

Swing Swang Lane, Basingstoke – Strategic Land



Location: Basingstoke, Hampshire

Client: Hampshire County Council

Completed: Outline planning consent granted March 2019

Specialist teams: HCC Property Services: planning and urban design; development surveying; and landscape teams. Hampshire County Council's ecology, Heritage, archaeology and Engineering Consultancy; access
 Transport: Atkins
 Trees: RPS
 Acoustics: 24 Acoustics

Site size: 4.7 hectares

Number of new dwellings: 100

Land at Swing Swang Lane was allocated for approximately 100 dwellings in the Basingstoke and Deane Local Plan 2011 - 2029. HCC Property Services provided planning, design, land and property advice for the site, assisting Basingstoke and Deane with preparation of the local plan.

The site is located between Basingstoke town centre and the village of Old Basing, and covers an area of 4.7 hectares (11.6 acres). A locally-designated Site of Importance for Nature Conservation (SINC) is within the site boundary, which is designated solely for the presence of wall bedstraw (*galium parisiense*); Basing Fen SINC is to the south of the site.

Following a series of design workshops with the project team, design principles were established to ensure that the development proposals sensitively responded to the site and its context.

The design principles were then used to inform the concept masterplan and illustrative masterplan for the site to secure a high quality development.

A public exhibition was held in October 2016 to engage with local residents to understand their views on the emerging masterplan.

Outline planning consent was granted on 14 March 2019 and the land is currently being marketed for sale.

Key benefits

- 100 new homes, of which 40% will be affordable housing and supporting infrastructure, including new public open space
- Key issues addressed through design-focused project workshops
- Improved connectivity with delivery of a new footway along Basing Road



Swing Swang Lane, Basingstoke – Strategic Land

