

What is being proposed?

Landscape and open green spaces are an essential element in the vision for Manydown. Open green spaces for people to enjoy, as well as trees planted along streets and areas that can support a variety of natural habitats, are essential to creating a successful community where people want to live.

A country park of 101 hectares is included in the outline planning application as well as:

- three parks;
- green 'buffers', green corridors and ecological areas;
- four children's play areas;
- outdoor grass playing pitches, without floodlights but with changing facilities;
- four multi-use games areas and tennis courts with all-weather surfaces;
- one sports hall;
- one artificial pitch, with flood lights; and
- allotments.

There is a clear strategy to create 'green buffers' and open spaces around the edges of the development that can be enjoyed by the new and existing communities. These include a green edge and landscape buffer to Roman Road and green edges to Worthing Road, the Worthing Conservation Area, the Oakley strategic gap on the western boundary, the northern and eastern edges of the country park and the railway line.

Accessible natural green space will be provided across Manydown and within walking distance of new homes, in line with planning policy requirements. The very southern corner of the first phase of Manydown is, however, being safeguarded for a possible future crossing over the railway. However, residents in this area would have direct access to nearby open countryside using an existing public right of way.

Leisure opportunities will be important for the new Manydown community. Land has been included with the proposals for an indoor sports hall to the south of Worthing Road which would form part of a 'sports hub'. Basingstoke and Deane Borough Council, as the authority responsible for planning, has indicated a requirement for a 'four-court' sports hall, which would serve south west Basingstoke, not just Manydown. It is therefore expected that financial contributions towards this will also come from other proposed developments.

The potential impact of the proposed development on biodiversity has been an important consideration in creating the landscape strategy. An uninterrupted network of landscape spaces and corridors will provide a safe haven for wildlife and plants. Some of this landscape and planting will be outside the main development area to the west of the site.

These areas will retain existing habitats to the fullest extent possible, as well as including new planting to provide natural ecological habitats. The proposals include native species of local origin and a range of trees, shrubs, climbers, herbaceous plants and wildlife rich grasslands to maximise the range of species and provide an attractive environment for local residents.

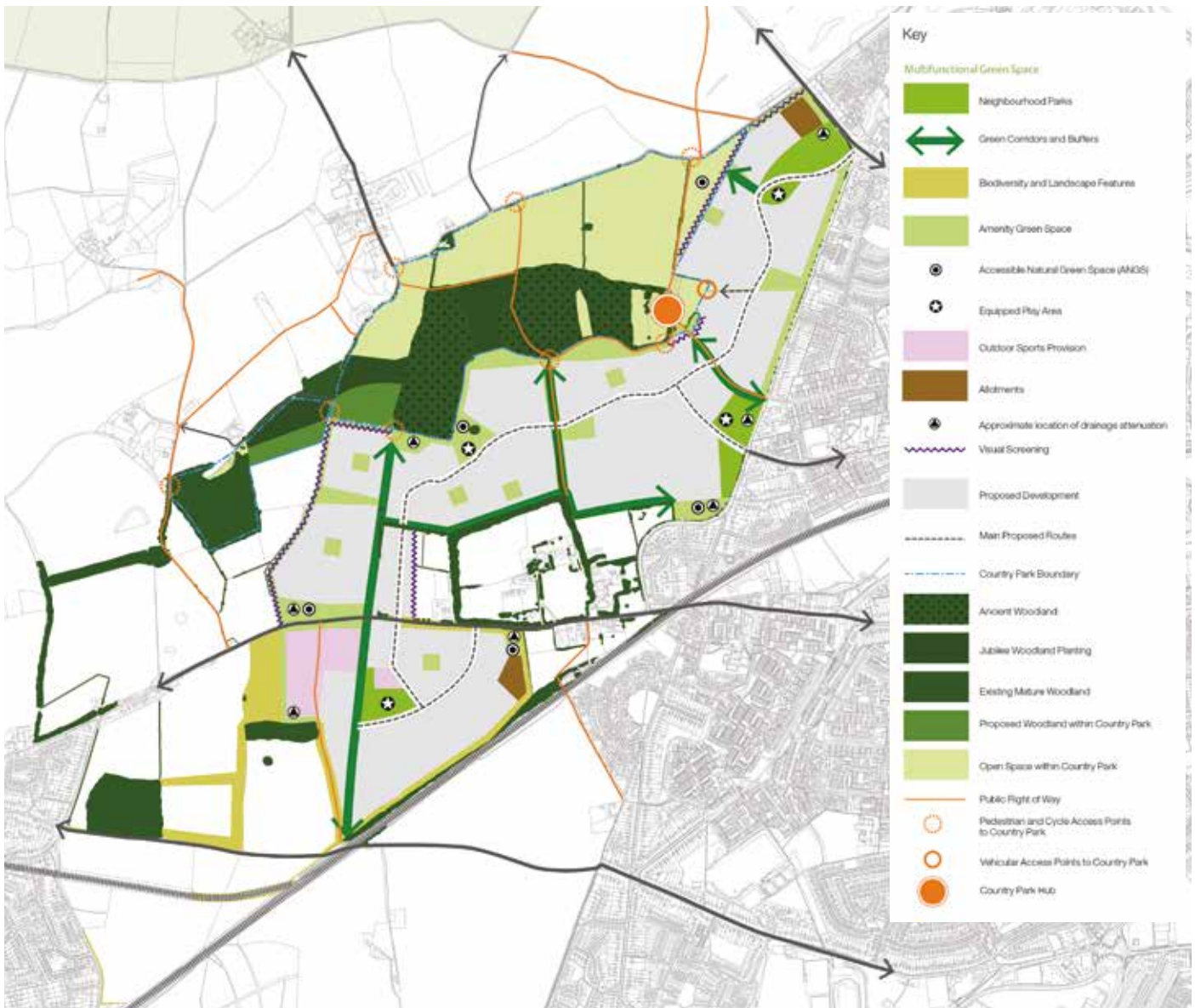
Why have we adopted this approach?

Basingstoke and Deane Borough Council's Local Plan standards require the development to provide maximum amounts of open space, with both formal space, including playing pitches and children's play areas, and informal space for dog walking and as 'kick about' areas.

Ecology is a major consideration and comprehensive technical surveys have been undertaken to identify the potential risks and the opportunities for minimising impact. These ecology assessments have helped to shape the proposals and will continue to inform the detailed design.

Feedback from consultation showed strong support for the majority of new homes to be within easy walking distance of open spaces. In addition, there was a preference for a smaller number of larger open spaces, rather than a larger number of smaller ones. Some feedback suggested that there should be more facilities for older children and teenagers, while some expressed concerns over the management and maintenance of the spaces.

The need for indoor sports facilities for the whole of Basingstoke has been addressed through the safeguarding of land for a new indoor sports hall.



Landscape Strategy

To read the full information

See the following outline planning documents below on Basingstoke and Deane Borough Council's website at www.basingstoke.gov.uk/manydownplanning

- Landscape Strategy
- Landscape and Visual Impact Assessment
- Environmental Statement

Get in touch

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