

MANYDOWN

shaping a place, creating a community



Factsheets on amendments to the outline planning application for Manydown December 2019



Illustrative masterplan



Introduction

The Manydown outline planning application - for up to 3,520 new homes, plus community facilities, schools and a 250-acre country park – is moving closer to a decision.

Basingstoke and Deane Borough Council and Hampshire County Council, as joint owners of a long-lease on the Manydown land, have made further changes to the application. The planning authority, part of Basingstoke and Deane Borough Council, is now consulting on these updates.

The changes follow further technical work in response to comments received during planning consultation periods beginning in March 2017, July

2018 and January 2019. This includes a response received from Hampshire County Council as local highway authority in February 2019, requesting further information about the highway proposals.

This planning consultation comes before the borough council's Development Control Committee makes a decision on the outline planning application, likely in spring 2020.

This booklet of fact sheets gives an overview of the updates, providing information on the areas of most interest to residents in previous planning consultations and explaining where you can find out more.

The most recent updates include:



changes to the movement proposals, with a focus on highways



changes to ecology and biodiversity proposals



updates to documents, including the Environmental Statement

What an outline planning application covers and the next steps

An outline planning application establishes the principle of developing the site, such as the type and size of development and the infrastructure to be provided. It does not provide a detailed layout of the infrastructure or the detailed design of buildings, spaces and roads, with the exception of the four main access junctions, which are shown in more detail.

The approval of the outline planning application is the first step in four stages of an approvals process and would be followed by the submission of a series of high level strategies and frameworks. These would set more detailed key principles to guide the overall development of the site, for example for layout, land use, character and appearance.

This will be followed by the submission of more detailed planning documents for each phase of development, including information on the delivery plan for the phase, the number of homes to be delivered and the design guidance for that phase.

These documents for each phase would then be a consideration when the subsequent detailed planning applications within each phase are determined. These detailed applications, known as 'reserved matters', would include the exact locations of the streets, community facilities and houses and their sizes, styles and design. You will have an opportunity to comment on these detailed proposals as the phase and 'reserved matters' detailed planning applications are developed.

The journey so far

The timeline below sets out the consultation so far to help shape the proposals for Manydown.

March 2017	Outline planning application submitted
April 2017	Initial consultation on the outline planning application
July 2018	Updates submitted to the outline planning application in response to the initial feedback
August 2018	Further consultation by the planning authority on the updates
January 2019	Additional updates submitted to the outline planning application following further feedback
February 2019	Consultation on additional updates
December 2019	Latest updates to the outline planning application submitted

For more information on previous updates to the outline planning application, see the fact sheets on the Manydown project website at www.manydownbasingstoke.co.uk

What the proposals include:



a mix of up to 3,520 homes for sale and rent



a country park with a visitor hub



two primary schools and land for a secondary school



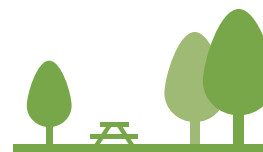
shops, cafés, restaurants and business spaces



a range of community buildings



public open spaces, sports facilities, allotments and play areas



green spaces, trees, and natural habitats



safe and well-signposted cycle routes



a local footpath network

Background

A key aim for Manydown is to be a good neighbour to people living in adjacent communities, promoting connections and mobility, and so it is important that the impact of this significant new development on local transport networks is considered early in the planning process during the outline planning stage.

The movement proposals have been carefully developed over a number of years to ensure that they encourage and support good movement choices in and around Manydown and to the west of Basingstoke. This has involved ongoing work with a range of organisations, including the local highway authority. The proposals have been evolved to ensure that a process is in place to carry out and manage a range of highway, pedestrian, cycle and public transport improvements throughout the delivery of Manydown so that they work from the perspective of both new Manydown trips and trips currently being made using local transport networks.

Updates since January 2019 on the movement proposals

Further work with the local highway authority since the last planning consultation has focused on refining the proposals for each of the junctions identified as potentially requiring improvement to reduce the overall highway impact of Manydown.

This has included further work to:

- complete road safety audits, which consider the safety of all road users in relation to each of the proposed highway improvements, updating junction layouts where relevant.
- explain the way that traffic movements would change across the local road network in response to the development of Manydown.
- develop the 'monitor and manage' approach, which allows for the highway improvement proposals to be refined in response to factors including when and where homes are built, changes in traffic movement patterns and the availability of more sustainable transport options.
- provide more information on the number of vehicles expected to use main street through Manydown as a route to access the A339 or the B3400.
- update the phasing proposals for the Public Transport Strategy, with the objective of providing frequent, reliable services which can evolve over time.

Details of this work are contained in the Transport Assessment Second Addendum, which was submitted as part of the updates to the outline planning application in December 2019.

This includes a response to the points made by the local highway authority in its consultation response provided in February 2019. The response confirms how the proposed highway and movement improvements have been developed and evolved over time to take into account feedback, including from the public and the local highway authority.

To read the full information, see the following outline planning documents on Basingstoke and Deane Borough Council's planning webpages at www.basingstoke.gov.uk/manydownplanning

- Transport Assessment Second Addendum (Document reference: MSD12aRA2)
- Manydown Movement Strategy (Document reference: MSD14)

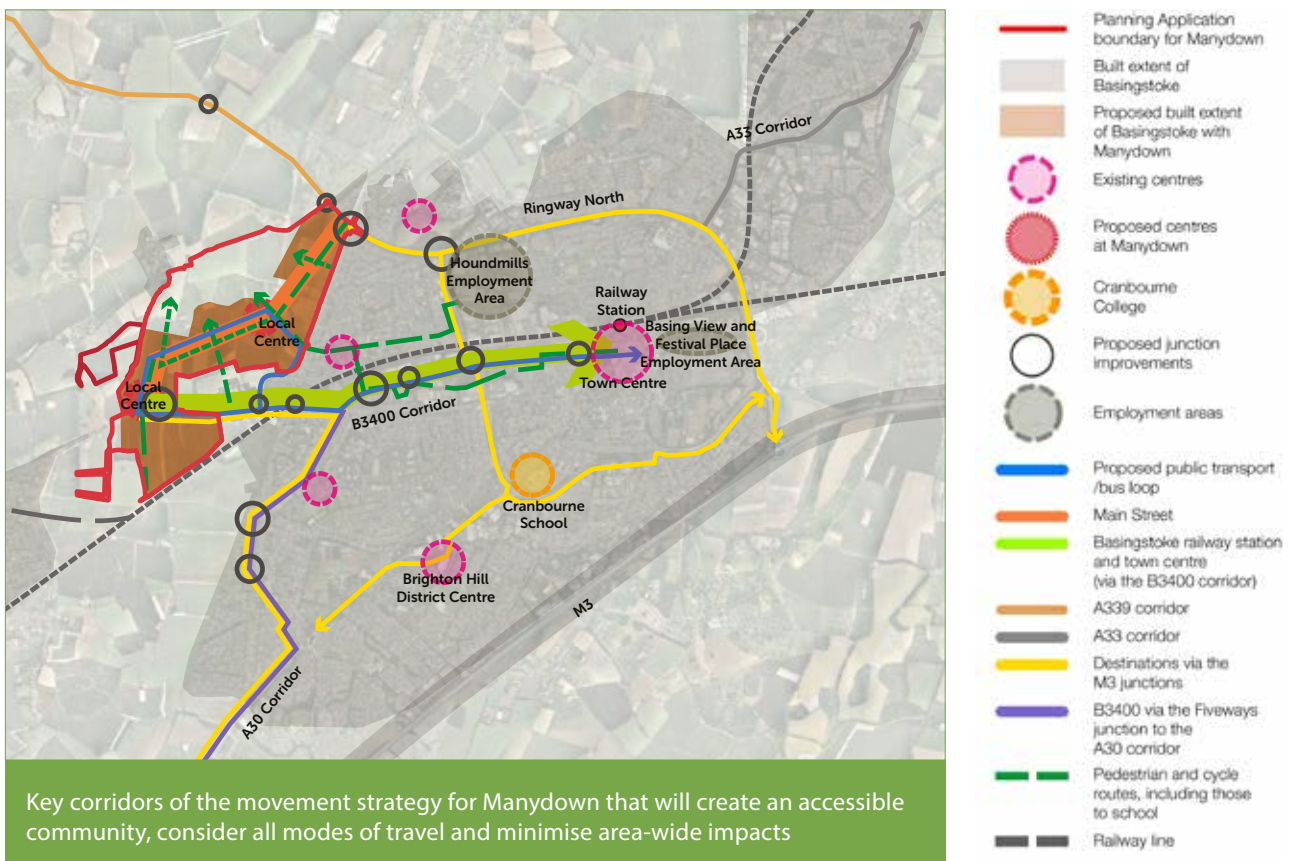
Movement Strategy

As set out in the Movement Strategy, a key aspiration for Manydown is high-quality public transport and good walking and cycling links that would enable more attractive and sustainable means of travelling to key destinations, including the town centre and the railway station.

The proposed improvements to travel networks in the borough, including to public transport, would be provided in phases. Agreement over which measures, along with the necessary infrastructure, are to be prioritised and delivered would follow further highways and movement testing in response to anticipated travel demand as the development progresses. This approach is set out in the Movement Strategy and the Second Addendum to the Transport Assessment for Manydown and will be agreed as part of planning conditions and legal agreements that will form part of the outline planning permission.

The Movement Strategy for Manydown has been formed on the basis of a corridor-based approach. Following the identification of key movement corridors that would be used by people making journeys to, from and within Manydown, traffic modelling has been used to predict how and where the impacts and the need for improvements are likely to be located, taking into account the joint impacts of Manydown, background growth and other developments.

The Movement Strategy for Manydown will play a key role in supporting and enhancing the benefits of other proposals and initiatives being developed by Hampshire County Council, Basingstoke and Deane Borough Council and others so that Basingstoke's transport network continues to evolve over time to meet the changing needs of the population. This would include supporting the aims of the Basingstoke Transport Strategy.



To read the full information see the following outline planning documents on Basingstoke and Deane Borough Council's planning webpages at www.basingstoke.gov.uk/manydownplanning

- Transport Assessment Second Addendum (Document reference: MSD12aRA2)
- Manydown Movement Strategy (Document reference: MSD14R)

You can also read the Basingstoke Transport Strategy at www.basingstoke.gov.uk/transport-strategy

Public Transport Strategy

A key principle for Manydown has been to encourage a shift towards sustainable transport choices making for a better quality of life and a cleaner environment for those living there. The size of the development means a range of transport choices would be needed to enable ease of movement for all, providing safe and attractive alternatives to travelling by car for local trips to, from and within Manydown.

These considerations have informed the design of the main street running through Manydown, which will include excellent public transport services that link in with existing local bus routes to provide a good connection to Basingstoke railway station for onward travel. The main street will also include safe and attractive walking and cycling routes, as well as allowing car users to move efficiently along it.

Public transport services, along with the necessary infrastructure, will be delivered according to a carefully considered Public Transport Strategy. The strategy proposes using or enhancing existing bus services in the first phase and providing dedicated services for Manydown after this, once the main street connects through the site. By the later stages of development, a bus service every 10 minutes is proposed into the town centre from the heart of Manydown.

This Public Transport Strategy can also be adapted to suit a potential future Mass Rapid Transit scheme, as identified in the Basingstoke Transport Strategy. This would create a network of rapid public transport corridors giving priority or dedicated running to certain vehicles (and existing buses) to support improved reliability, punctuality and journey times,

The Second Addendum to the Transport Assessment (Appendix B) includes the Public Transport Strategy and considers it alongside the overall Movement Strategy for Manydown.





Walking and cycling

From the outset of the project, the concept of a 'walkable neighbourhood' has been a strong focus. The masterplan has been led by an ambition to ensure that residents can walk or cycle around Manydown easily and access local facilities, while understanding that a lot of people will still use their cars.

The promotion of walking and cycling as first choices for day-to-day travel by both Manydown residents and visitors to the new community forms a key part of the wider Movement Strategy. This would need to be enabled through consistent, well-marked and maintained routes for both pedestrians and cyclists that make direct connections to areas such as the town centre, and also allow for further connections to the wider pedestrian and cycle networks in other parts of Basingstoke.

The Transport Assessment Second Addendum (Appendix C) includes a technical note that sets out the proposed improvements and describes their purpose within the wider Walking and Cycling Strategy for Manydown.

To read the full information see the following outline planning documents on Basingstoke and Deane Borough Council's planning webpages at www.basingstoke.gov.uk/manydownplanning

- Transport Assessment Second Addendum (Document reference: MSD12aRA2 & Appendix B: Public Transport Strategy)
- Manydown Movement Strategy (Document reference: MSD14R)
- Transport Assessment Second Addendum Appendix C: Walking and Cycling (Technical note reference: MSD12aRA2)

You can also read the Basingstoke Transport Strategy at www.basingstoke.gov.uk/transport-strategy

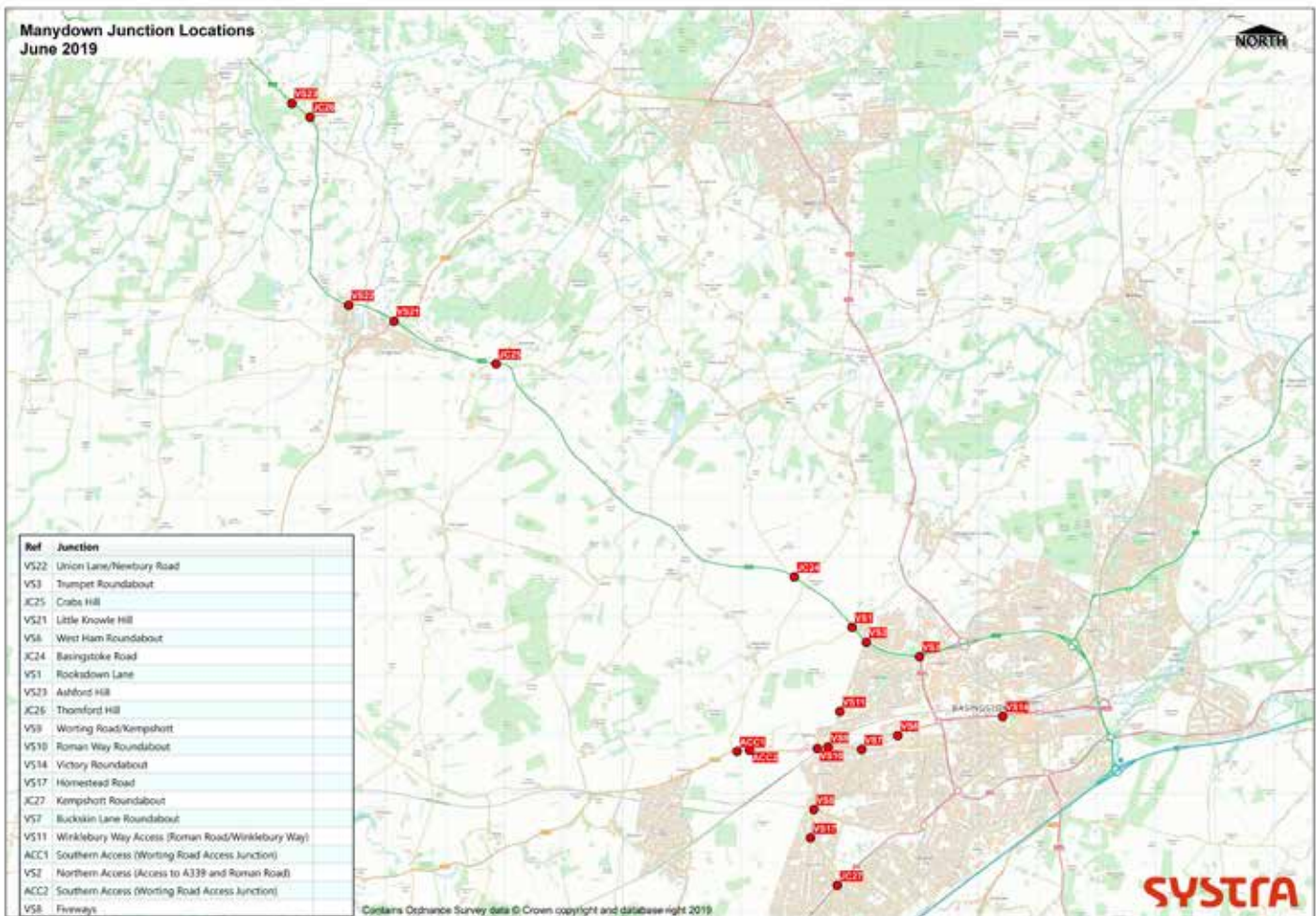
Highways

While good public transport and links for cycling and walking are key principles for Manydown, the project team is also aware of the importance of car trips and the impact on local highways of an increased number of car trips within, to and from Manydown.

The highway assessments and junction improvements proposed as part of the outline planning application are described in a series of technical notes included as appendices to the Second Addendum to the Transport Assessment, which was submitted alongside the updates.

The proposed improvements are based on current traffic modelling but it is recognised that patterns of travel may evolve in the future. This may be in response to changes such as development elsewhere in the borough and shifts towards using more sustainable forms of transport. The outline planning application proposes proportionate contributions towards funding future improvements at junctions that are predicted to be affected by Manydown, which can be used to deliver different transport solutions if required. The contributions towards each junction would be determined following future discussions with the local planning and highway authorities.

The plan below shows all of the various locations of the junctions that have been assessed as a part of this process.



Responses to public feedback

Engagement with local residents has been vital in shaping the proposals for Manydown. Prior to the submission of the outline planning application in March 2017, the masterplan for the site was shaped through four rounds of comprehensive engagement, including a community design event attended by over 400 people. Following the submission of the application, the public continued to be involved, having the opportunity to provide ongoing feedback to inform the proposals during three statutory consultations by the local planning authority. It is crucial that the public continue to be engaged, and that they have the opportunity to shape and inform the future of Manydown.

The majority of public responses received since the last planning consultation related to transport proposals, with most of these concerning the proposed highway improvement that involved the banning of right turns at the junction between the A339, Rooksdown Lane and Ibworth Lane. The proposals for this junction have now been updated in response to these comments (see further detail below).

Other comments related mainly to general traffic concerns and the potential for rat running through residential roads. Air pollution as a result of the proposed development, the general pressure on infrastructure, construction traffic impacts, cycling proposals for the site, visual impact, light pollution, HGV traffic, scale and density, parking provision and heritage and environmental impacts were also raised as key areas of concern.

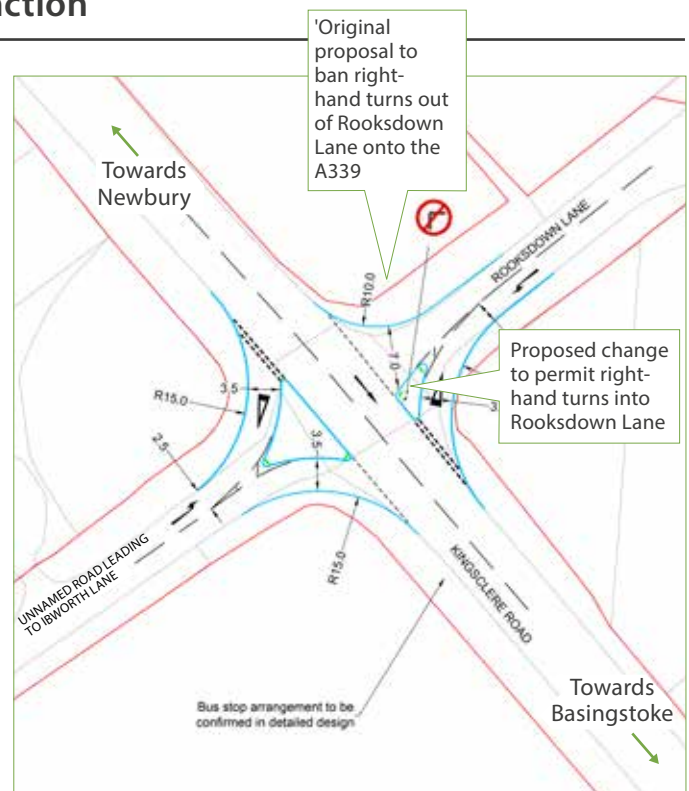
The community engagement carried out in support of the application, comments received from local residents and responses to key issues, including more information on the proposals, are summarised in an addendum to the Statement of Community Involvement, which was submitted alongside the updates to the outline planning application in December 2019.

A339 Kingsclere Road/Rooksdown Lane junction

A specific issue that resulted in a high number of comments during the last consultation was the proposed banning of right-hand turns at the A339/Rooksdown Lane junction to the north of the Manydown site.

Rooksdown Parish Council, the Weybrook Park Golf Club and residents raised concerns focused around access to the golf club, including rat running through residential roads and its impact on road safety. In response, the project team worked with the local highway authority to develop the A339/Rooksdown Lane junction proposal detailed to the right.

The revised layout balances local concerns with the safety issues highlighted in the original transport assessment around poor visibility turning right out of the side roads on to the A339. Following consultation with the local highway authority, the revised junction layout has been put forward as the preferred solution as part of the updates to the outline planning application and also presented to Rooksdown Parish Council.



To read the full information see the following outline planning documents on Basingstoke and Deane Borough Council's website at www.basingstoke.gov.uk/manydownplanning

- Transport Assessment Second Addendum (Document reference: MSD12aRA2)
- Manydown Movement Strategy (Document reference: MSD14R)
- Statement of Community Involvement Addendum December 2019 (Document reference: MSD5A2)

Biodiversity and ecology

A key principle for Manydown is to provide a well-planned system of green spaces that deliver a range of social, ecological and environmental benefits. Biodiversity will be promoted through the ecological mitigation strategy by using native species within planting schemes and delivering new habitats, such as wood pasture/parkland and species-rich grassland within the country park.

Particular focus will be on strengthening and diversifying retained habitats and incorporating habitat measures for the benefit of pollinators and bird and bat species. Mitigation measures are also proposed, including habitat creation for skylarks and plants.

The Biodiversity Impact Assessment submitted in January 2019 and the recent updates to the assessment submitted in December 2019 demonstrate that an overall biodiversity net gain can be achieved. This will be monitored during the delivery phase.

Manydown contains some important areas of value to wildlife, including a north to south green corridor used by bats and other species. This needs to be re-provided and, where possible, enhanced to allow the continued movement of species and the future development of the site. To allow the planting to establish before the proposed development begins, the councils are planning ahead and making some of the ecological works a priority.

A separate detailed planning application was submitted in September 2019 for planting and groundworks, including drainage, to establish this green corridor along the western boundary of the site. This application aims to enable the earlier establishment of the green corridor and offers an alternative layout option to that set out in the outline planning application.

In respect of the outline planning application, an updated habitat survey has been prepared, as well as further details of future management of the farmland to the west of the site.

The Environmental Statement and the Open Space and Landscape Parameter Plan, submitted as part of the latest updates to the outline planning application, have been updated to allow for this proposal.

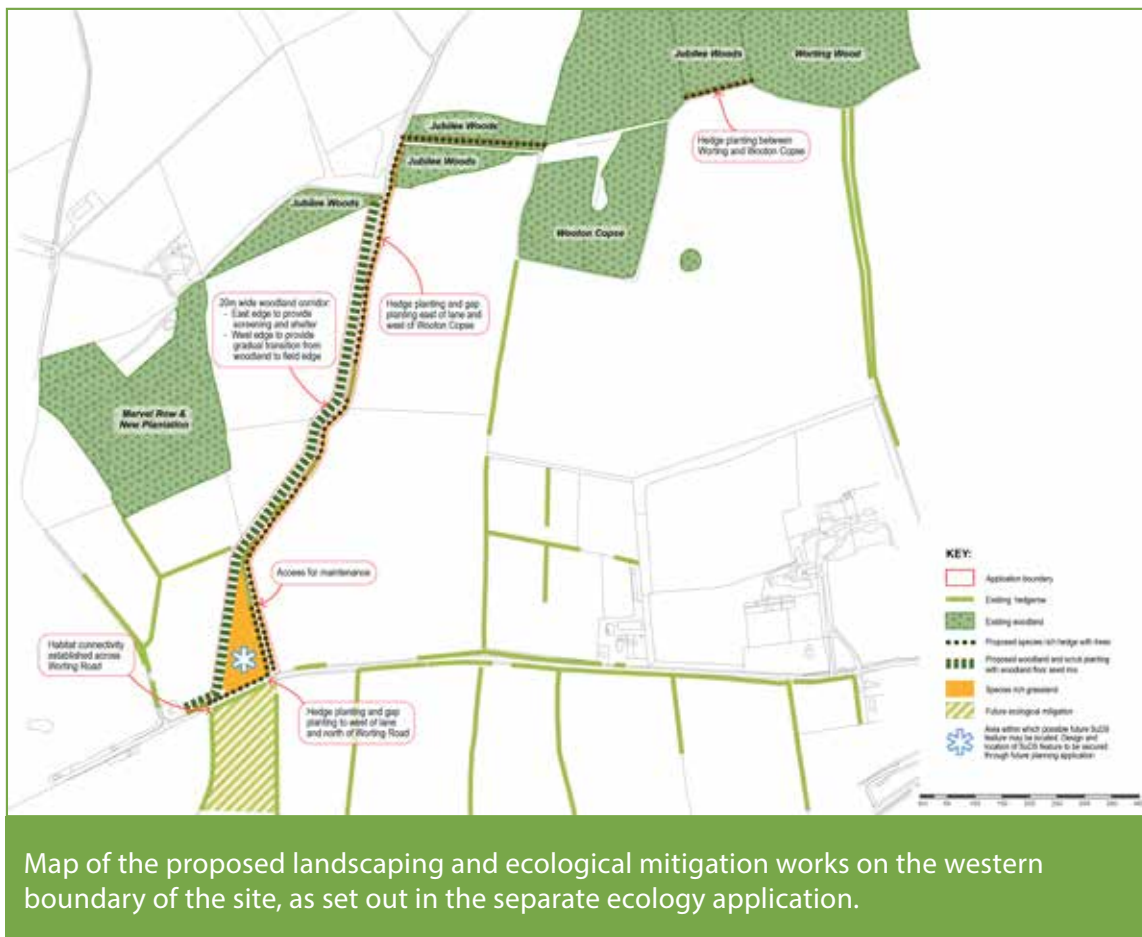
The separate detailed planning application for ecology work on the western boundary of the Manydown site is due to be determined before the end of the year. The ecological proposals within the outline planning application, including the alternative layout for the green wildlife corridor, will be determined alongside the rest of the application.

For more information, see the fact sheet for the separate ecology application on the Manydown project website at www.manydownbasingstoke.co.uk.

Sustainability

The objectives for Manydown highlight the importance of environmental sustainability. Our aim is to incorporate excellent environmental performance from the beginning, acting to help make healthy, sustainable lifestyles and wellbeing easy and to make choices that support long term sustainability for all who live there.

The proposals aim to set high standards in minimising carbon emissions and will continue to be developed during the design and construction process. They will be informed by relevant policy and the actions declared by the councils, following the declaration of a climate emergency by Basingstoke and Deane Borough Council (18 July 2019) and Hampshire County Council (17 June 2019).



Updates to the Environmental Statement and review of planning policy

Since the last planning consultation, the Environmental Statement submitted as part of the outline planning application has been updated to reflect changes to the highway proposals, update necessary baseline data for habitat and flora surveys and to address updated policy requirements. The additional documents that now form part of the Environmental Statement do not change the assessment of significant effects.

This includes updates to individual topic chapters and the overall assessment. A non-technical summary is included in the submission documents.

To read the full information on the proposals related to biodiversity and ecology within the outline planning application, see the following documents on the borough council's planning webpages at www.basingstoke.gov.uk/manydownplanning.

- Environmental Statement Addendum (Document references: MSD13 and appendices)
- Biodiversity Impact Assessment Summary (Document reference: MSD15R)
- Landscape Strategy (Document reference: MSD3R)
- Open Space and Landscape Parameter Plan (Document reference: 5556/OPA/005)
- Environmental Statement Non-Technical Summary (Document reference: MSD12zR)

To find further information on the original application proposals and changes made in July 2018 and January 2019, see the project website planning page at www.manydownbasingstoke.co.uk/proposals/factsheets. This includes information on other key topics including the main access junctions, the local centres, the mix of new homes and affordable housing, Gypsy and Traveller pitches, schools, the country park, sewerage and drainage.

For more information from the project team:

See: www.manydownbasingstoke.co.uk

Email: feedback@manydownbasingstoke.co.uk

Freephone: 08081 683 600

**For more information on the outline planning application,
the latest planning situation and further consultation:**

See: www.basingstoke.gov.uk/manydownplanning

