

Welcome



Welcome to our exhibition regarding our emerging proposals for three sites in North Whitechurch.

The information we're displaying today shows our current thinking for developing these three sites.

Please do speak with a member of the team if you have any questions and we will be happy to answer them.

We do value your feedback, so please fill in one of the feedback forms available here today or visit the North Whitechurch website to let us know what you think.

**Consultation is open until
Thursday 1st December.**

After our public consultation period, we will take on board feedback received and make final changes to our designs, ahead of submitting formal planning applications to Basingstoke & Deane Borough Council.

Thank you.

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North Whitechurch

Who are we?

The North Whitchurch team are working on behalf of the landowner, Genko Holdings Ltd, and are committed to bringing forward the North Whitchurch sites as exceptionally designed, sustainable developments to meet the demands of Whitchurch for years to come. The landowners purchased the site from the previous owners, who had held the land as simply a financial investment. They and the team have identified a number of key benefits which the site could deliver.

We are keen to understand the views of the local authority, the local community and other key stakeholders as we progress our plans to deliver much needed new homes, greater infrastructure at Whitchurch station, alongside a new pub and community hub/café.



Brooks Murray Architects (BMA) is a UK-based practice with extensive experience of planning and development projects, from the masterplanning and urban design of new towns and villages, to historic buildings and individual homes.



Bidwells' award-winning Planning team is driven by finding solutions to improve the places we live, work, and play.



i-Transport is a specialist, independent transport planning consultancy with offices nationwide which specialises in providing transport planning advice to the development industry for both private and public-sector clients.



Motion was established to help public and private sector clients successfully plan and deliver development schemes and has been appointed to produce a high-level flood risk and drainage strategy for the proposals.



WSP is an engineering and professional services consultancy with a global reputation. The team has been commissioned to provide advice on nitrate neutrality, ensuring this matter is fully taken account of by the development team.



Marengo Communications has an experienced team of communications experts who work in the property and planning sector. They are working with the landowners and project team to consult with the community and key stakeholders, to ensure that the proposals for North Whitchurch are clearly understood, and feedback is taken into account.



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About the sites



We are proposing to bring forward three sites in the north of Whitchurch for much needed open- market and affordable homes. We will also deliver a new car park and improvements for the train station to ease travelling in the direction of London. The car park will include a community hub/café and a new public house is proposed alongside a large area of public open space at Bere Hill.

1 Land to the north of the Whitchurch Railway Station

Allocated under Policy SS11 by the Council, this site comprises 1 hectares immediately north of Whitchurch Station.

It is bound to the east by the Newbury Road and to the north and west by agricultural land.

2 Bere Hill

Part of Site WHIT014 within the Council's evidence base, this site lies north-east of the town centre and comprises 8.3 hectares of land south of the railway line.

3 Land to the south of London Road (adjacent to The Gables)

This is a parcel of land to the west of The Gables, off London Road. It is bordered by Hillside to the west, London Road to the North, The Gables to the east and agricultural land to the south.

Within the Council's evidence base, the site is identified as WHIT001.

Our proposals for The Station

Following discussions with Network Rail, we are proposing a new 150 space car park, 32 space cycle park and community hub/café on the land to the north of Whitchurch Railway Station.

We believe that the introduction of a new car park to the north of the station will encourage more use of sustainable methods of transport, with easier access to the London-bound side of the track. By introducing a new car park to the north of the site, we would be enabling step-free access to London-bound trains, significantly increasing accessibility at the station.

We are also proposing a new café/community hub on the car park site, as a place for passengers to meet, work or rest whilst waiting for a train.

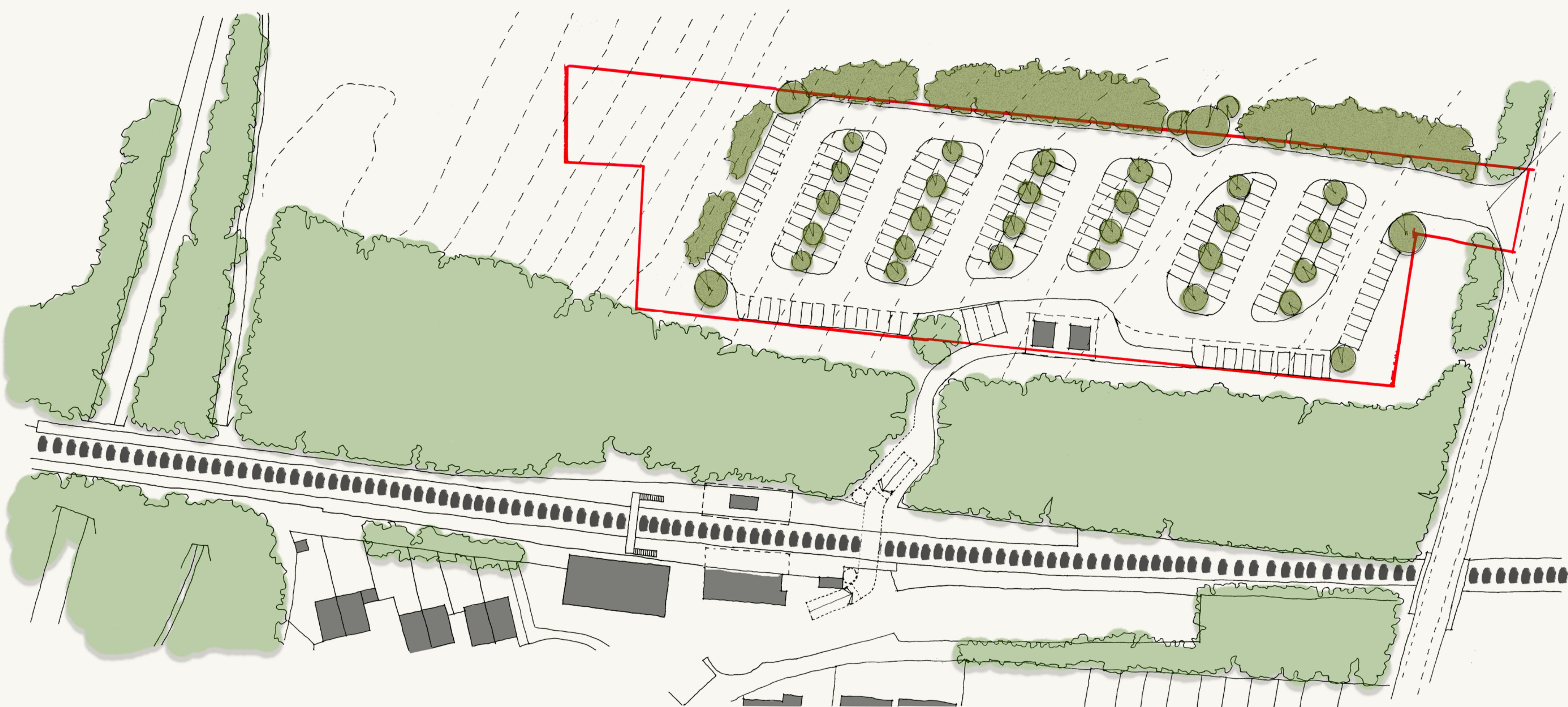
How likely would you use either the car park or the community hub/café?



Of the 150 spaces, 11 will be allocated as disabled and 6 will be provided with EV charging.

Whilst not part of today's plans, there is a long-term opportunity to explore a new access bridge to connect the platforms and improve the Whitchurch Loop. We are exploring this further with Network Rail.

A plan of the proposed car park to the north of the railway station



An indicative illustration of the proposed car park to the north of the railway station



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Our proposals for land adjacent to The Gables

On the site to south of London road, west of The Gables and east of Hillside, we are proposing five executive houses.

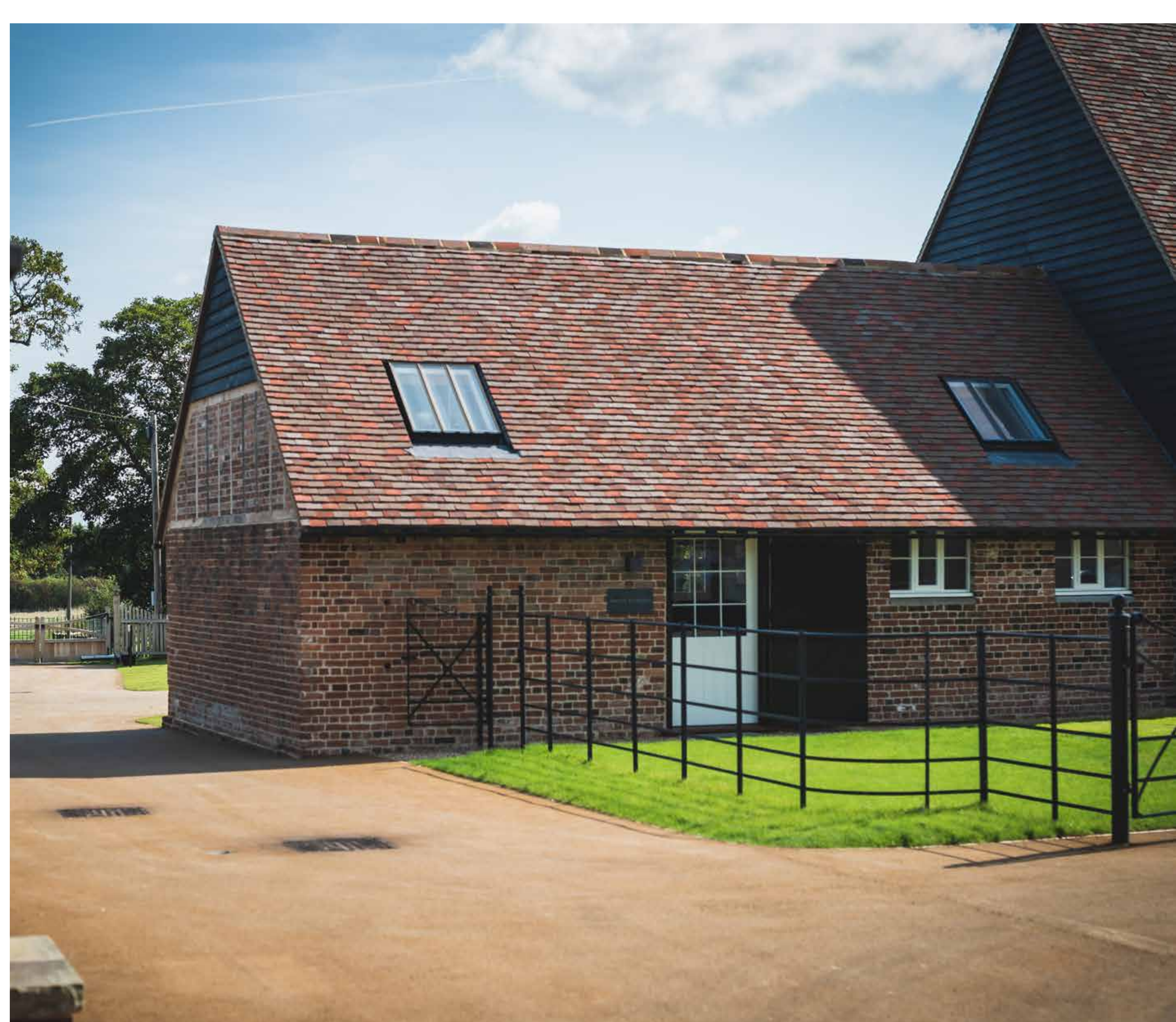
Facing onto a new road, accessed via the existing access to London Road, these five houses will go towards meeting a mix of housing in the Whitchurch area.

As a public benefit, and subject to a successful planning application for the residential, we are proposing to gift land on the south of this hill to the local community as a new community meadow to facilitate access to the River Test. Our vision is that this would become part of Whitchurch's circular walks creating a new publicly accessible 'Whitchurch Loop'.

What arrangements for managing the new community meadow do you think we should consider?



Taking inspiration from the developments below, we are proposing homes which are set into their natural surroundings, with architecture influenced by the design of the local buildings, including the adjacent Grade II listed building and those within the Conservation Area.



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Our proposals for Bere Hill

To address the consistent under supply of housing, the government has set an objective of significantly boosting the supply of housing.

The Basingstoke and Deane Local Plan (2016) provides the development plan for the period 2011-2029. The government tells us that as the Local Plan is over five years old, its housing requirement is in need of updating. The government also tells us that in this scenario, local housing need should be calculated using a standard method.

Applying the standard method, the Council has identified a need across the borough for 880 homes each year. This equates to 4,385 over five years. Of this five-year requirement, it is proposed to provide at least 310 units within Whitchurch.

We are therefore proposing a modest, sensitive and sustainable extension to existing development at Bere Hill.

The development will provide for 115 new open market and affordable homes, alongside a new pub and significant areas of public open space.

Our design team have been working on these proposals to minimise the impact upon the local landscape and we include a landscape and ecology buffer to the east of the proposed homes.

The development also provides opportunity to bring life in to the proposed landscaping; not only as a result of an idyllic landscape setting for a new country pub, but also by providing external spaces for community events and activities. We would be interested to hear your thoughts about the potential that this space offers.

As part of the plans for Bere Hill, we would be relocating the Whitchurch Scouts' Hut to a new purpose-built building in the southeast of the development.

Do you think there is a need for local workspaces / units?



Do you agree with the inclusion of a pub on the site? If not, what else would you rather see included?



An illustrative view of the proposals looking towards the proposed public house and homes, across an area of public open space

A masterplan of the plans for Bere Hill



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Sustainability

We are committed to delivering sustainable and resilient homes that will meet the challenges which the climate emergency presents, whilst keeping in mind cost implications for those living in the homes.

The sites are in sustainable locations, close to public transport links and in the case of the new car park, will encourage and enable residents to use a more sustainable method of transport than driving long distances.



Below are just some of the steps we're considering to ensure the proposed homes and community are cleaner, greener and more sustainable.

- Taking sustainability into account from the very early design stages; for example positioning buildings to take maximum advantage of solar gain in the winter, whilst minimising it in the summer.
- Requiring the new homes to be constructed in an energy efficient way.
- Including renewable energy sources on the site, including solar panels where appropriate.
- Electric vehicle charging points will be included on the site.
- Encouraging wildlife, by planting native species and including things like bat boxes, bird houses, insect hotels and swift bricks. The site will provide an overall biodiversity net gain.



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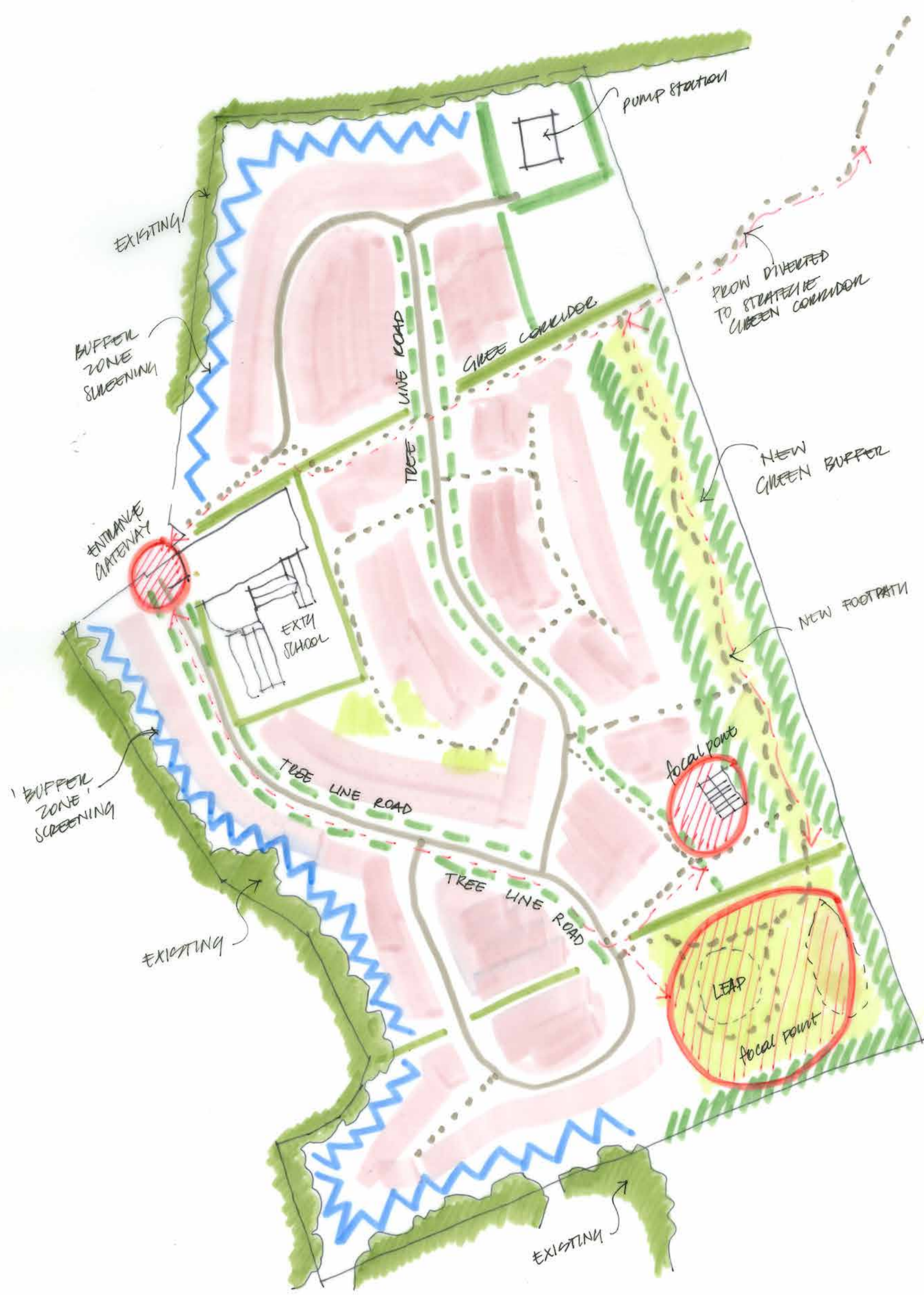
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Landscaping, ecology and drainage

Landscaping

The development is designed to respond to the topography of the site, with a terraced arrangement conforming to the topography of the site. Alongside the retention of hedgerows, this ensures that the visual impact of the development is minimised in long range views.

There will be significant areas of open space as part of the Bere Hill proposals, with the landscaping buffer to the east, and we're keen to receive feedback from the community for the space which will be for both the new and existing residents to use. The areas of open space will be carefully maintained to ensure that they remain in a good condition.



A plan of the proposed green spaces, landscaping and play area on the site.

Is there anything you'd like to see in the proposed play area on the site?



Ecology

Ecological assessments have taken place and we will be looking to improve biodiversity on the site. We will enhance existing hedge boundaries and plant native trees and wildflower grasses. The ecology assessment will be part of our planning application and assessed by Basingstoke & Deane Borough Council.

We will be retaining existing hedgerows wherever possible, to encourage wildlife and improve the quality of the space, as this illustration shows.

Drainage

We understand that the site could be liable to flooding if we don't provide a sufficient drainage system. That's why we've taken this into careful consideration in our layout.

Our consultant team includes specialist civil engineers who will ensure that the development manages drainage appropriately. Surface water will be attenuated to green field rates through a system of 'sustainable urban drainage' (SUDs) including swales, and rain gardens.

In addition, we are undertaking technical work to ensure that the development is 'nitrate neutral' minimising impact upon key local ecosystems.

The green circular walk around Whitchurch is a great opportunity to link the town to its landscape: we are thinking about incorporating a public art trail or even a small amphitheatre – what are your ideas?



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Traffic and Transport

There are several traffic and transport implications of providing new homes on The Gables and Bere Hill sites, along with the introduction of a new car park to the north of the station car park, to enable step free access to London-bound trains.

The residential sites are in sustainable locations, close to bus stops and the railway station.

As part of the planning application, a transport plan will be undertaken, to assess the highways capacity and likely impact upon it. Any necessary mitigation would be discussed with Hampshire County Council Highways Department as part of the application process and our plans will be independently assessed by their highways engineers.

The number of parking spaces at each site will be in line with Hampshire County Council guidelines and agreed at the time of the detailed planning application.



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Feedback and Next Steps

Many thanks for taking the time to attend our exhibition today.

The views of the local community are important to us. We would appreciate it if you could take the time to let us know what you think. Once we have taken the time to review the feedback, we will finalise our plans before submitting them to Basingstoke & Deane Borough Council.

You can let us know what you think in the following ways:

- Complete a feedback form today and leave it with us
- Post a form to us using the address "Freepost CONSULTATION REPLY"
- Email us at info@northwhitchurch.co.uk
- Call us on 0800 689 5209

Over the next few weeks, we will analyse the information you provide us. This will include a summary of the feedback received by consultees, and other key individuals and organisations.

The deadline for comment is:
Thursday 1st December 2022

Our application will be submitted in the new year and will include a full suite of technical information including detailed work in respect of Ecology, Heritage, Landscape Transport, Tree and Water. We will also provide a detailed design code.

Next Steps

Today	Public exhibition
1st December 2022	Feedback Deadline
December 2022	Review feedback and finalise plans
January 2023	Submit planning application to Basingstoke & Deane Borough Council
January/February 2023	Formal public consultation period
Early Summer 2023	Expected decision taken by Basingstoke & Deane Borough Council



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