

What is being proposed?

A large site such as Manydown requires a varied mix of different types of housing in order to ensure that the communities thrive.

Population and demographic forecasts mean that we will need to provide a varied mix of housing types on Manydown in order to meet the different demands for housing that Basingstoke will face in the coming years. This picture has driven our approach to the indicative overall housing mix for Manydown:

- One bed flats - 5%-10%
- Two bed flats - 10%-20%
- Two bed homes - 10%-20%
- Three bed homes - 25%-35%
- Four bed plus homes - 20%-30%

In addition to the population and demographic trends, existing and future residents in Basingstoke across all age ranges are also likely to face affordability issues. This has led us to consider how we might provide housing that is affordable to a wider range of people at Manydown in more innovative ways.

This includes a broad range of housing types and options, including for younger people who are trying to buy their first home, families, and older people who need to move or downsize to specialised housing, including where they can receive care.

The aim is to provide 40% of the new homes as affordable housing, subject to viability, to meet local demand and local planning policy targets. It is considered that providing a broader range of affordable homes at Manydown – not just private houses but discounted rented and shared ownership or equity housing – could be more effective in meeting the demand from residents who want housing for rent, low cost home ownership and starter homes.

The outline planning application seeks the flexibility to agree the detailed mix of types and sizes of housing and review this over time at later planning stages in order to take account of potential changes over the life of the development. This allows further consideration of emerging Government policy on starter homes and ongoing consideration of housing demand and needs in the Basingstoke area.

Precise details, arrangements and definitions for affordable housing will be set out within future legal agreements between the landowners and Basingstoke and Deane Borough Council as the authority responsible for planning. Our approach and position is set out in the Affordable Housing Statement.

In addition to affordable housing, Manydown will also make provision for a number of Gypsy and Traveller sites or pitches. Just like affordable housing, this will be covered in planning agreements.

Why have we adopted this approach?

The outline planning application is for approximately 3,200 homes. There was a strong desire from both the councils as landowners, and from the community in their consultation responses, for the development to provide a broad mix of housing to meet local housing needs, giving a wide range of choices and the opportunity to create a vibrant community. This includes housing for younger people and couples seeking to buy their first home as well as older people wanting to downsize.

The approach has been developed mainly in response to the market demand and needs of Basingstoke, now and in the future. Consultation responses backed that up and confirmed the need for an innovative approach.

A number of residents during the engagement and consultation expressed the view that affordable housing should be built to meet the needs of a wide range of people. A number of respondents said that they would like to see homes for elderly or disabled people, including bungalows. Some wanted to see more two and three bed properties, while some stated that they would like to see a greater number of larger properties.

The development is required to provide a mix of homes for sale at property market prices and 'affordable housing'. The Basingstoke and Deane Local Plan policy is to achieve 40% affordable housing on the site, subject to viability.

Government policy on housing is in transition, moving to support more affordable home ownership, for example starter homes as outlined in the recently published Housing White Paper. This sets out the Government's broader view on affordable housing and how it should be achieved in a range of ways, which accords with our approach.

Under its recently revised Housing and Homelessness Strategy 2016 to 2020, the borough council seeks to extend the range of affordable housing options open to residents, through innovative work to access starter homes, shared ownership and affordable rent.

Local planning policy, in the Basingstoke and Deane Local Plan, states that Manydown, along with other housing developments must provide space for Gypsy and Traveller pitches on site. Initial assessments for the Manydown site suggest nine pitches might be provided. The actual locations and number of pitches will be a matter for future more detailed planning applications.

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

- Planning Statement
- Affordable Housing Statement

Get in touch

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