

What is being proposed?

Our aim is to make Manydown an attractive place where people want to live, work and play. Our approach follows 'garden town' principles, with the right infrastructure in place to enable affordable homes, transport improvements, good schools, jobs and community amenities. The two councils aim to retain a stake in Manydown once it is built to enable them to promote re-investment in the community and local economy and long-term commitment to the creation of well-planned places with strong and vibrant communities.

The masterplan has been based upon the following 10 key principles that have been drawn up as part of the public engagement and consultation process with councillors and residents that will guide all work on Manydown now and in the future:

1. Our ambition: a place of excellence
2. Better together: engagement and strong partnerships
3. Homes and opportunities for all: a place to start and a place to stay
4. Unique identity: beauty, coherence and diversity
5. Good neighbours: connections, mobility and new possibilities
6. Places and spaces for community life
7. Economic vitality: a place to work as well as live
8. Valuable and valued greenery everywhere
9. Long-life economics and stewardship
10. Fit for the future: resilience, adaptability and environmental sustainability

For full details of the key principles see www.manydownbasingstoke.co.uk/proposals/principles

Well-planned supporting infrastructure, for example roads, schools, utilities, community centres and new green spaces including a country park, is crucial to ensure that the new communities are accessible and well connected.

A varied character and mix of housing will be created across the site to meet different needs and allow communities to grow and thrive. The general approach is to provide a range of housing densities across the development, with higher numbers of smaller homes, such as apartments, around the local centres and larger homes towards the countryside edge.



Illustrative sketch of the lower density development on the western edge



Illustrative sketch of the higher density development around the eastern centre

A design code will be produced to guide the whole of the development, to create a varied character across the site and ensure high quality. This would guide details such as how wide individual streets should be, how tall particular buildings should be and what materials should be used.

The exact look of the individual homes and buildings would be determined through future detailed planning applications for the site and there would be more opportunities to comment on these detailed proposals as they are developed.

Why have we adopted this approach?

Manydown will be a place that will last for many generations and Basingstoke and Deane Borough Council and Hampshire County Council, as landowners, are determined to develop the site in a responsible manner by making sure it is well designed.

The design has been influenced by the natural features of the site, for example the existing woodlands and character of the surrounding area. In addition, we have made sure that our design proposals fit with the Basingstoke and Deane Local Plan.

Local communities have helped to shape the masterplan through a comprehensive public engagement and consultation programme over the last 18 months, giving feedback on the proposals for Manydown in four stages of engagement and consultation. Initial design concepts were explored at a four day community design event in November 2015 and refined through consultation and technical studies.

Feedback received during the consultation was supportive of the concept of creating a variety in character and type of housing and the majority of comments were broadly positive about the design proposals. A number of people suggested that the development was too dense and some raised concerns about the potentially adverse impact of the development on the environment. We used feedback to shape our design, for example building heights have been amended from those first proposed.

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

- The Design and Access Statement

Get in touch

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