

Gypsy and Traveller pitches

Under national government policy, the identified need for accommodation for Gypsies and Travellers has to be met in the borough. The Basingstoke and Deane Local Plan states that some of these pitches should be provided on major housing sites.

Therefore the outline planning application commits to providing pitches and this prompted a large number of comments from residents in the original consultation on the outline planning application.

This one permanent residential plot for Gypsy and Traveller families would contain five 'pitches' and will not include temporary transit sites for Travellers passing through the area. The aim would be for the permanent plot to be well landscaped to create a residential feel and an attractive environment.

The location of the site is being carefully considered to ensure it works for both the existing and new residents and the Gypsy and Traveller communities. It will form part of the new Manydown community, on a suitable plot of land, likely to be within the outline application area, to the west or south of it. The exact location depends on the final detailed layout and phases of building being agreed, as part of future more detailed planning applications.

You will be kept informed and have a chance to have your say as these proposals are developed.



Illustrative example

The detailed proposals will be developed in accordance with a number of key principles:

- Ongoing communication with the existing communities.
- Good quality site design with appropriate infrastructure and facilities.
- Effective communication and engagement with the Gypsy and Traveller communities.
- Good and effective management of this residential site.

Flooding and drainage

As set out in the original outline application, the main approach to managing drainage at Manydown is through what are known as sustainable urban drainage systems.

This has now been accepted as the strategy by Hampshire County Council, as drainage authority, following detailed discussions. The county council has

also said that it would accept a planning condition requiring further information at the detailed planning stage, rather than further information being submitted now.

The drainage strategy that has been adopted would ensure that there is no increase to the risk of flooding in the Buckskin area.

To read the full information see:

- The Flood Risk Assessment

Get in touch

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Healthcare

The outline application proposed Manydown's eastern centre as a potential location for a new health centre, aiming to provide a highly accessible location served by public transport and maximising the number of residents within walking or cycling distance.

Further discussions have taken place with the North Hampshire Clinical Commissioning Group (CCG), which is responsible for the planning and funding of health facilities in Basingstoke, about what form this might take. The CCG has now confirmed its preferred site for a health facility as being in the south part of the Manydown development in the western centre. It is acknowledged that this would mean the health facility may not be delivered in the early stages of the Manydown

development. However, the decision has been made based on meeting the needs of the communities in the east of Manydown as part of the Winklebury regeneration project. The application has, therefore, been updated to reflect the preferred location for a health facility in the western centre.

The project team will continue to work with the CCG to understand its position and the timescales for provision of health facilities as part of the Winklebury regeneration project. The option will be retained to provide health facilities at alternative locations on Manydown should this be necessary in the future to serve both the new and existing communities.

To read the full information see:

- Community Development Strategy

Sewerage

As part of the initial consultation, members of the public raised concerns about the potential requirement for a sewage treatment plant as part of the proposed development.

Given the location and size of the proposed development, the water infrastructure is an important issue, not only for the development itself but also for the surrounding communities. Therefore, our approach has been to undertake comprehensive modelling, looking at different scenarios and options, in conjunction with the various water companies and authorities to ensure that the proposed development

can function in a way that does not create problems for the surrounding communities.

A number of options have been considered, including on-site treatment works. The current proposal is that the existing sewage treatment facility at Whitmarsh Lane will be upgraded to accommodate the waste from all of the new homes. The ability to accommodate an on-site sewage plant will continue to be considered should it be necessary for future phases and Thames Water has agreed to further discussions on longer-term solutions.

To read the full information see:

- The Foul Drainage and Utilities Assessment
- The related non-technical summary

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Noise and air quality

Concerns were raised as part of the initial consultation regarding the potential impact of the proposed development in terms of noise and air pollution. The Environmental Statement submitted as part of the outline planning application included detailed assessments of the changes in air quality and noise associated with predicted road traffic movements.

These assessments have been updated and demonstrate that there would not be significant adverse effects on noise and air quality. No specific air quality measures are identified on this basis. Appropriate acoustic measures to reduce impact for different residential areas within Manydown will be agreed with the borough council, as planning authority, through future more detailed reserved matters applications.

To read the full information see:

- The Environmental Statement and Addendum Document
- The related non-technical summary

Landscape and ecology

As part of the initial consultation, members of the public and community groups raised concerns regarding the loss of natural habitats at Manydown and the overall environmental impacts. 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 successful communities where people want to live. Ecology and biodiversity 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. Environmental and visual impacts have been further

assessed as part of the updated Environmental Statement supporting the outline planning application in response to the proposed new roundabout on the B3400. The roundabout has been located as far east as possible in consideration of the potential landscape and visual impacts.

The updates to the Environmental Statement, supporting the outline planning application, also consider the impacts of the new B3400 road alignment in terms of landscape and ecology. Updated ecology mitigation will look at creation of new habitats and require lighting around the junction to be as limited as possible so that it doesn't spread along the road to the west but illuminates the junction only. This will help to prevent light pollution into the strategic gap and open countryside.

To read the full information see:

- The Environmental Statement and Addendum Document
- The Landscape Strategy
- The related non-technical summary

Children's cemetery

A number of people raised concerns about the impact of the proposed development on the children's cemetery.

The project team appreciates the sensitivity in this part of the site and has sought to ensure the cemetery will not be adversely affected by the development. The proposals include the retention of an area of open space along the northern boundary of the site with the A339 and the north western boundary alongside the cemetery to respect the rural setting of the cemetery. The landscape buffer opposite the cemetery is 27 metres wide. For most of the area, the

buffer also lies adjacent to a larger open space, which may include the proposed allotments.

The open space buffer will contain the existing hedgerows and additional tree planting to create a visual barrier between the cemetery and the development.

As the project progresses, the team will continue to work with local people to understand the concerns raised and identify appropriate measures to ensure the development is as respectful as possible to the setting of the children's cemetery.

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