

19th December 2023
Delivered via the Planning Portal

Planning Department
Basingstoke and Deane Borough Council
Civic Offices
London Road
Basingstoke
RG21 4AH

Ref: FRAS3014

Dear Sir / Madam

SUBMISSION OF FULL PLANNING APPLICATION
LINDENWOOD, CHINEHAM PARK, CROCKFORD LANE, RG24 8WQ

On behalf of our client, Frasers Property (UK) we are pleased to submit a full planning application for the redevelopment of the Lindenwood area at Chineham Business Park comprising 4 no. commercial units, providing flexible employment floorspace within Use Classes E(g), B2 and/or B8.

SITE CONTEXT

The Lindenwood phase previously comprised of a collection of seven detached two-storey office buildings, providing a total net internal area of approximately 4,400 sq m on a plot size of approximately 1.35 ha.

Located in the north-west corner of Chineham Park, the site is bounded by Crockford Lane to the east and an estate road for accessing Lindenwood and the adjoining Elmwood phase to the south. The buildings are surrounded by areas of car parking associated with the office buildings.

The market for smaller, secondary offices has declined following the Covid-19 pandemic and these units did not provide the modern office accommodation required by occupiers. Frasers Property reviewed options for the site and identified that the existing buildings did not lend themselves to repurposing or refurbishment to meet market requirements. As a result, prior notification of demolition was submitted to the Council in January 2023, and subsequently approved in February 2023. Demolition of the Lindenwood series has commenced in July this year and was completed in October.

To support the long-term strategic function of the business park in the long term, Frasers Property is proposing under this application a flexible light industrial and storage / distribution uses with office space. The proposed development on the site would complement existing uses on the business park and fully align with the strategic employment function of the park, providing greater flexibility and choice of employment floorspace.

The Pinnacle
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Reading
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PROPOSAL

The current planning application seeks permission for the following development:

“Erection of terrace of commercial units for flexible light industrial and storage / distribution uses with office space (Use Classes E(g), B2 and B8), with associated car parking, servicing arrangements, hard and soft landscaping and associated infrastructure.”

A Design Statement supports the application. This shows the site and surrounding area in detail and sets out the principles behind the design of the scheme, and the context it sits within. Pre-application discussions have also been used to inform the final design of the scheme.

INFORMATION SUBMITTED

This planning application is submitted via the Planning Portal under reference PP-12630034 and is accompanied by the following documents and plans:

- Application Form
- CIL Form
- Location Plan (18817-THPW-XX-XX-DR-A-102)
- Proposed Elevations (18817-THPW-XX-XX-DR-A-103)
- Proposed Ground Floor GA Plan (18817-THPW-XX-XX-DR-A-104)
- Proposed First Floor GA Plan (18817-THPW-XX-XX-DR-A-105)
- Proposed GA Sections (18817-THPW-XX-XX-DR-A-107)
- Proposed MEP Strategy (18817-THPW-XX-XX-DR-A-108)
- Proposed GEA (18817-THPW-XX-XX-DR-A-109)
- Proposed Roof Plan (18817-THPW-XX-XX-DR-A-110)
- Existing Site Plan (18817-THPW-XX-XX-DR-A-111)
- Proposed Site Plan (18817-THPW-XX-XX-DR-A-112)
- Design and Access Statement (Harris Partnership 18117 D+A V2)
- Lindenwood CGIs View 1-2
- Landscape Proposals (ASA-712-DR-401 P01)
- Offsite Planting Location (ASA-712-DR-403 P01)
- Planning Statement (Turley FRAS3014 dated December 2023)
- Biodiversity Impact Assessment (Greengage dated December 2023)

- Preliminary Ecological Appraisal (Greengage dated December 2023)
- Biodiversity Metric 4.0 Calculation Tool (Greengage dated 9 December 2023)
- Noise Assessment (Hoare Lea Rev 01 – 7 December 2023)
- Odour Assessment (Hoare Lea Rev 01 – 11 December 2023)
- Lighting Impact Assessment Scoping (Hoare Lea Rev 01 – 5 December 2023)
- Flood Risk Assessment and Drainage Strategy (Motion dated December 2023)
- Transport Statement (Motion V1.0 dated 7th December 2023)
- Arboricultural Impact Assessment (SJ Stephens 2125 dated 15th December 2023)
- Tree Protection Plan (SJ Stephens 2125-02 Rev A)

Please note that the Flood Risk Assessment and Drainage Strategy will be sent by separate cover directly to the Council.

The application fee (£36,696.00) has been paid via the Planning Portal. We look forward to your confirmation of registration of the application shortly.

Should you wish to discuss the application, or require any further information, please do not hesitate to contact me or my colleagues Cat White [REDACTED] on the contact details below.

Yours sincerely,

Emma Sibley
Assistant Planner

[REDACTED]