



**Newlands is proud to share its exciting proposals for Basingstoke Gateway at the Oakdown Farm site that will provide much-needed storage and distribution space for the Borough.**

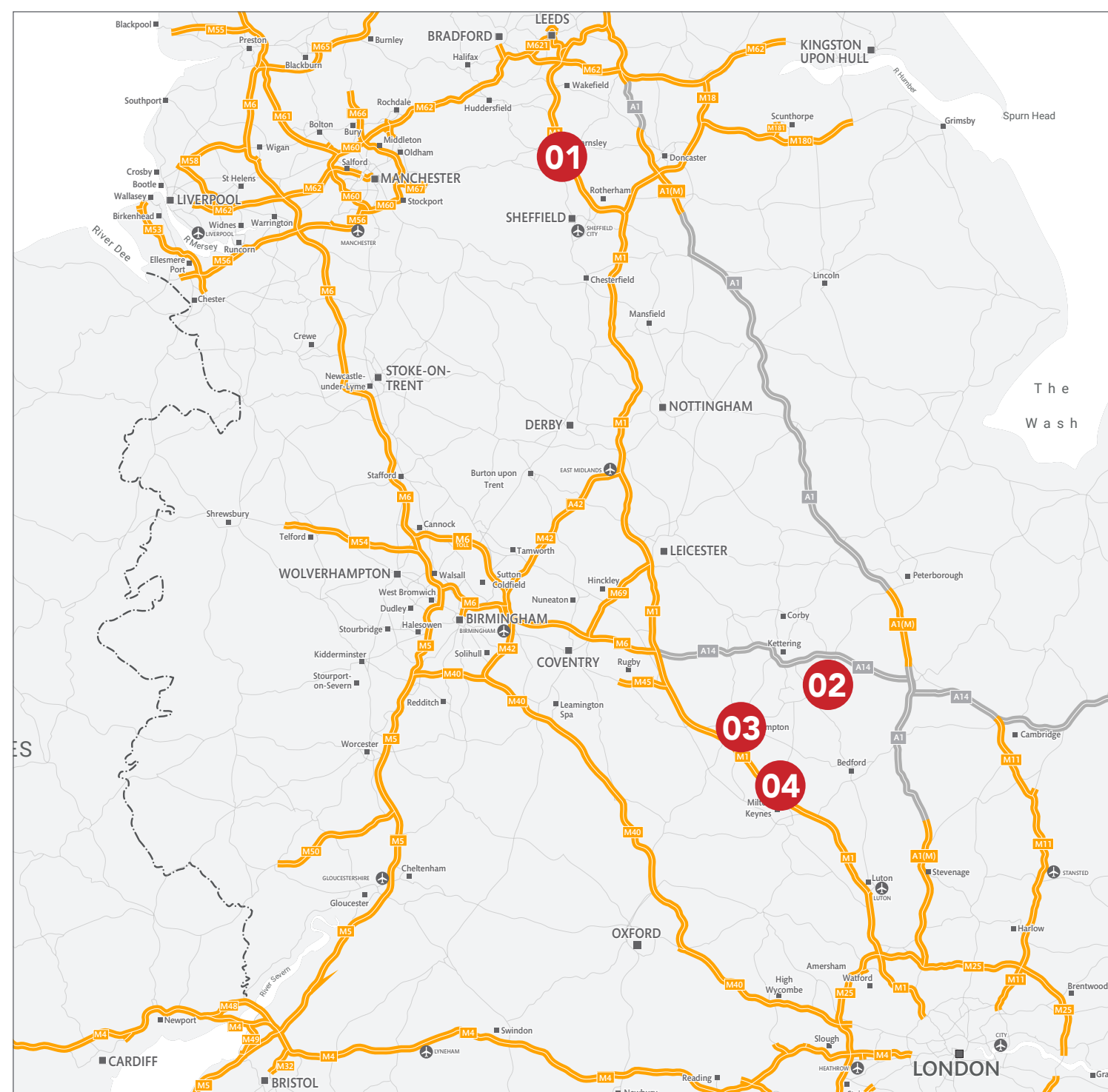
Newlands has responded positively to the previous Appeal Inspector's comments and is bringing forward a full planning application for critical supply chain infrastructure. This is made up of eight high-quality, environmentally sustainable buildings, embedded within generous landscaped areas, that will assist the Council in satisfying a longstanding and growing unmet need for this use in a strategic and highly accessible location.

**Please review the information presented here and provide your feedback using a survey at the drop-in event or online at: [basingstokegateway.co.uk](http://basingstokegateway.co.uk)**

## About Newlands

Newlands Developments is a specialist industrial and logistics developer, with extensive experience of delivering critical supply chain infrastructure.

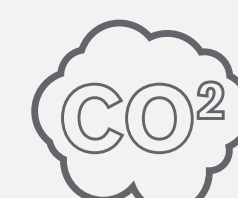
We have delivered sustainable, high-quality employment sites across the UK and recognise that we have a responsibility to exceed expectations in respect of environmental, social and economic imperatives.



### 01. ARROW POINT JUNCTION 36, M1



**600** FTE  
JOBS



EMBODIED NET  
ZERO CARBON



EXCELLENT



### 02. WARTH PARK RAUNDS, A45



**2,000** FTE  
JOBS



EMPLOYMENT  
& SKILLS PLAN



COUNTRY PARK  
DELIVERED



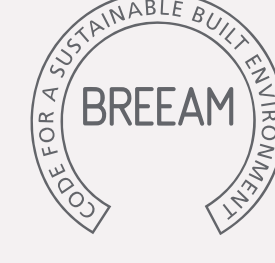
### 03. BRACKMILLS GATEWAY NORTHAMPTON, A45



**1,145** FTE  
JOBS



EMPLOYMENT  
& SKILLS PLAN



OUTSTANDING



### 04. NEWPORT PAGNELL JUNCTION 17, A1(M)



**1,000** FTE  
JOBS



EMPLOYMENT  
& SKILLS PLAN



OUTSTANDING



THE SITE:

National planning policy confirms that any logistics sites brought forward must be in the right locations. The key attributes of an optimal logistics location are as follows:



Motorway /  
A-road access



Ability to serve  
markets within  
2h drive



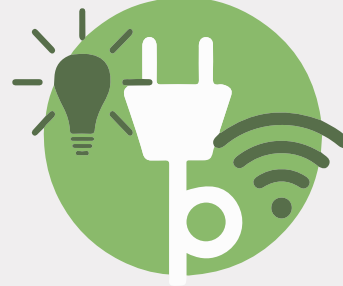
Access to a good  
workforce with a  
range of skills



Proximity  
to amenities



Intermodal  
facilities



Good availability  
of utilities, services,  
broadband



Ability to operate  
24/7 without  
impediments

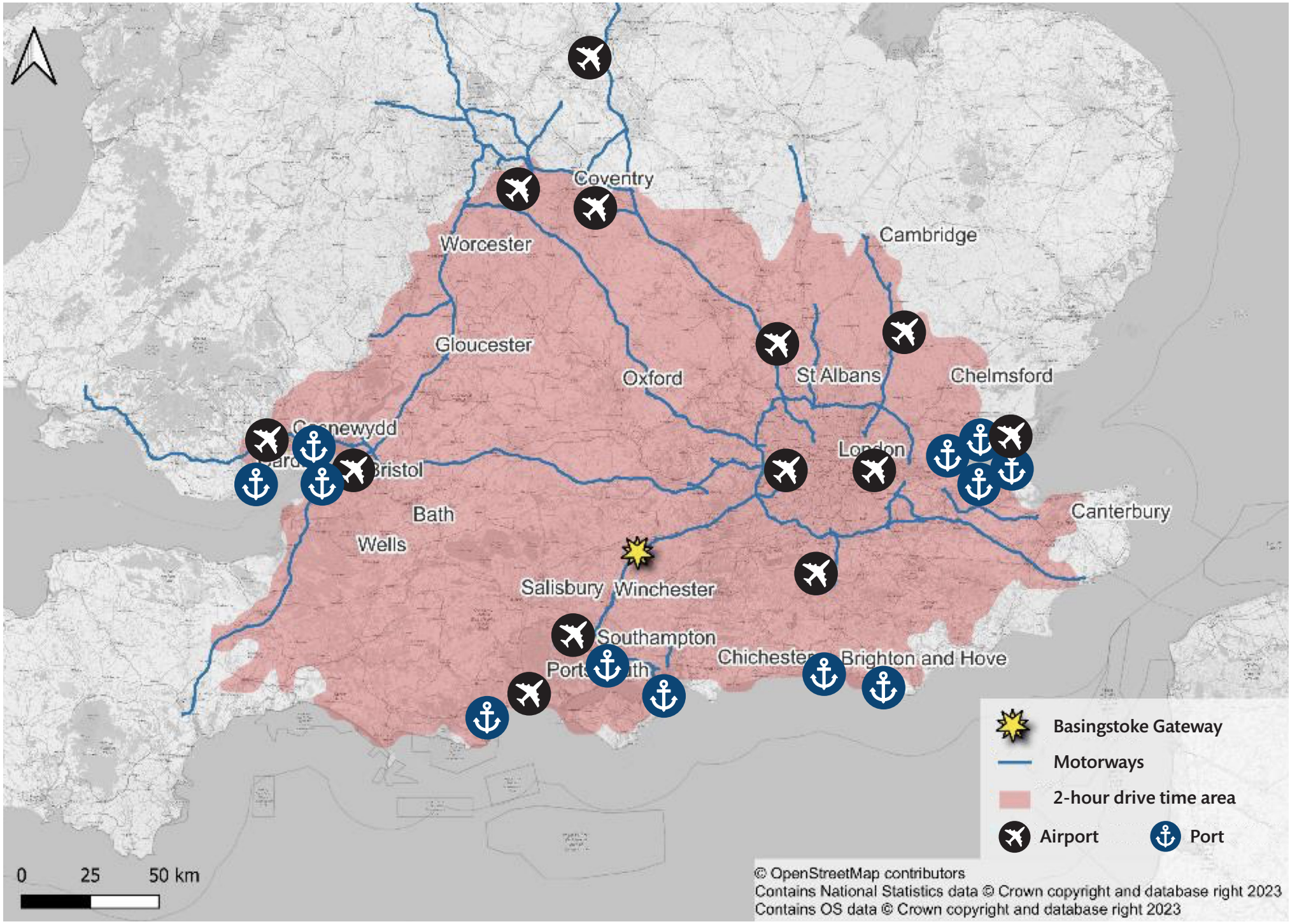


Good, level  
developable  
site

Basingstoke Gateway meets all of these criteria. It is located on the southwest edge of Basingstoke, adjacent to Junction 7 of the M3 and has excellent connectivity to significant infrastructure hubs such as Heathrow Airport, and major ports at Southampton within a 45-minute drive.



Red line boundary of Basingstoke Gateway site



Major infrastructure accessible within 2 hours' drive of Basingstoke Gateway

The site is ideally placed to support new jobs due to its ease of access from Basingstoke and the surrounding areas. Indeed, Savills, on behalf of Newlands, has calculated that there are 493,000 working age people within a 30-minute drive from the site. Furthermore, Newlands is encouraging more sustainable modes of travel by delivering new bus, cycle and pedestrian links to and from Basingstoke town centre.

The suitability of the site's location is acknowledged in the Council's evidence base, by the Appeal Inspector and through its proposed draft allocation in the emerging Local Plan Update.

“

“We are aware of at least two possible sites to meet this need with sites proposed at Newlands / Oakdown, and also nearby at the Southern Manydown/Society of Merchant Venturers site.

Both sites are well located with developers confirming that development is viable, these sites are in strong demand and they can be available early in the new plan period...but both, from our assessment, would be credible candidates to meet the Borough's warehouse need.”

(Basingstoke & Deane Council,  
Economic Needs Assessment, June 2022)

“

“The site provides an opportunity to deliver storage and distribution floorspace in a suitable location for this type of development, being next to Junction 7 on the M3, and with good access to the local and strategic road networks. Previous applications on the site have demonstrated that the site is well suited to meeting the commercial needs of logistics operators and would be attractive to a range of businesses.”

(Basingstoke & Deane Council,  
Local Plan Update, June 2022)

“

“The Council accept in principle the proposed use for this site. The local plan requires a supply of 122,000sqm of storage and distribution floorspace for the whole of the plan period, which the Council acknowledges at current rates of supply, focussed entirely on the Strategic Employment Sites (SEL), will not be met. The Council recognise the importance of Junctions 6 and 7 of the M3 as important strategic locations outside the SELs for warehousing and distribution.”

(Oakdown Farm Appeal Inspector,  
December 2022)



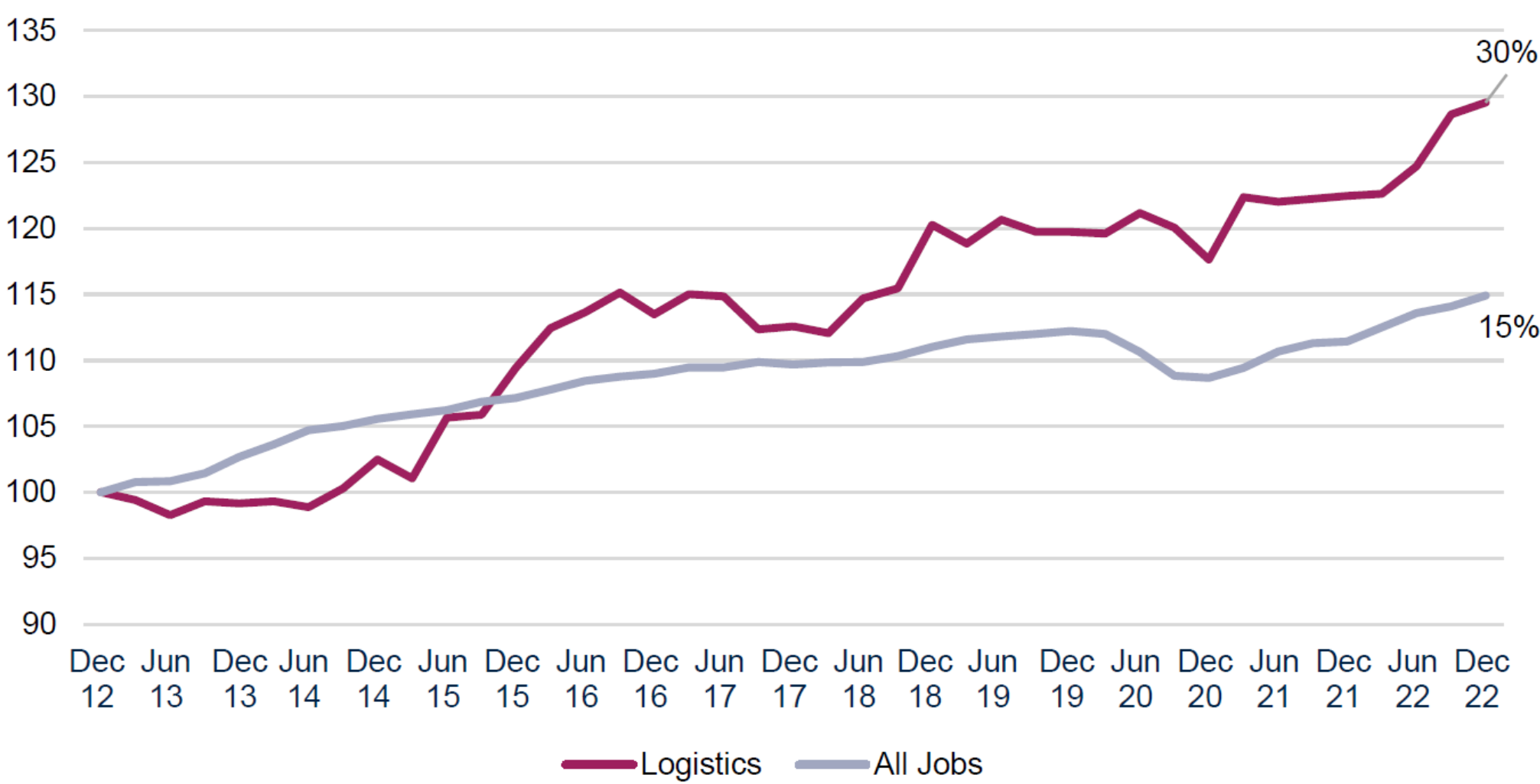
THE NEED FOR LOGISTICS:

“The freight and logistics sector has a critical role supporting UK supply chains. It underpins the UK’s prosperity, health, wellbeing and security by maintaining the flow of goods into, out of and across the country. Every day, millions of deliveries are made in the UK”

Department for Levelling Up Housing and Communities & Department for Transport ‘Freight, Logistics & the Planning System’ (2023)

Over the last decade, the logistics sector has seen a significant growth trajectory.

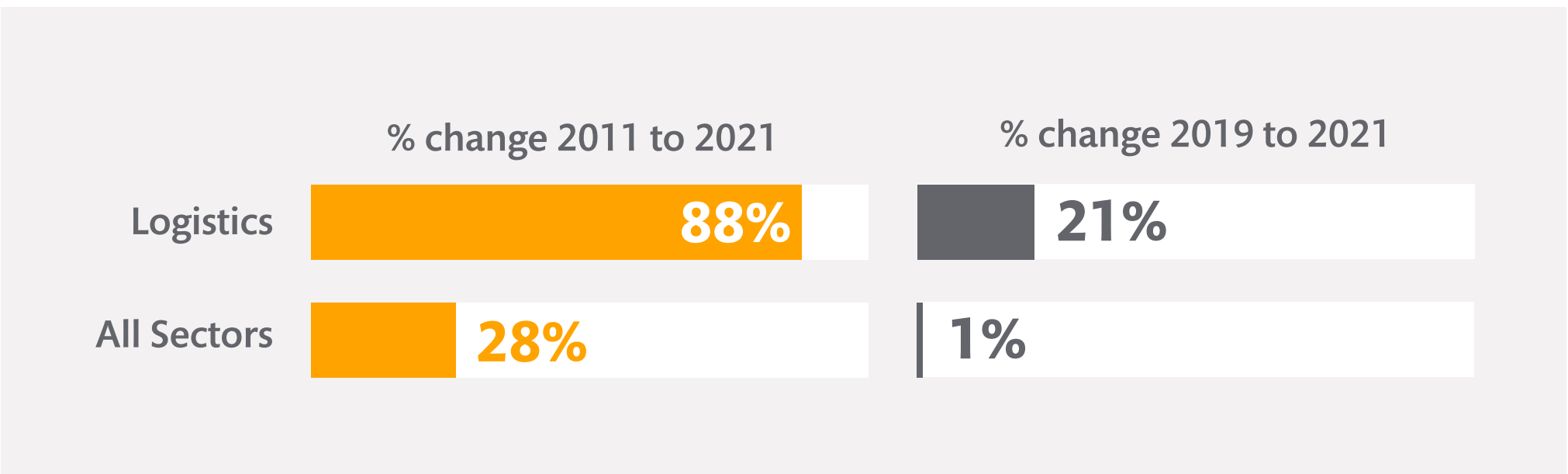
Historic jobs growth in England (2012-2022) (Source: Savills 2023)



Unmet need in Basingstoke and Deane

For logistics to continue to succeed as a sector, it needs space to grow. The Appeal Inspector acknowledged the growing unmet need for industrial and logistics use in Basingstoke and Deane.

Business growth



Without this supply available, demand is suppressed as occupiers cannot find space to meet their expansion need, meaning inward investment goes elsewhere.

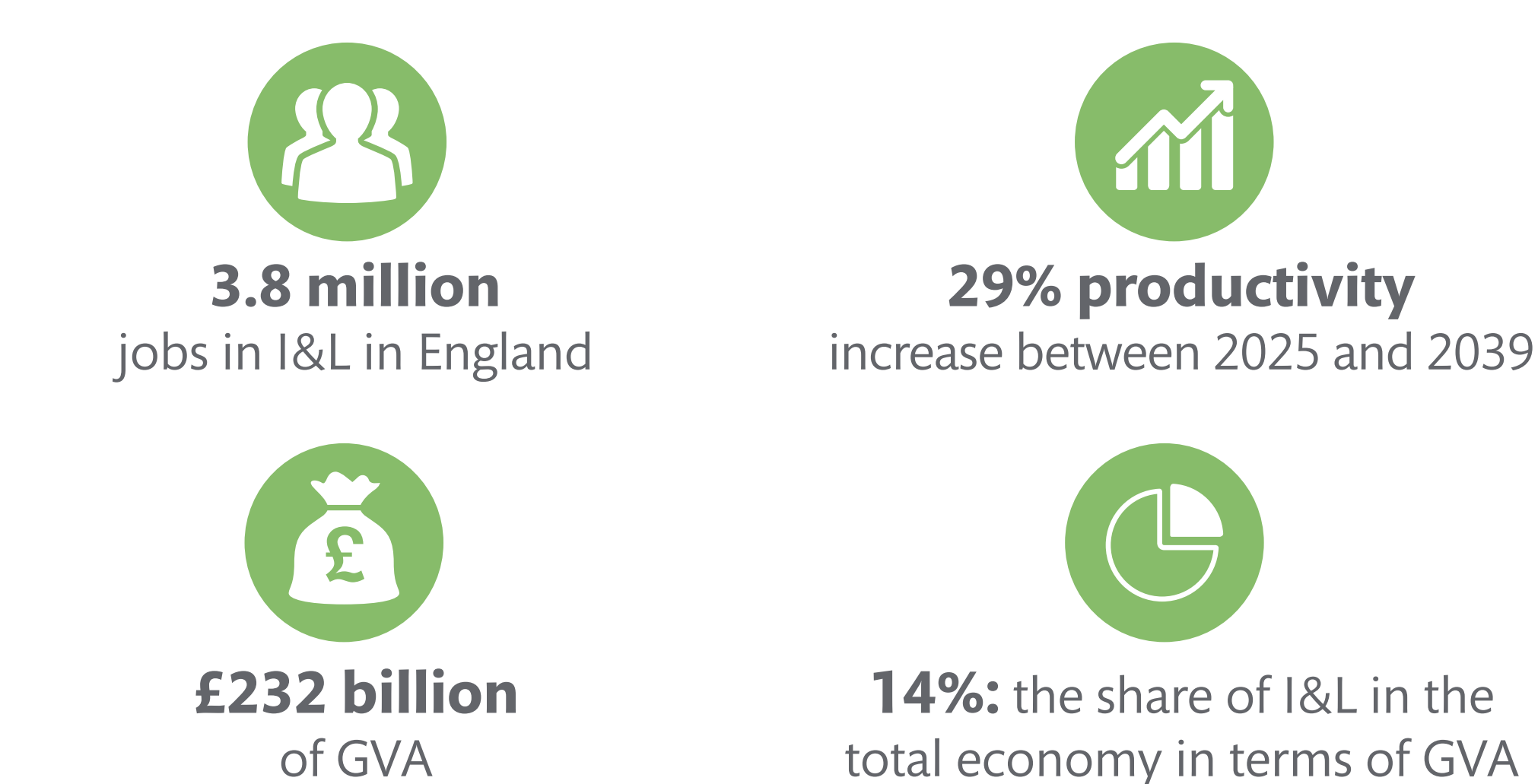
The continuing success of the logistics sector is intrinsically linked to supporting it with the space it needs. Despite this, and as acknowledged by the Appeal Inspector, the unmet need identified for storage and distribution uses in Basingstoke’s adopted Local Plan remains unsatisfied. In fact, demand is currently much higher than when this was originally calculated.

The vacancy rate for industrial and logistics space is currently 5.6% in Basingstoke and Deane and has been below the generally accepted benchmark of 8% that represents a healthy market (where supply and demand are in balance) for a considerable period of time. This suppresses demand and means not all occupiers can find space to meet their expansion needs and potentially significant inward investment goes elsewhere.

Drivers of Industrial and Logistics demand



Impact of the Industrial and Logistics sector:





OUR PROPOSALS:

We are consulting on new and exciting proposals for this site. We have used the feedback from the community, Council and Appeal Inspector to prepare a materially different masterplan, which responds directly to their comments. Our new proposals will take a different approach to the scale, height and massing of the buildings, ensuring they blend with the natural landscape more effectively, thereby reducing impacts on views from Dummer and the surrounding areas.



OUR REVISED PROPOSALS:

EMPLOYMENT

- Estimated **1,091 new operational jobs** for local people
- Estimated **566 professional or highly skilled jobs**
- Co-location of office and warehouse space on **site brings diversity and resilience**



ENVIRONMENT

- Over **10% Biodiversity Net Gain (BNG)**
- 23.08 hectares of **green and blue infrastructure** (50% of the Site)
- Enhanced **landscaped eco-corridors** provided through the site
- Targeting **BREEAM 'Outstanding'** with **PV panels** and **efficient fabrics**



INVESTMENT



- Estimated **£18 million on local procurement** during the construction period
- A **catalyst for business and investment** in Basingstoke
- Supporting skills and training in Basingstoke through a **commitment to Employment and Skills Plans (ESPs)**
- **£1.5 million of sustainable travel** infrastructure secured through Section 106 Agreement.
- Working closely with the **Hampshire Hospitals NHS Foundation Trust** and adjacent landowners





## SCHEME EVOLUTION: A MATERIALLY DIFFERENT SCHEME:

Our new proposals have addressed feedback from the community, Basingstoke and Deane Borough Council, and the Appeal Inspector.

Outline Scheme



Appeal Scheme



### KEY DESIGN CHANGES

- 1 **50%** of the site now dedicated to **green and blue infrastructure**.
- 2 **Enhanced landscaped eco-corridors**.
- 3 Eight units providing **920,000 sq ft of floor space**: a **15% reduction** (over 80,000 sq ft).
- 4 **Reduced size and massing** of each unit, protecting views from Dummer and beyond.
- 5 Largest building proposed is now 275,000 sq ft (**over a 60% reduction** compared to the largest building proposed in the Appeal scheme).
- 6 **A reduction in maximum building heights** of over 7m from the original outline application.
- 7 **A lower scheme**, split across two floor plateau levels instead of four.
- 8 59,000 sq ft of ancillary office space proposed to **support skilled and professional jobs**.

Current Scheme



- 9 **Enhanced green community spaces** at the north and south of the site.
- 10 Targeting **BREEAM 'Outstanding'**.
- 11 **Net Zero** Carbon development.
- 12 **Sustainable measures integrated** into the buildings for maximum operational efficiency.
- 13 Roundabout relocated and reduced in size to enable **greater tree retention**.  
**Location of the roundabout agreed in collaboration** with adjacent landowners to provide access for future development at Southern Manydown, including the potential for a new hospital and health campus.



## GREENER THAN EVER!

Newlands is a member of Planet Mark and a signatory to the British Property Federation Net Zero Pledge. We are committed to analysing our carbon footprint throughout our business operations and integrating plans to minimise our impact and reduce our emissions by a minimum 5% year on year, in line with the Net Zero Carbon decarbonisation pathway. We monitor our performance on a quarterly basis to ensure we continue to act as a responsible business.

All of our proposed buildings at Basingstoke Gateway are being designed to target BREEAM Outstanding standards, which very few logistics buildings achieve. BREEAM is a measurement which assesses how sustainable the design, construction and operation of a building is. The buildings will also be Net Zero Carbon in operation.

IT IS IMPORTANT TO US THAT THE BUILDINGS OPERATE AS SUSTAINABLY AS POSSIBLE, AND THEREFORE WE ARE PROPOSING:



 Targeting <b>BREEAM</b> <b>'Outstanding'</b>	 Minimum <b>EPC Rating 'A'</b>	 Carbon <b>Net Zero</b> in operation, in line with UKGBC Net Zero Carbon Buildings Framework	 Embodied <b>carbon target</b> <b>&lt;400kgCO2/m2</b>
 <b>PV</b> on all available roof space	 <b>12% roof lights</b> for natural light	 <b>95% of our waste</b> <b>diverted from landfill</b> during construction	 <b>Smart</b> <b>metering</b>
 Designed and constructed in line with <b>WELL Building</b> <b>Standards principles</b>	 <b>Unlocking local opportunities,</b> including employment and skills plans and supply chain prospects	 <b>Improved</b> pedestrian and cycle <b>connectivity</b>	 <b>Dedicated cycle and pedestrian</b> <b>routes</b> across the site to connect public transport infrastructure
 At least <b>10% Biodiversity Net</b> <b>Gain</b> achieved through enhanced ecology, habitat creation and amenity spaces for local wildlife and communities	 <b>EV charging</b> spaces and infrastructure for the future	 On site <b>community areas</b>	 <b>Efficient fabrics</b> to ensure the building retains heat and operates efficiently





GREENER THAN EVER!

LANDSCAPE & VISUAL MITIGATION

Newlands has taken a truly landscape-led approach to the development of this scheme to ensure we have addressed the Appeal Inspector’s comments from last year.

We have worked to 'break up' the buidlings by creating eco-corridors between them; this provides both connectivity for habitats and gaps in the views between the buildings.



Targeting **over 10% Biodiversity** Net gain



**50% of the site** (23.08ha) is proposed as green and blue infrastructure



Circa **9ha trees planted** and 2.2x increase over original outline application



Circa **5,700 linear** metres of proposed hedgerow

Working with our landscape consultant, we have proposed 'pixelating' the buildings which will help them to blend into the landscape more effectively. Similarly, the colouration of the cladding has been informed by an Environmental Colour Assessment (ECA) that uses colour and tone from the wider landscape to help the buildings fit into their surroundings.

The proposal incorporates generous areas of landscaping, with approximately 50% of the site (23 hectares) now dedicated to green and blue infrastructure.

All oak trees on site will be retained, and our plans now include reducing much of the tarmac drive to protect these trees and enable them to flourish. We are proposing 9 hectares of tree planting on the site, with 5,700 metres of hedgerow.

The development will substantially exceed 10% minimum Biodiversity Net Gain through enhanced ecology, creation of habitats and amenity spaces for local wildlife and communities.






HAVE YOUR SAY:

Newlands has safeguarded two substantial areas of greenspace at either end of the site (see diagram below) and would like the community’s input to inform what is delivered within them to provide excellent leisure and recreational areas for both workers and the visiting public.







Suggested uses for these areas:

1. Trim trails	5. Outdoor gym with some active surveillance (for workers and public)
2. Nature trails + interpretation boards (potentially with interactive QR Codes/geocaching)	6. Bee hives
3. Community orchard	7. Public Art (potentially at the gateway or on roundabout)
4. Educational facility to complement (2) above	8. High quality seating/communal areas

You can register your views by filling in the feedback form provided or visiting our dedicated website accessed via the QR code or website address below.

basingstokegateway.co.uk





## FACILITATING BASINGSTOKE'S GROWTH AMBITIONS:

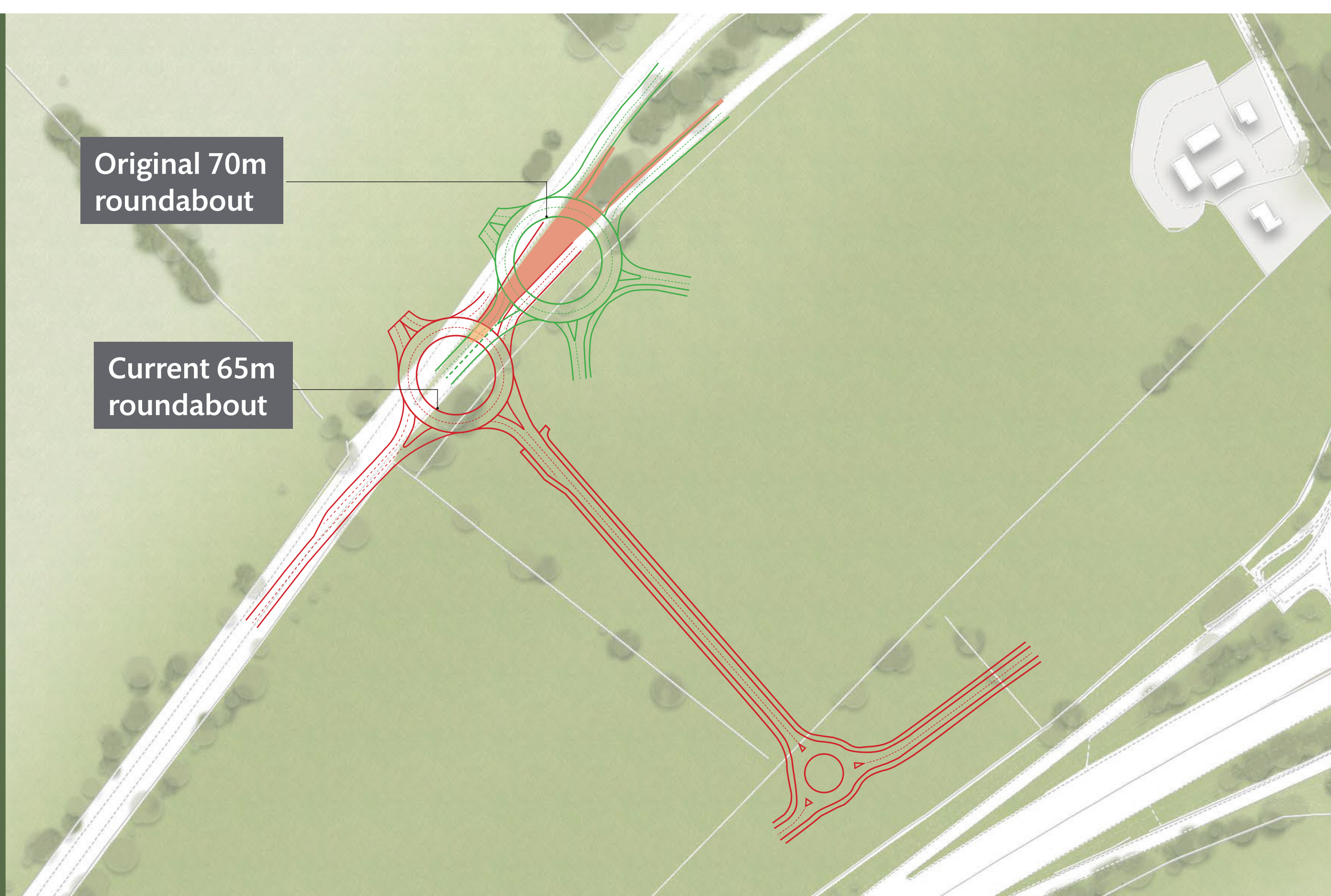
Despite being seven years on from the adoption of the Basingstoke Local Plan, a site is still to come forward to meet its identified storage and distribution need of 122,000m<sup>2</sup>.

The Council is now preparing a Local Plan Update (2023-2040) that shows substantial growth to the south west of Basingstoke. We are pleased to see that Oakdown Farm is proposed for allocation in this document under Policy SS3.19. Similarly, the adjacent land forms the Southern Manydown draft allocation under Policy SS3.4.

### Proposed infrastructure for Basingstoke's growth



- Roundabout reduced in size and moved to reduce vegetation loss.
- Ongoing dialogue with Hampshire Hospital NHS Foundation Trust and the adjacent landowner.
- Significant, privately funded infrastructure to provide access that will enable the future delivery of Southern Manydown: an allocation that includes a new hospital and health campus, 7,500 houses, employment, education provision and a district centre.



Newlands has been working closely with the Hampshire Hospitals NHS Foundation Trust and neighbouring landowners, to ensure a collaborative and complementary approach to delivering Basingstoke's growth aspirations as set out in the emerging Local Plan Update. This has involved detailed discussions with all parties to agree the principle of the size and location of the new roundabout on the A30.

The roundabout and the wider improvements to the surrounding road network, funded by Newlands, will provide an access that will assist in unlocking the wider Southern Manydown allocation in the future.



Photograph of Newlands' Rugby Gateway development, seven years into growth

### Joint statement from Newlands Developments and the Hampshire Hospitals NHS Foundation Trust

“

Newlands' proposals for Oakdown Farm play a role in delivering the wider, long-term ambitions for Basingstoke. The proposed new roundabout and the wider improvements to the surrounding highway network within Newlands' plans have been designed to enable early and future development on Southern Manydown to come forward.

Newlands, the Hampshire Hospitals NHS Foundation Trust and the adjacent landowner are in ongoing dialogue to ensure that all of the potential uses across Oakdown Farm and Southern Manydown can come forward together and complement one another.

The early delivery of enabling infrastructure funded by Newlands through the Oakdown Farm proposals will ultimately help facilitate the wider Southern Manydown proposals in the emerging Local Plan which include a potential new hospital together with residential and employment uses.

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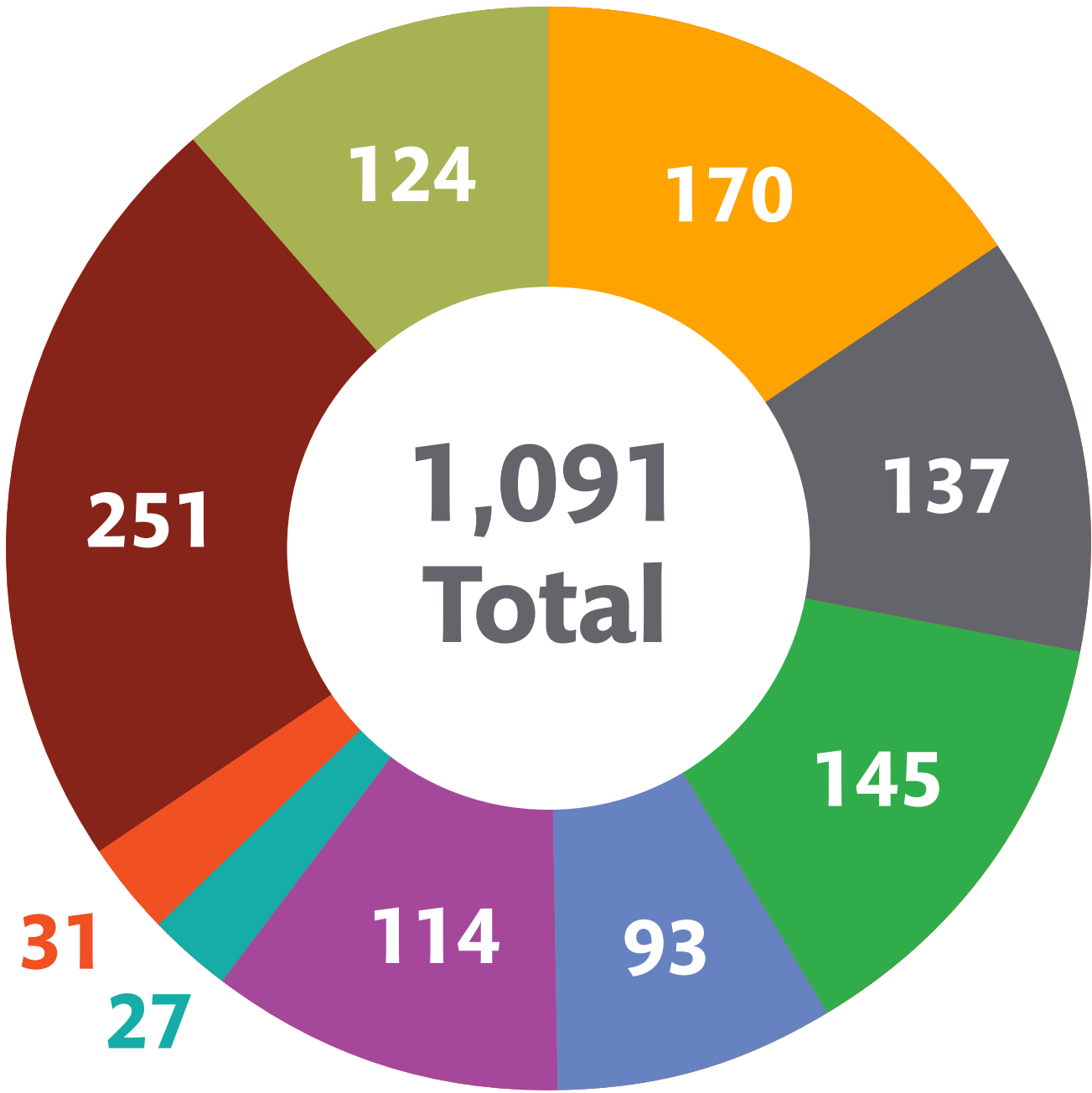
KEY BENEFITS FOR BASINGSTOKE:

WHY BASINGSTOKE NEEDS THIS

New development can bring a number of key benefits to the local area both during construction and when operational. Basingstoke Gateway is set to provide an estimated 1,091 new and varied jobs plus jobs during the construction stage, as well as new infrastructure, funding and inward investment.

The job roles available will be diverse including professional jobs, plant operations, managerial positions, and highly-skilled occupations. Our site, therefore, can be a catalyst for economic growth and investment. For every 10 jobs created in warehousing, another seven are created across the wider supply chain.

In the South East, jobs in infrastructure and logistics pay on average £4.8k more than the average for all other sectors.



Basingstoke Gateway estimated jobs

- Managers, directors and senior officials
- Professional occupations
- Associate professional and technical occupation
- Administrative and secretarial occupations
- Skilled trade occupations
- Personal service occupations
- Sales and customer service occupations
- Process, plant and machine operatives
- Elementary occupations

KEY BENEFITS:



Estimated **1,091 new operational jobs** for local people



Estimated **566 professional or highly skilled jobs**



Approximately **590 construction jobs**



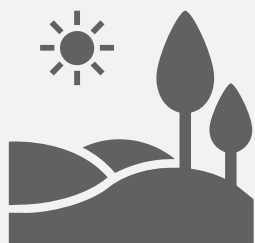
**£39 million** cumulative business rate income to 2042



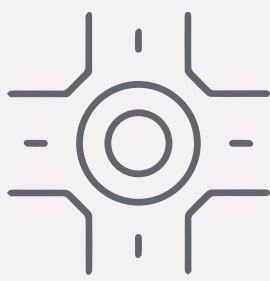
**Construction & End User Employment, Training & Skills Plans**



**Over 10% Biodiversity Net Gain**



**50% of the site is green and blue infrastructure**



**New roundabout and improvements to roads** designed for accessing the proposed Southern Manydown allocation

Our proposals prioritise sustainable travel as much as possible, with attractive cycleways that connect to the town centre and electric vehicle car charging.



**Traffic reduced by 18-20%\***, creating less traffic than previous applications at the site  
\*Reduction of traffic in the two peak hours



**Onsite parking and driver facilities**, with ample parking for HGVs and facilities for drivers



**£1.5million invested** in a new limited stop bus service between Oakdown Farm, Hounsome Fields and Basingstoke town centre



**Incentivised bus and bike travel for staff**, with safe cycle storage, showers, changing rooms and lockers



## NEXT STEPS

Thank you for taking the time to review our proposals for Basingstoke Gateway. If you would like to provide your feedback, please take a moment to fill out a feedback form or contact us via the following channels:



Email:  
**[basingstokegateway@cavendishconsulting.com](mailto:basingstokegateway@cavendishconsulting.com)**



Website:  
**[basingstokegateway.co.uk](http://basingstokegateway.co.uk)**



If you would like any more information, or have any questions, please call our freephone information line on **020 3398 1590**.

Please note the deadline for feedback is **Tuesday 28th November**. We will carefully consider all responses received and use your feedback to inform the ongoing development of our proposals.

Indicative image of Basingstoke Gateway proposals from the A30

