

## Churchill Way BASINGSTOKE

**Local authority:** Basingstoke & Deane

**Client:** Sovereign Housing Association

**Developer:** David Wilson Homes

**Cost:** £12.2m

**Number:** 116 affordable out of 291 homes.



This high density development in central Basingstoke will add more than 100 units to Sovereign's stock in the fast-growing town.

### The site

Basingstoke & Deane Borough Council tendered this 3.5ha disused allotment site in 2004. Located between a railway line and dual carriageway, the site has a slope with embankments and mature trees, and was identified by the council as ideal for around 300 homes.

In 2006, David Wilson Homes and Sovereign formed a joint tender, and saw off 11 rival bids to secure the site for £7.2m, who drew up plans for 291 units, plus two large open spaces. Planning consent was granted in July 2007, with an overall mix of 71% flats and 29% houses (the council is concerned at rampant flat-building), arranged in two to six storeys. The density works out at 84/ha.

### The scheme

Permission is for a mix of 291 houses and flats, with 318 parking spaces, 16 visitor spaces, and 606 cycle spaces. Access is from the Churchill Way dual carriageway, where traffic lights will be installed, with two bus stops directly outside the development.

The design makes use of railings rather than closed board fencing in many places to feel safer and more inviting. The two open spaces cover 3600 sq.m, and one will be fitted with play equipment, while the other will be a tree-lined park.

Basingstoke has a 40% quota for affordable homes, which means Sovereign will receive 116 units, split 70 for rent and 46 for shared ownership. Of this, 26% are one bedroom, 61% two bedroom and 13% three bedroom.

Sovereign forward funded the development with £3.6m from its own balance sheet, to allow David Wilson to acquire the site and progress the application while the Housing Corporation bid round is in progress.

**Completion date:** Phase one in 2009, and completion by Dec 2010.