, either as a stand-alone document, or as a revision/extension to the existing development brief for the Park Village site.

Other sites within the Action Plan area

1.23 Sentinel Housing association is to commission an Asset Management Study of its properties, including property at Longfellow Parade and Marlow Close. This study will look at the issues affecting the shops and flats at Longfellow Parade and the maisonettes at Marlow and Faroe Close.

1.24 The Borough Council is undertaking research into the most appropriate uses for the former health facilities at Bermuda and Marlowe Closes.

1.25 The proposed site for a new fire station at Carpenters Down is a longstanding proposal from Hampshire Fire and Rescue. It is understood that the earliest that the facility would be built is 2004/5.

Appendix B

Timetabling and Phasing of Development

The following table highlights the main development proposals and identifies the likely timetable and phasing. This timetable and phasing will be kept under review and the Borough Council will bring forward amendments as may be necessary in light of monitoring undertaken:

Site Name	Nature of proposed development	Phasing of development	Comments
Park Village	Outline planning permission for mixed use inc 1250 dwellings	Phased approach to development of site, awaiting release of next phase	
Hospital	Further Health Facilities inc Key Worker housing	Timescales to be confirmed	No specific proposals yet formulated
Aldermaston Road	Mixed Use development	Identified as a first phase site in draft Local Plan (to commence before 2005/6)	Alternative East-West access issues to be resolved during 2003/4
North of Popley	1600 dwellings inc community facilities and new school:	Identified as a first phase site in draft Local Plan (to commence before 2005/6).	
Popley Fields	Popley Fields BDB 48052 outline application for approx 750 dwellings. North of Popley Way BDB 56462 outline planning application for approximately 900 dwellings.	December 2002 Cabinet decision taken that in land supply terms, these sites should be released immediately so as to provide for continued development within Plan period	
John Hunt of Everest School Site	Replacement school on North of Popley Site – site to be redeveloped for 350 dwellings.	Identified as a first phase site in draft Local Plan (to commence before 2005/6)	Statutory approval required to relocate school

	Planning application expected in October 2003	December 2002 Cabinet decision taken that in land supply terms, these sites should be released immediately so as to provide for continued development within Plan period	Site will need to be phased in with development of Park Village site Site will need to be phased in with development of Park Village site
Former Beechwood Lodge/Caribbean Club	Planning Consent for redevelopment for 160 residential units	No phasing required	
Former Park Prewett Golf Course	Local Plan Review housing allocation	Identified as a second phase site in draft Local Plan (to commence after 2005/6, depending on monitoring work and requirement for release of site)	
Trumpet Junction	Local Plan Review housing allocation	Identified as a second phase site in draft Local Plan (to commence after 2005/6, depending on monitoring work and requirement for release of site)	
Former Medical Centres at Marlow and Bermuda Close	Consideration of alternative uses by the Borough Council	Work being undertaken during 2003/4	
Shakespeare Road Medical Centre	New Health Centre	Completed	
Longfellow Parade	Possible Regeneration Project	Timescales to be confirmed	Await findings of Asset Management Study
Faroe and Maldiva Close	Possible Regeneration Project	Timescales to be confirmed	Await findings of Asset Management Study
Fire Station Site Carpenters Down	Site reserved for a new Fire Station	Timescales to be confirmed	Land owned by HCC

