

# Basingstoke and Deane Borough Council

## Local Plan Examination in Public

### Hearing Statement – Issue 5 - Manydown (Policy SS3.10)

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## 1.1 Policy SS3.10 Manydown

- 1.1.1 The Statement of Common Ground (SoCG) (PS/02/48) between Basingstoke & Deane Borough Council and Hampshire County Council (together being described as "the Landowners") and the Local Planning Authority ("LPA") covering SS3.10, has resolved a number of objections in relation to the allocation of land at Manydown.
- 1.1.2 Areas of disagreement remain, this statement sets out the reasoning for why elements of the policy remain unsound and suggested changes. The statement also addresses the Inspector's specific questions for Issue 5: Greenfield Site Allocations.
- 1.1.3 The areas of disagreement include:
- Gypsies, Travellers and Travelling Showpeople ("GT&TS");
  - Archaeology;
  - Coalescence with Worting and conserving the ancient boundary of the Roman Road as a green boundary.

## 1.2 Gypsies and Travellers (SS3.10 criterion b and CN5)

- 1.2.1 The Landowners previous representations<sup>1</sup> highlighted concerns with the specific forms of housing referenced in criterion (b), including pitch/plot provision for GT&TS. The Landowners considered it premature to select Manydown as a location for GT&TS pitches/plots in advance of detailed consultation on the emerging Masterplan and based upon the previous GT&TS evidence that only covered the period up to 2017<sup>2</sup>.
- 1.2.2 Since the publication of the submission version of the Local Plan the following has occurred:
- a. In May and June 2015 the LPA consulted on proposed main modifications to Policy CN5 to include reference to an additional Greenfield allocation (SS3.12 Hounsome Fields), which along with SS3.9, SS3.10 and SS3.11 would meet the identified need for plots and pitches to accommodate GT&TS.
  - b. In August 2015 the LPA published an updated Gypsy and Traveller Needs Assessment ("GTNA") which identified a need for 16 additional pitches for gypsies and travellers in Basingstoke and Deane during the Local Plan period. The baseline date for the GTNA was July 2015. It is acknowledged at paragraph 1.9 of the GTNA that any change in national policy to exclude those who no longer travel would need to be considered in terms of its impact on the overall assessment of need because only a small number of interviewed households on private sites travel on a regular basis for work or other purposes. The Landowners have not had an opportunity to review the GTNA in any detail and reserve the right to make further representations on the GTNA at the hearing sessions.
  - c. On 31 August the Government published its updated Planning Policy for Traveller Sites ("PPTS") which changes the planning definition of GT&TS to exclude those who have ceased to travel permanently.
- 1.2.3 Policy CN5 (as updated by main modifications) states that the Council will meet the identified need for GT&TS as part of Greenfield allocations SS3.9, SS3.10, SS3.11 and SS3.12. Each of these site allocation policies then contains as part of criterion (b) a statement that they will make provision for permanent pitches/plots to meet identified accommodation needs of GT&TS in the Borough. This approach is not sound for the following reasons:

<sup>1</sup> CD07 - Summary of responses to Pre-submission Local Plan

CD06 - Summary of responses to Revised Pre-submission Local Plan

<sup>2</sup> HO08 - The Gypsy and Traveller Accommodation Assessment (2012)

HO09 Travelling Showpeople Accommodation Assessment (2008)

- a. Paragraph 7(c) of PPTS requires LPAs to use a robust evidence base to establish accommodation needs to inform the preparation of local plans and make planning decisions. Paragraph 9 goes on to state the LPAs should set pitch and plot targets which address the likely permanent and transit site needs of travellers in their area.
- b. The GTNA is already out of date because it does not take account of the changes in PPTS which it is acknowledged are likely to impact on the overall assessment of need. The Council therefore lacks a robust evidence base to identify what level of need exists, if any. It is therefore premature to identify a need for pitches/plots within the Greenfield allocations, including SS3.10. A further assessment of need should be undertaken before any traveller site allocations are made.
- c. Assuming need does exist in accordance with the updated PPTS, the LPA will need to identify evidence-based pitch/plot targets in a future site allocations DPD, as recognised in the LPA's Local Development Scheme<sup>3</sup>. This document should also identify the nature and type of provision required to meet identified need, so that sites within the borough can be assessed and selected with reference to clear criteria in compliance with paragraphs 11 and 13 of PPTS.
- d. Paragraph 10 of PPTS states that in producing their Local Plan, LPAs should:
  - i. Identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets; and
  - ii. Identify a supply of specific, developable sites or broad locations for growth for years 6-10 and where possible years 11-15.
- e. For a site to be categorised as "deliverable" (and capable of inclusion in the rolling 5 year land supply) it must be available, suitable and achievable (i.e. deliverable within 5 years and viable).
- f. For a site to be categorised as "developable" for years 6 to 10, it should be in a suitable location for a traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.
- g. The LPA has not undertaken a broad search for sites based on criteria set out in PPTS or the criteria included in draft policy CN5. Neither has it undertaken a robust assessment of the 4 Greenfield allocations identified in Policies SS3.9, SS3.10, SS3.11 and SS3.12 to assess their suitability or ability to viably deliver pitches/plots. In particular the Landowners consider that it is premature for SS3.10 (Manydown) to be identified in the Local Plan as a location for GT&TS pitches/plots in advance of the masterplanning process required by SS3. As drafted, criterion (b) could have a number of unintentional consequences including:
  - i. Sterilising land that is otherwise suitable for other types of development;
  - ii. Being unresponsive to the needs and demands of travellers, by pre-selecting a range of sites that might not meet those needs and demands. Often, sites will come forward through the planning process speculatively, based on the needs of a particular family or group; and

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<sup>3</sup> "2.7 An additional DPD will be produced following the adoption of the Local Plan. This will review the boundaries of existing employment designations and allocate additional land for industrial, storage and distribution uses, as appropriate, in line with draft policy EP1. Additional allocations may also be made for Gypsy and Traveller sites within the borough. The current Settlement Policy Boundaries, as set out in the Local Plan, will be reviewed and updated as part of this DPD." - BD01 - Local Development Scheme Fifth Edition

- iii. Creating uncertainty regarding the infrastructure costs and overall viability for individual sites

*Suggested modification*

- 1.2.4 The references to SS3.9, SS3.10, SS3.11 and SS3.12 should be deleted from CN5, and CN5 should be amended to commit the LPA to update its assessment of need (in view of the recently updated PPTS) and undertake a robust site selection and assessment study as part of a site allocations DPD. CN5 should also set out a robust criteria-based policy to guide land supply allocations and act as the basis for Development Management decisions in advance of allocations coming forward.
- 1.2.5 Criterion (b) in SS3.10 (and for consistency the other Greenfield site allocations referred to above) should be amended as follows:

"In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch / plot provision to and, where adopted site allocation policies and the masterplanning process required by Policy SS3 identify the site as suitable, deliverable and necessary to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, then provision of permanent pitch/plots as identified in such adopted site allocation policies and masterplan"

### 1.3 Archaeology (SS3.10 criterion j)

1.3.1 In their 2013 representations the Landowners acknowledged that they strongly support the protection of Scheduled Monuments (SMs), but that the clause did not add anything to existing national policies and guidance. In 2014 the same representation was submitted stating that criterion (j) repeats national policies and guidelines and the Landowners questioned the value of including the criterion given that policy EM11 covered the matter adequately.

#### *LPA response*

1.3.2 The LPA responded by stating the presence of archaeological features on the site, as identified in the site assessment work, meant that it was important to clearly establish the expectations of development on the site through this site specific policy. In response to comments made by English Heritage, it was considered to be appropriate to strengthen the criterion even further.

#### *Suggested modification*

1.3.3 Delete criterion (j) or modify it to reflect the full content of Government policy<sup>4</sup> and guidance<sup>5</sup>, including instances where exceptions for works for development-, conservation- or presentation-related purposes may be permitted where it will deliver public benefits.

#### *Justification*

1.3.4 Clause (j), as worded, does not include any mention of the exceptions detailed in paragraphs 20-21 of the Department for Culture, Media & Sport guidance or the content in the NPPF and PPG regarding the balancing exercise in instances where there is a public benefit. Criteria (j) is therefore considered to be unsound on the basis that it is inconsistent with national policy.

1.3.5 The Landowners maintain that there is little value in repeating policy EM11 and other relevant national policy and guidance in SS3.10. As well as these existing planning protections, Scheduled Monuments are also protected by the Ancient Monuments and Archaeological Areas Act 1979. The Landowners' preferred position is that criterion (j) should be deleted.

1.3.6 The emerging masterplan proposes a number of measures which will lead to the retention of heritage features in the area and the creation of opportunities to highlight cultural heritage within the development<sup>6</sup>, including:

- Avoiding harm/loss of significance to the Scheduled Monuments at Catern and Battledown Farm
- Assessing the significance of registered and unregistered archaeological assets through further survey and recording work, which is currently underway;
- Planning routes through the site to link areas of historic interest, including the country park and Worting Wood to the Roman Road;
- Preserving and, where possible, enhancing the character and appearance of Worting Conservation Area and its setting; and
- The Country Park, which will give a distinct boundary between Wootton St Lawrence and the development area, and provide a further area which could contain interpretation of the historic landscape and way-marking for tourism and community purposes.

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<sup>4</sup> NPPF paragraphs 131-135

<sup>5</sup> *Scheduled Monuments & nationally important but non-scheduled monuments* (DCMS, October 2013) and PPG section on *Conserving and enhancing the historic environment*

<sup>6</sup> See Appendix 3 Cultural Heritage Strategy (AECOM, 2014)

## 1.4 Coalescence (SS3.10 criterion i)

1.4.1 In their 2013 representations the Landowners supported the objective of restricting coalescence for some areas but noted that this would be ineffective at Worting if the LPA wished to promote this part of the allocation for development. The representation stated that the identity and character of Worting are more likely to be protected by the existing landscaped boundary of the conservation area and sensitive masterplanning of the Worting estate. The Landowners' position was that criterion (i) was not effective or justified.

1.4.2 In 2014, the Landowners reemphasised that the LPA's landscaping and heritage evidence represented baseline conditions and that criterion (j) failed to take account of the potential to mitigate and/or develop in a sensitive manner that could in fact enhance local character.

### *LPA response*

1.4.3 The LPA stated that the objective of preventing the coalescence of villages is a key aim of the Plan, as supported by the strategic gaps policy. The importance of coalescence to Worting village was highlighted through the site assessment process and it is considered that this issue should be outlined in the policy itself. The LPA accepted that the inter-relationship between the new development and Winklebury could be explored through more detailed masterplanning as required by draft policy SS3 and therefore the detailed reference to buffers was removed from the criterion (but text related to Roman Road was not removed).

1.4.4 In 2014, the LPA stated that retention of the criterion was needed to ensure that specific consideration is given to the impacts of development on Roman Road / Roman Way.

### *Suggested modification*

1.4.5 Redraft criterion (i) as follows:

*'Retain the distinct identity and character of Wootton St Lawrence and Worting and restrict coalescence between Wootton St Lawrence and the new development. Retain the alignment of Roman Road and consider the inter-relationship and connectivity between Winklebury and the new development during subsequent masterplanning and community engagement. Include safe and convenient pedestrian and cycle access to and from neighbouring areas to the Country Park and proposed facilities within the development.'*

### *Justification*

- 1.4.6 The requirement to maintain the separate identity and character of Worting and Winklebury should provide sufficient safeguards. The policy wording restricting coalescence between Worting and the new development is excessively prescriptive and unjustified in advance of detailed consultation and masterplanning. Successive evidence studies by the LPA have identified areas of land to the west of Basingstoke as being a sustainable location for development. A key element of the sustainability of the Manydown allocation is its scale (which is sufficient to provide for significant community and green infrastructure) and its close relationship with and accessibility to and from the existing settlement of Basingstoke. Worting lies within the Manydown allocation and it will be extremely challenging for the development to avoid coalescence with itself.
- 1.4.7 The policy wording that seeks to conserve the ancient boundary of the Roman Road as a 'green boundary' is not considered to be effective due to its ambiguity. If read literally it may militate against the permeability sought in criterion (o) and the sustainable location of facilities. In this way the policy is internally inconsistent. The inter-relationships with Winklebury can be explored through more detailed masterplanning as required by draft policy SS3 and so the prescriptive nature of clause (j) in its submitted form is unjustified for a site allocation policy.

## **1.5 Are the proposed major new developments for new housing and other uses positively prepared, justified and deliverable?**

- 1.5.1 The principle of locating development at Manydown is sound given the reasonable alternatives and the results of the LPA's high-level SHLAA, Sustainability Appraisal and Site Assessment work. Masterplanning and technical feasibility work undertaken by AECOM from 2013-2015 demonstrates that allocating Manydown for development is both justified and deliverable. The process of masterplanning has fed into the parallel Local Plan process helping to ensure the plan was positively prepared and robust. The technical studies prepared by AECOM evidence that the necessary infrastructure to support 3,400 units is deliverable and feasible and that the impacts can be mitigated (see Appendices 2-5). The benefits of locating development in this part of Basingstoke far outweigh any possible impacts. Tibbalds Planning and Urban Design Ltd and Campbell Reith Hill LLP are continuing the masterplanning/technical work in line with the social, environmental and economic objectives of the draft Local Plan in preparation for community engagement and lodging a planning application.

### *Supplementary Transport Evidence*

- 1.5.2 The agreed position statement between the Landowners and the Local Highways Authority ("LHA"), regarding the updated Transport Assessment, confirms that *"the authorities are content that the strategic model is sufficiently robust to assess the impact of development, principally because future traffic growth, including background as well as development-related growth, has been constrained to TEMPRO forecasting"*.
- 1.5.3 This joint statement recognises that all parties consider that overall the TA is fit for purpose as a strategic assessment of the traffic impacts of the proposed Local Plan development.
- 1.5.4 Both parties are also broadly content with the findings and agree that the level and location of development proposed in the draft Local Plan can be accommodated at the strategic level with the required package of mitigation and that the development scenario is unlikely to result in severe cumulative impacts on traffic congestion on key routes. There is also recognition that the mitigation proposed is likely to be broadly acceptable at the strategic level, subject to more detailed design work in the future.
- 1.5.5 Given the high level approach of the assessment, individual proposals to bring forward development in the Borough will require detailed site based Transport Assessments to consider the impact of the development on the highway network, and to identify appropriate

mitigation, where required. These will be considered by the Highway Authority through the development planning process.

- 1.5.6 In addition, further analysis of the Fiveways junction is being undertaken to address the LHA's specific concerns in reference to Policy SS3.10 criterion (u), regarding the deliverability of the parcel of land (south of the railway line and north of Pack Lane).

*Supplementary Deliverability Evidence*

- 1.5.7 As referred to in the SoCG (PS/02/48), some work has been undertaken by AECOM and HDH Planning and Development to demonstrate that development of 3,400 dwellings across the Allocation can be delivered during the plan period. The salient extracts from this work are included in Appendix 1.

**1.6 Does the level of detail in the policies and Inset Diagrams meet the requirements in the PPG for Local Plans to make clear what is intended to happen in the area over the life of the plan, where and when this will occur and how it will be delivered?**

- 1.6.1 The PPG suggests setting out broad locations and specific allocations of land for different purposes, the inset map shows where housing, centres, schools, connections and open space opportunities exist. An accompanying constraints map shows those areas where particular considerations apply (such as protected habitats); and the Manydown policy includes accompanying criteria-based policies to be taken into account when considering development – in alignment with the PPG<sup>7</sup>.
- 1.6.2 The forthcoming consultation and further refinements to the emerging masterplan will add detail to SS3.10 and the accompanying evidence, together with a more detailed phasing and delivery strategy. Providing additional detail above and beyond that currently proposed (unless there are clear soundness issues at stake) could lead to a false sense of certainty and could ultimately hamper delivery rather than support it.

**WORD COUNT: 3,031**

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<sup>7</sup> Paragraph: 002 Reference ID: 12-002-20140306

## Appendix 1: Information from the work undertaken by AECOM and HDH Planning and Development on Deliverability

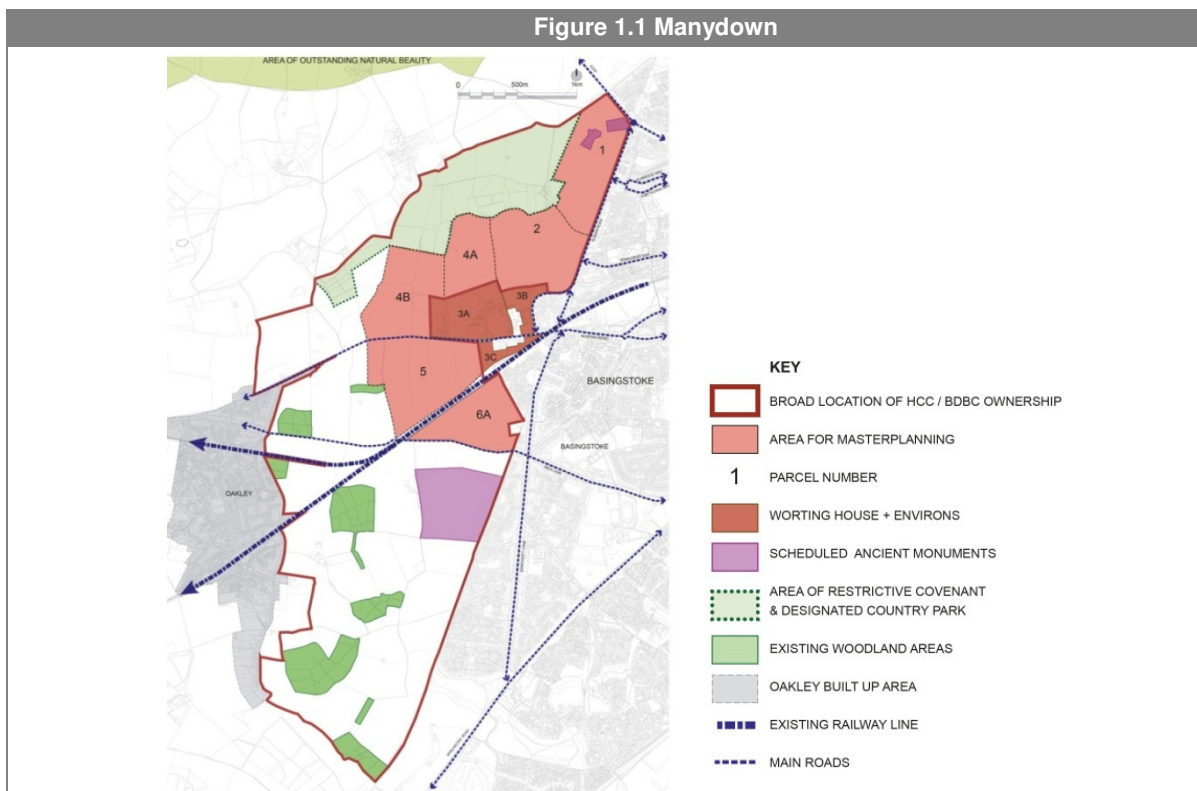
### Introduction

1.6.3 This Appendix 1 draws on work that has been undertaken by AECOM and HDH Planning and Development to demonstrate that development of 3,400 dwellings across the Allocation can be delivered during the plan period. In particular, this work explored the market capacity of the area and the factors influencing housing supply for large scale developments, with a view to informing a realistic build-out programme for Manydown. This work updated elements of AECOM’s earlier technical work (regarding indicative phasing) which accompanied the Landowners representations in 2014<sup>8</sup>.

### Background

1.6.4 Basingstoke and Deane Borough Council (B&DBC) and Hampshire County Council (HCC) jointly own land to the west of Basingstoke, known as Manydown. Figure 1 below shows the land at Manydown with Areas 1, 2, 4, 5 and 6a jointly acquired by both authorities to enable ‘the better planning of the area’. Areas 3a, 3b and 3c commonly known as land at Worting are owned by other third party interests. The Councils, as Landowners, are now promoting the first phase of the site through the plan-making process with a view to developing its land as a large residential site to enable the overall number of houses in the red areas of Figure 1 to deliver 3,400 new homes by 2029.

1.6.5 Manydown is located to the west of Basingstoke and in total comprises 834 hectares. The site is bounded by Oakley Village to the west; Manor Farm and the A339 to the north; the historic Roman Road and the neighbourhoods of Winklebury, Buckskin and Kempshott to the east; and the substantially open countryside to the south. Within the heart of the site area is the existing hamlet of Worting, which is focussed around Worting House. The areas shaded in red are currently initially within the Basingstoke and Deane Submission Local Plan (the Local Plan).



Source: AECOM (URS) Masterplan 2014

<sup>8</sup> URS Draft Local Plan Submission Document (Page 30), June 2014. Appended to HCC Revised Pre-Submission Local Plan representations and available on the Consultation Portal at: <http://basingstoke-consult.limehouse.co.uk/file/3017523>

- 1.6.6 The latest thinking in terms of the proposed delivery is set out below. It is inevitable that this thinking will develop further – even after a planning consent is approved and development has commenced on site. The site offers an opportunity to provide a significant amount of residential homes, retail development / mixed use and community facilities.
- 1.6.7 A wide range of studies, surveys and assessments have been undertaken to inform the planning of the site. These included studies to understand the planning opportunities and constraints, as well as studies to assess the commercial opportunities and potential of the site. The Councils will continue to bring this information together to develop a scheme that is not only deliverable and acceptable in planning terms, but also maximises the potential for the site.

#### *BDBC/HCC landowners planning and delivery strategy*

- 1.6.8 BDBC and HCC in their capacity as landowners on the Manydown site are currently in the process of undertaking a work programme that aims to have a Detailed Masterplan (The Manydown Plan) prepared in Spring 2016 (in accordance with Policy SS3) with the subsequent submission of an Outline Planning application in Autumn 2016. This programme of work will also include a series of public engagement and consultation events to support the development of the masterplan and planning application.
- 1.6.9 In addition to and in parallel with the Planning application and Masterplan work, BDBC and HCC in their capacity as landowners on the Manydown site are also undertaking some work on a Financial and Delivery strategy which is considering what delivery role BDBC/HCC wish to play through an options appraisal. One delivery option being considered is for BDBC/HCC to create a Special Purpose Vehicle (SPV) through which they can use their ownership in the land to work alongside a private sector partner working as a master developer on a 50/50 basis. This JV option would enable BDBC/HCC to take advantage of its cheaper borrowing capability to invest in developing infrastructure together with potentially some housing (eg. affordable, private rental, older people) and some commercial development.
- 1.6.10 Overall then, BDBC and HCC in their capacity as landowners on the Manydown site are in a good position to bring forward the site for development and provide the catalyst for the delivery through the forward funding of infrastructure and some housing within the timescales of the local plan to 2029.

#### *Factors affecting delivery*

- 1.6.11 General economic cycles have a direct effect on the delivery of housing with the market crash in 2007/08 providing a recent example. In general, house prices in the Basingstoke area have now recovered to pre-2007 levels and the housing market is functioning well compared to other areas across the country particularly outside of the south east. In general and across the country stronger housing market areas experience higher rates of delivery. It is notable that property agents Savills are predicting a 6.5% increase in 2015, and an 18.2% increase over the next 5 years in the mainstream residential markets<sup>9</sup>.
- 1.6.12 Manydown's status in the submitted Local Plan, alongside the requirements for the 'better planning' of the area, demonstrates that the site is established as an area for growth. In addition, Basingstoke was cited in the 2015 Budget, with the government providing capacity funding to Basingstoke to support proposals for development on garden town principles. This is a clear signal to the market that Basingstoke is a growth area and Manydown is its largest strategic allocation in the Local Plan. The joint landowners envisage a variety of delivery methods. For example, the landowners forward fund some of the strategic infrastructure and it is expected that a mix of delivery options will be utilised over the plan period (which may include the disposal of serviced plots to developers and registered providers, self-build plots, delivery brought forward themselves via joint venture etc). As such whilst the Savills and Hourigan Connolly research referred to below is useful, it does not necessarily reflect the unique circumstances of Manydown which will not be a traditional private sector led model.

<sup>9</sup> Residential Property Focus. Savills. Issue 1 2015 - <http://pdf.euro.savills.co.uk/residential-property-focus-uk/residential-property-focus-issue-1-2015.pdf>.

- 1.6.13 Availability of a range of housing tenures is a factor affecting delivery. Whilst the availability of mortgage finance remains somewhat constrained, the use of Government subsidies (eg. Help to Buy scheme) and the ability of BDBC/HCC to invest in the delivery of such a large site such as Manydown in order that it can produce a full range of tenures including affordable housing, private rented housing and older people housing does provide the ability for a more consistent trajectory of delivery rates.
- 1.6.14 Density of development is also a factor affecting delivery. The Inspector appointed to assess the Local Plan requested inset maps for each of the strategic allocations. The inset map for SS3.10 (Manydown) includes three indicative local centres and the initial masterplanning assumes that housing densities in these areas would be higher than found elsewhere on the site in order to locate a high proportion of the housing in close proximity with services and convenience retail. These locations would be particularly suitable for specialist older people housing together with some affordable and private rented sector housing.
- 1.6.15 Production phasing is also an influence on delivery rates. Here, Manydown not only offers the ability to produce a full range of housing tenure but also enables the production differently priced market housing across the site. These are critical factors in the enabling a number of outlets within the Areas shown in Figure 1 above to be in production at any one time. Analysis from HDH Planning and Development has shown how indicative phasing of the Areas (and corresponding development outlets) could come forward (see overleaf).



### *Other Large Urban Extensions*

1.6.16 Whilst information on the actual build out rates from large urban extensions like Manydown is often difficult to source, research undertaken by AECOM and previous research from Hourigan Connolly (*A report into the delivery of urban extensions*, 2014) identified a number of examples that had delivery rates in excess of 200 units<sup>10</sup> in peak years with others having achieved over 300 units e.g. Eastern Development Area (Milton Keynes)<sup>11</sup> and Cambridge's urban extensions (North West Cambridge is planned to build out at an average of 230 units per year for 13 years, Clay Farm is anticipated to be 255 per year and Alconbury 250 per year).

1.6.17 Research by PRP, URBED and Design for Homes in 2008 (*Beyond Eco-towns, Applying the Lessons from Europe, Report and Conclusions*, 2008) found that rapid build-out rates could be achieved where there is a strong masterplan, infrastructure goes in early and there is not an over-dependence on the private sector. A scheme in Hammarby Sjöstadin Sweden for 11,000 dwellings in an area of 200 hectares was built out at a rate of some 550 homes a year (ten units a week):

*"Because of the way the developments were phased and because of faster build rates, they appeared to become established and mature more quickly than UK examples. Essential pieces of infrastructure such as shops and schools and public transport were provided early on."*

1.6.18 Savills undertook research<sup>12</sup> on delivery rates for urban extensions which analysed the relationship between delivery rates and housing market strength by plotting the number of units delivered three years after construction commenced against Hometrack house price data for a sample of sites of varying sizes. The sample that they analysed showed that sites that struggle to deliver at high volumes tend to be in lower value areas.

1.6.19 Savills reported that, for the sample that they had assessed, there were no overall trends of higher levels of delivery on the larger sites (3,000+ units). There were high rates recorded on a site in Milton Keynes called the Eastern Development Area (capacity 4,000 units) where 791 units were delivered after three years of construction. This was in an established growth area, and was associated with high levels of competition between multiple developers on site.

### *Conclusion*

1.6.20 Based on the information summarised above an indicative phasing programme for Manydown has been prepared to inform ongoing work related to a future planning application. This builds in early high-level analysis of the numbers of units expected to be completed per quarter for the various parcels and feeds into sub totals per year and cumulatively. This is summarised in the following table:

<sup>10</sup> The report cited a number of schemes that delivered or planned to deliver in excess of 200 units in peak years: Land north of Fareham, Welborne; Barton Farm, Oxford; Loves Farm, Huntingdonshire; Weedon Hill, Aylesbury Vale; Queen Elizabeth Park, Guildford; Marks Farm, Braintree; Pondholton Farm, Braintree (Maltings Lane); NE Carterton (Shilton Park), West Oxfordshire; and Northstowe, Cambridge.

ANNUAL DELIVERY	Year 1	Year 2	Year 3	Year 4	Year 5	Year 5	Year 6 15
	391	310	330	380	280	39	n/a

<sup>12</sup> Urban Extensions Assessment of Delivery Rates, Savills (31 October 2014) Accessed at: [http://www.stroud.gov.uk/info/plan\\_strat/lpreps/PS2C03d.pdf](http://www.stroud.gov.uk/info/plan_strat/lpreps/PS2C03d.pdf)

<b>Table 6.1 Summary of Delivery</b>			
	Manydown		High-level phasing assumptions
	Per Year	Cumulative	
2015/16	0	0	
2016/17	70	70	
2017/18	65	135	
2018/19	135	335	
2019/20	277	612	
2020/21	317	928	
2021/22	277	1,205	
2022/23	327	1,532	
2023/24	327	1,858	
2024/25	413	2,272	
2025/26	353	2,625	
2026/27	273	2,898	
2027/28	278	3,177	
2028/29	162	3,338	
2029/30	62	<b>3,400</b>	

Source: HDH 2015

- 1.6.21 It is important to note that the individual phases have not been planned in precise detail as a comprehensive approach to community engagement is required to inform more detailed planning of the site. There are some natural variations from the aggregated assumptions used by the Local Planning Authority in preparing their Local Plan housing trajectory, but the overall picture is consistent. However, it will be necessary to ensure that the house types developed are designed so as not to compete directly on price. As such it will be necessary for the units to vary in terms of size (overall size as well as the number of bedrooms), quality (specification etc.) and design, in contrast to traditional 'modern estate housing' delivered by a single developer.
- 1.6.22 Figure 6.2 above shows the spread of development outlets and indicative phasing assumptions that fed into Table 6.1. This phasing is reflective of general trends recorded by other independent research that was identified in the AECOM and HDH Planning and Development research. The Landowners can adapt their phasing plan to bring forward the requisite amount of development on land controlled by the Landowners to provide the housing numbers in line with the LPA's 5 year supply.
- 1.6.23 We have assumed that it will take two and a half years before construction of any units actually starts on land in the control of the Landowners. Delivery rates in years 1-3 are in alignment with findings in Savills analysis that found that typical delivery rates for year 1 were on average 60 units per year. Delivery then ramps up over the period 2019 – 2027 before tapering off prior to final completion of the scheme, reflecting rates of delivery experienced on other large urban extensions. Factors such as the disposal strategy of the developer and the presence of multiple developers on site will have the potential to help drive higher annual completions. Comparable schemes with high delivery rates included areas with explicit high growth agendas and early delivery of infrastructure (both physical and social) which is in line with the Landowners' intentions for the Manydown development.
- 1.6.24 The pre-conditions for achieving the indicative trajectory for Manydown include provision of a mix of housing / character which will lead to a variety of products available throughout the plan period from a number of different sales outlets. In addition the mix of tenures will provide an added element of variety. It is assumed that private rented products and specialist older people housing will be brought forward primarily between 2019 and 2025 so as to benefit from non-residential developments and infrastructure in the local centres.
- 1.6.25 The Manydown scheme is different to a traditional urban extension; it will be public sector-led with HCC/BDBC offering potential to act as master developer and forward funding infrastructure upfront to service the site and to help support delivery. Utilising a variety of development partners and delivery methods will help to deliver in excess of 300 units for a number of the peak years. The schemes scale and delivery model means that a number of tenures a traditional developer would not have included will be part of the final mix (e.g. PRS, older people housing, other rented and affordable products) in compliance with the policies in the submitted Local Plan.

## Appendix 2: Ecology Technical Strategy by AECOM

### 1 SCOPE

This Technical Strategy has been prepared in support of Hampshire County Council (HCC) and Basingstoke & Deane Borough Council's (BDBC) Local Plan Submission and should be read in conjunction with the Submission Document and other Strategies.

This Strategy covers the ecology aspects of the Illustrative Masterplan.

AECOM was commissioned in March 2013 by Basingstoke and Deane Borough Council (BDBC) and Hampshire Council (HCC) to undertake an Extended Phase 1 Habitat Survey of the Manydown site. The aim of this survey was to map and record all broad habitats and dominant plant species present on site. The survey also made an initial assessment of the potential value of the site for protected species and identifies likely potential ecological constraints to proposed development work at the site.

#### 1.1 Key Themes

For the purposes of this assessment, ecology includes the following key themes which are outlined in further detail in the baseline:

- Broad Habitats;
- Protected Species potential;
- Protected Nature Conservation Sites;
- Linking Landscape ecological features; and
- any other ecological features of value.

### 2 METHODOLOGY

As part of the preparation of the Submission Document, this ecology strategy has been informed by a desk-based review of current national, regional and local planning policy, and other relevant information published by the local and county council's.

#### Desk study

A desk study was undertaken to provide background information on the ecological interest of the site. The desk study encompassed a 2km search area surrounding the proposed site. This search radius was extended to 5km for bats and dormice due to their high legal status.

Organisations and individuals consulted for desk study information and the information received is summarised below:

- Hampshire Biodiversity Information Centre (HBIC)
- Natural England website ([www.natureonthemap.org.uk](http://www.natureonthemap.org.uk)) was consulted to aid the location and verify the extent of statutory designated sites;
- Multi Agency Geographical Information for the Countryside (MAGIC) website (<http://www.magic.gov.uk>) was consulted for further clarification of statutory designated site locations and other land designations, such as ancient woodland sites;
- National Biodiversity Network Gateway (<http://data.nbn.org.uk>) was consulted for existing data on protected and notable species;

- Google Maps website (aerial photography) OS 1:25,000 scale <http://maps.google.co.uk/maps?hl=en&tab=wl> was used to aid survey data.

### Extended Phase 1 habitat survey

An extended Phase 1 habitat survey was conducted by two experienced ecologists from AECOM on 8th, 10th, 23rd and 24th May 2013. The aim of the survey was to identify the type, quality and extent of habitats present within the allocation site and to identify the potential of the allocation site for use by protected or otherwise notable species.

The survey was conducted according to the standard Phase 1 habitat survey methodology (JNCC, 2010) and as extended by the IEMA (1995) to take account of signs and evidence of protected species that may be present, such as badgers, reptiles, amphibians and bats.

The scope of the survey was limited to the landowner site boundary shown in Figure 1 at the end of this Technical Strategy. However, consideration was given to areas of adjacent habitat, in particular the potential for these areas to support protected or notable species. Ecological target notes (TN) were made to provide supplementary information on species composition, topography and evidence of management. Full details of these will be provided in the forthcoming technical Phase 1 Habitat Report later this year.

Notes were also taken of any evidence of the presence of protected or notable fauna.

## 3 BASELINE CONDITIONS

### 3.1 Statutory and Non-Statutory Designated Nature Conservation Sites

No statutory designated sites for nature conservation occur within 2km of the site. No statutory designated sites for nature conservation occur at or directly adjacent to the site. No Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites occur within 2km of the site.

The nearest SSSI is the River Test at 4.87km west and the nearest Local Nature Reserve is Popley Ponds at 2.82km ENE.

The statutory designated sites within 2km of the site are illustrated within Figure 1.

Several non-Statutory designated sites for nature conservation are known to be scattered across and close to the site. There are 33 non-statutory designated sites for nature conservation situated within 2km of the site; 17 of which are within or adjacent to the site. These sites are designated as Sites of Importance for Nature Conservation (SINC) or Road Verges of Ecological Importance (RVEI). The reasons for the designations and distance from the study site are detailed in Table 1. The proximity of the non-statutory designated sites to the Manydown site is shown in Figure 1.

**Table 1: Non-Statutory designated sites situated within 2km of Manydown**

Site	Distance from study site (km) and bearing	Designation	Reason for designation
Summer Down Copse	Within site boundary N	SINC	A site containing woodland with a significant amount of

			ancient semi-natural woodland situated within the site.
Winterdown Copse	Within site boundary W	SINC	A site containing ancient semi-natural woodland.
St. John's Copse	Within site boundary W	SINC	A site containing ancient semi-natural woodland.
Cow Down Copse	Within site boundary W	SINC	A site containing ancient semi-natural woodland. The site also contains the following notable species: Dormouse ( <i>Muscardinus avellanarius</i> ) and Lady's Mantle ( <i>Alchemilla filicaulis vestita</i> )
Pardown Copse & Small's Copse	Within site boundary S	SINC	A site containing ancient semi-natural woodland. The site also contains the following notable species: Dormouse ( <i>Muscardinus avellanarius</i> )
Marvel Row & New Plantation	Within site boundary N	SINC	A site containing woodland with a significant amount of ancient semi-natural woodland situated within the site.
Well's Copse	Within site boundary S	SINC	A site containing ancient semi-natural woodland. The site also contains the following notable species: Dormouse ( <i>Muscardinus avellanarius</i> )
Site 7, Manydown	Within site boundary S	SINC	A site containing ancient semi-natural woodland.
Mother's Copse	Within site boundary N	SINC	A site containing ancient semi-natural woodland.
Great Stubbs Copse & Little Stubbs Copse	Within site boundary S	SINC	A site containing ancient semi-natural woodland.
Jeffery's Copse	Within site boundary S	SINC	A site containing ancient semi-natural woodland.

Beech Break - West of Saunders Land	Adjacent to site boundary - E	SINC	A site containing woodland with a significant amount of ancient semi-natural woodland situated within the site.
Wootton Copse	Within site boundary N	SINC	A site containing ancient semi-natural woodland.
Worting Wood	Within site boundary N	SINC	A site containing ancient semi-natural woodland. The site also contains the following notable species: Dormouse ( <i>Muscardinus avellanarius</i> )
Lambs Field, Worting	Adjacent to site boundary E	SINC	The site contains agriculturally unimproved grassland.
Manydown Rare Arable Plant Margins	Within site boundary S	SINC	The site supports an outstanding assemblage of species and contains the following notable species: Red Hemp-Nettle ( <i>Galeopsis angustifolia</i> ), Field Gromwell ( <i>Lithospermum arvense</i> ), Prickly Poppy ( <i>Papaver argemone</i> ), Narrow-Fruited Cornsalad ( <i>Valerianella dentate</i> ), Broad-Fruited Cornsalad ( <i>Valerianella ramosa</i> )
Old Down	0.13km SE	SINC	Site of nature conservation interest which occurs in areas otherwise deficient in such interest, and/or are known to be of particularly high value to local communities.  A site which supports a significant population of a species which has a restricted distribution or species or have substantially declined in population or range. Such sites may be used seasonally or for only one part of a species life-

			<p>cycle.</p> <p>The site supports an outstanding assemblage of species.</p> <p>The site also contains the following notable species:  Small Blue (<i>Cupido minimus</i>) and Maiden Pink (<i>Dianthus deltoids</i>)</p>
Beech Break - North of Saunders Land	0.25m SW	SINC	A site containing woodland with a significant amount of ancient semi-natural woodland situated within the site.
South Wood (North & South)	0.3km SW	SINC	A site containing woodland with a significant amount of ancient semi-natural woodland situated within the site.
Winterdown Coppice	0.4km W	SINC	A site containing ancient semi-natural woodland.
Sourley Row	0.6km W	SINC	A site containing ancient semi-natural woodland.
A339 Trumpet Junction	0.6km E	SINC	The site contains the following notable species: White Helliborine ( <i>Cephalanthera damasonium</i> )
Peak Copse	0.62km S	SINC	A site containing woodland with a significant amount of ancient semi-natural woodland situated within the site.
Bulls Bushes Copse	0.7km W	SINC	A site containing ancient semi-natural woodland.
Ganderdown Copse	0.74km S	SINC	A site containing ancient semi-natural woodland.
A339 Ringway North, Basingstoke	0.9km E	SINC & RVEI	A grassland habitat which has become impoverished through inappropriate management, however the site has retained

			<p>sufficient elements of relic unimproved grassland to enable recovery.</p> <p>The site also contains the following notable species:</p> <p>White Helleborine (<i>Cephalanthera damasonium</i>),  Chamomile (<i>Chamaemelum nobile</i>),  Flattened Meadow-Grass (<i>Poa compressa</i>),  Reflexed Saltmarsh-Grass (<i>Puccinellia distans</i>)</p> <p>The north side of Ringway North on the Eastbound Carriageway and Newbury Road roundabout are designated as RVEIs for the botanical interest listed above.</p>
Wych Hazel Copse (2)	0.9km W	SINC	<p>A site containing woodland with a significant amount of ancient semi-natural woodland situated within the site. The site also contains the following notable species: Green Hellebore (<i>Helleborus viridis</i>)</p>
Dean Heath Copse	1.1km SW	SINC	<p>A site containing ancient semi-natural woodland.</p>
Kempshott Copse	1.48km SE	SINC	<p>A site containing ancient semi-natural woodland.</p>
Lower Belt, Hatch Warren	1.8km SE	SINC	<p>A site containing ancient semi-natural woodland.</p>
Rowley Copse	2 km SE	SINC	<p>A site containing ancient semi-natural woodland.</p>
A340 Aldermaston Road Roundabout, Basingstoke	1.65km NE	RVEI	<p>The site supports the following species of interest: Kidney vetch (<i>Anthyllis vulneraria</i>), Common broomrape (<i>Orobanche minor</i>), Pyramidal Orchds (<i>Anacamptis pyramidalis</i>)</p>

			and eight chalk grassland indicator species
U315 Beggarwood Lane	2km SE	RVEI	The site supports the following species of interest: Striped Lychnis ( <i>Shargacucullia lychnitis</i> Moth)

### 3.2 Protected or notable species

A number of protected and notable species have been recorded within 2km (5km for bats and dormouse) of the proposed local plan allocation site. These are summarised in Table 2. A full list of protected and/or notable species records within the landowner site boundary has been obtained from the Hampshire Biodiversity Information Centre (HBIC) will be included in the forthcoming Technical Ecology report.

The distances provided are given for the nearest records to the site.

Records for bats within 5km of the site included:

- brown long-eared bat (*Plecotus auritus*) within the south of the landowner site boundary;
- soprano pipistrelle (*Pipistrellus pygmaeus*) adjacent to the east of the landowner site boundary;
- serotine (*Eptesicus serotinus*) 150m east from the landowner site boundary;
- common pipistrelle (*Pipistrellus pipistrellus*) 0.9km to the northeast;
- daubenton's (*Myotis daubentonii*) 2.1km to the east;
- whiskered (*Myotis mystacinus*) 3.8km to the east; and
- noctule (*Nyctalus noctula*) 4km east of the site.

Amphibian species included great crested newt (*Triturus cristatus*) at 0.2km and common toad (*Bufo bufo*) at 0.3km east of the landowner site boundary.

Terrestrial mammal species include hazel dormouse (*Muscardinus avellanarius*) adjacent to southeast of the landowner site boundary, badger (*Meles meles*) recorded 0.1km east of the site, water vole (*Arvicola amphibious*) 1.3km north east, hedgehog (*Erinaceus europaeus*) within the landowner site boundary, brown hare (*Lepus europaeus*) within the landowner site boundary, polecat at 1.2km south of the site and harvest mouse adjacent to the southwest of the landowner site boundary.

Four records of slow worm (*Anguilla fragilis*) were found with the closest record being adjacent to the landowner site boundary to the east.

Fifty two protected and/or notable bird species were recorded within 2km of the site including 19 species listed on Schedule 1 of the Wildlife and Countryside Act (1981, as amended) including barn owl (*Tyto alba*), goshawk (*Accipiter gentilis*), kingfisher (*Alcedo atthis*), stone curlew (*Burhinus oedipnemus*), black redstart (*Phoenicurus ochruros*), merlin (*Falco columbarius*) and honey-buzzard (*Pernis apivorus*). Other species of interest included hawfinch (*Coccothraustes coccothraustes*), cuckoo

(*Cuculus canorus*) and corn bunting (*Emberiza calandra*) which are all listed on the Birds of Conservation Concern Red list (Bocc).

Terrestrial invertebrate records included IUCN Red List species small blue (*Cupido minimus*), NERC S41 species grey dagger (*Acronicta psi*), the moth knot grass (*Acronicta rumicis*), dusky brocade (*Apamea remissa*) and deep brown dart (*Aporophyla lutulenta*).

Numerous notable plant species were recorded within 2km of the site including Pheasant's-eye (*Adonis annua*), white helleborine (*Cephalanthera damasonium*) prickly poppy (*Papaver argemone*) and greater butterfly orchid (*Platanthera chlorantha*), all of which are IUCN Red List species.

**Table 2. Summary of protected and notable species records within 2-5km of Manydown.**

Organisation	Response
<p><b>Hampshire Biodiversity Information Centre (HBIC)</b></p>	<p><b>Protected (Schedule 5) mammal species recorded within 5km of the site include:</b></p> <ul style="list-style-type: none"> <li>• Brown long-eared bat</li> <li>• Common pipistrelle bat</li> <li>• Noctule bat</li> <li>• Serotine bat</li> <li>• Soprano pipistrelle bat</li> <li>• Whiskered bat</li> <li>• Daubenton's bat</li> <li>• Hazel dormouse</li> </ul> <p><b>Other mammals recorded within 2km of the site include:</b></p> <ul style="list-style-type: none"> <li>• Badger</li> <li>• Water vole</li> <li>• Hedgehog</li> <li>• Brown hare</li> </ul> <p><b>Protected (Schedule 1) bird species recorded within 2km of the site:</b></p> <ul style="list-style-type: none"> <li>• Goshawk</li> <li>• Kingfisher</li> <li>• Stone curlew</li> <li>• Barn owl</li> <li>• Black redstart</li> <li>• Merlin</li> <li>• Honey-buzzard</li> </ul> <p><b>Protected (Schedule 5) reptile and amphibian species recorded within 2km of the site:</b></p> <ul style="list-style-type: none"> <li>• Great Crested Newt</li> <li>• Slow worm</li> <li>• Common toad</li> </ul> <p><b>Protected (NERC Act S41) invertebrate species recorded within 2km of the site:</b></p> <ul style="list-style-type: none"> <li>• Small Blue</li> <li>• Grey Dagger</li> <li>• Knot Grass</li> <li>• Dusky Brocade</li> </ul> <p><b>Notable plant species recorded within 2km of the site:</b></p> <ul style="list-style-type: none"> <li>• Pheasant's-eye</li> <li>• White Helleborine</li> <li>• Prickly Poppy</li> <li>• Greater Butterfly Orchid</li> </ul>

### 3.3 Manydown Estate Rare Arable Plant Survey

Due to the various environmental factors present within the Manydown Estate, including but not limited to geology, climate and current agricultural practices and management, the site has been recognised for its rare arable plant communities.

The Manydown Estate has been recognised as a site of national importance in Britain for its arable flora; scoring 71 on Plantlives' Important Arable Plant Areas (IAPA). The site was surveyed and plants communities recorded and presented in the 2009 Manydown Estate Rare Arable Plant Survey Confidential Report for HBIC. These habitats also fall under the Hampshire Arable Land Habitat Action Plan in place to help preserve and enhance this habitat across the county.

A summary list of protected and/or notable plant species records from this survey will be included in the full Phase 1 Habitat Report, due later this year. Some notable species recorded in 2009 included Venus' looking glass (*Legousia hybrida*), rough poppy (*Papaver hybridum*), prickly poppy (*Papaver argemone*), and narrow-fruited cornsalad (*Valerianella dentate*). NERC Act S41 species red hemp nettle (*Galeopsis angustifolium*) was also recorded.

#### 3.3.1 Invasive non-native plant species

No Schedule 9 non-native invasive species were recorded within 1km of the proposed application site.

### 3.4 Field survey

The habitat survey undertaken during May 2013 recorded a variety of habitats across the site, with arable fields being the dominant. Habitats present included arable, semi-improved and improved grassland, amenity grassland, scrub, various hedgerow types, broad-leaved woodland, plantation woodland, tall ruderal vegetation and buildings and hard-standing.

The full detail of all the habitats and associated ecological target notes and map will be provided in the detailed Phase 1 Habitat Technical Report, due later this year.

#### 3.4.1 Potential for protected species

Following the extended Phase 1 habitat survey, it is assessed that the application site has the potential to support bat species, both wintering and breeding bird assemblages including barn owl and also dormice, badger, widespread reptile species and common amphibian species.

##### *Birds*

Birds will be breeding and nesting within all the woodland, scrub and hedgerows within the landowner site boundary. Some more specialised species such as skylark and grey partridge will be nesting within fields at ground level. Barn owl will be roosting and/or nesting within farm buildings on site and foraging for voles and mice in rough grassland habitats along field and woodland edges.

With the large open expanses of arable land across the site, there is the potential for the site to support wintering assemblages of birds that typically gather in the winter to roost and feed together, such as lapwing or golden plover. These species group together in winter to search for invertebrate food in the soil and can become of value to a site, if their congregate in large numbers.

##### *Bats*

Bat species will utilise the woodlands, mature trees and farm buildings for roosting. On leaving their roost sites they will forage predominantly along hedge lines and woodland edges across the site. Bats are highly mobile species and as such a roost may be outside of the landowner site boundary at considerable distance, but individuals may travel to forage within Manydown.

#### *Other mammals*

##### *Badger*

The open countryside nature of the site, with a mix of fields, woodland, hedgerows, scrub and grassland, provide ideal homes and foraging habitat for badger. Several badger setts and latrines were recorded across the site during the habitat survey.

##### *Dormice*

The open countryside nature of the site, with its interlinking woodlands, hedgerows and scrub, provide for a good network for dormice to nest, forage and disperse in the local area. No signs of dormice were recorded during the habitat survey, however several records of dormice are present within the Manydown site and with good habitat present, it is considered that dormice will be present spread across the site and surroundings.

##### *Invertebrates*

There is the potential for a wide variety of terrestrial invertebrates to be present across the site, due to the wide variety of habitats and micro-climates present.

##### *Reptiles*

Again, with the mix of habitats present, outside of the arable field environment, it is considered that widespread reptile species, such as slow worm and grass snake will be present within the Manydown estate.

##### *Other protected species groups*

With the distinct lack of water bodies present on site and dry nature of the chalky downland, it is considered that amphibians will be present in very low number and the rarer great-crested newt is likely to be absent.

Similarly with the lack of water courses within the site and nearby, it is considered that both otter and water vole will be absent from the estate.

## **3.5**

### **Conclusion**

In the main, the habitats on site are common and ubiquitous, being predominantly farmland, with urban fringe. The arable fields on the whole, provide little by way of suitable habitat for the majority of species. There is of course the exception to this with species such as skylark, grey partridge, wintering bird assemblages and rare arable plants.

With the arable fields, the focus of ecological value remains at the field edges, boundaries and close edges linking habitats such as grassland verges, hedgerows and woodland.

In addition, the nature of the way the numerous field edges, woodland edges and hedgerows link up across a site such as Manydown, provide for ecological networks and corridors across the site and into the wider countryside. The value of these habitats, as well as for food and shelter for various species, is in the allowance of dispersal and small scale migration of species through the site.

## 4 STRATEGIC APPROACH TO ACCOMMODATING DEVELOPMENT TO 2029

### 4.1 Approach

At a strategic level, development for at least, 3,400 homes can be accommodated by adopting the principles of the Natural Environment Strategy 2010 for Basingstoke and Deane.

The Natural Environment Strategy 2010 states:

“Specific planning policies have been introduced through the local plan to ensure proper regard is given to the natural environment when assessing planning applications; planning guidance has been produced to assist with the implementation of these policies; and biodiversity is now a routine consideration in assessing planning applications, alongside landscape issues.”

The Council’s approach to *Conserving Our Natural Environment* as set out in the Natural Environment Strategy 2010, includes key future biodiversity work on Planning for Green Development via Green Infrastructure in plans and projects. The focus of this work will be on the key habitats listed.

Key habitats relevant to the Manydown site within the Natural Environment Strategy 2010, include:

- Hedgerows
- Ancient Semi-natural Woodland
- Arable Field Margins
- Parkland
- Calcareous Grassland
- Green Lanes
- Protected nature conservation sites

### 4.2 Principles for Ecology in Basingstoke and Deane

- Focusing development over the plan period in the northern portion of the masterplan area and mainly to the north of the railway line;
- To maximise the potential of ecological green spaces to contribute to tackling climate change, sustainability, health and wellbeing and economic prosperity;
- Protection and enhancement of ‘green’ linking habitats;
- Protection and enhancement of all woodland SINC on site;
- Protection and enhancement of all arable plant SINC on site wherever possible;
- Protection and enhancement of legal protected and/or otherwise notable species or species assemblages of note across the site;
- Provision of a Country Park, with a focus on Ecology and Nature Conservation of the site and surrounding countryside;
- Creating a connected, legible and accessible environment (e.g. footpaths and cycle ways with hedgerows and greenways connecting residential areas to local centres and areas for recreation and leisure), which also supports ecology with healthy and active lifestyles.

Provision should be designed to satisfy the needs and requirements of the new Manydown community, ensuring that the new resident population does not overburden existing ecological green space in the area.

### **4.3 Strategic issues and opportunities in the context of the existing baseline situation**

#### **4.3.1 Ecology**

- With the arable fields, the focus of ecological value remains at the field edges, boundaries and close edges linking habitats such as grassland verges, hedgerows and woodland;
- The nature of the way the numerous field edges, woodland edges and hedgerows link up across the site, provide for ecological networks and corridors across the site and into the wider countryside. The value of these habitats, as well as for food and shelter for species, is in the allowance of dispersal and small scale migration of species through the site;
- As such, apart from individual groups of protected species and protected species potential, the key value of the site is its ecological networks and corridors. The key habitat component of value as part of this network, are the woodland, hedgerows, field margins, grassland verges along field margins, arable plant strips along field margins and scrubland blocks;
- The retention and enhancement of these key habitat features across the site, will lend itself to the future protection and potential enhancement of the key protected species on site during more detail design stages. For example, the same woodland edges and hedge lines will likely be the focus of bat foraging habitat and dormouse dispersal habitat, which depending on levels of usage, may have to be retained, protected and enhanced by law; and
- Consideration for ecology through masterplanning at this early stage, should be focused on retention of these ecological networks as far as possible, replacement of any features, such as hedgerows that may need to be removed and enhancement of these 'green' corridors. Enhancement should take the form of both planting up linking habitats to create a stronger network, but also incorporating 'green' buffer zones between natural green spaces and the new urban fringe. Buffer zones are particularly effective at aiding biodiversity to live sustainably alongside urban areas, in line with the Natural Environment Strategy 2010. The existing woodlands, most of which are locally designated for their nature conservation value, should have the greatest focus for buffer zones, so keep disturbing effects, such as light and noise pollution to a minimum.
- Any new 'green' corridors or features that are created, should be of a sufficient size and structure, so as to be able to support species of interest. For example, a narrow green mown strip of grassland as a new footpath, will not provide for the same sustainable ecological network across the site as the current thick and mature hedgerows do.
- By design, there should be a provision of a good 'green' corridor network of foot and bridle ways across the site to link local communities with the proposed Country Park. If designed well, these will provide good networks for both wildlife and people for the long term future, complement the new Country Park and benefit the wildlife of the wider countryside.
- Depending on the detailed design stages, there may be need to re-locate some of the arable plant SINC's across the site at present. If this were to happen a more detailed study would need to look into where an appropriate mitigation area could be and how it would be managed. The arable plants at Manydown rely on a combination of local climate, slope aspect, geology, soils, water, arable practices

and arable management. These would need to be replicated somewhere else on site and to assist the establishment of these species in the short term, mitigation could include seed collection from the current locations.

- The habitats on site will support bat species, both wintering and breeding bird assemblages, including barn owl and also dormice, badger, widespread reptile species and common amphibian species. There is the potential for other groups of species and notable species such as terrestrial invertebrates to occur and can be encouraged further into Manydown via appropriate detail design considerations.
- Further ecological opportunities exist with the availability of the remaining large farm estate which would be managed by the landowners for enhancement or mitigation from any potential onsite impacts or effects.

## 5 MASTERPLAN COMMENTARY

The Illustrative Masterplan is influenced by the ecology appraisal, locating development away from the existing sensitive habitats within the areas identified with capacity for development, such as large open arable fields. The Illustrative Masterplan adopts the ecology principles of the Natural Environment Strategy 2010.

The Ecology element would include the following:

- Country Park - a range of accessible habitats and green spaces, which are managed for wildlife and people;
- Buffer zones to existing sensitive habitats – located around the SINC woodlands, hedgerows and Country Park, an open space to complement, enhance and protect those sites for the new urban pressures;
- Local parks to provide opportunities for habitat creation and spaces for relaxation;
- Boulevards, public rights of way – network of green spines and access routes connecting places would enable sustainable transport routes and wildlife to flourish, such as maintain bat flight corridors, dormouse dispersal routes and barn owl foraging zones and flight paths.
- Amenity green space with a focus of ecological features within residential and commercial areas – range of green spaces would provide opportunities for relaxation, active recreation, healthy living, social interaction, neighbourhood events and building community cohesion.

These opportunities would be developed further as part of a detailed masterplan, should the land be allocated for development. There are no ecological constraints which would be incompatible with the Illustrative Masterplan.

## 6 FIGURES

Figure 1 – Statutory and Non-Statutory Designated Sites for Nature Conservation.

## 7 REFERENCES

Basingstoke and Deane Natural Environment Strategy (2010)

Biodiversity Action Plan for Hampshire (1998)

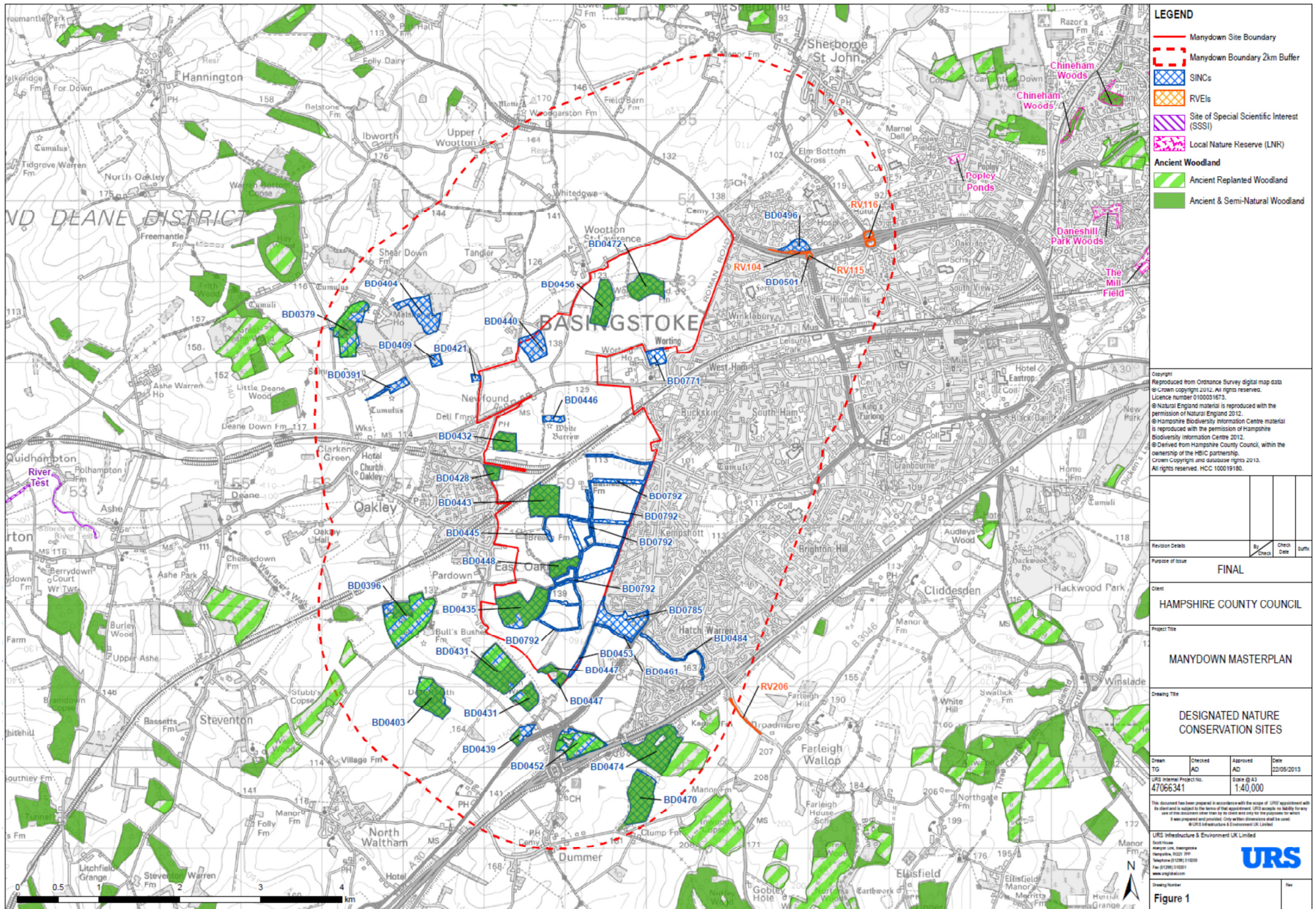
Land to the West of Basingstoke Stage 1 Initial Concepts Study (2000)

Land to the West of Basingstoke Stage 2a Summary Report (2001)

Site Capacity and Initial Options Report (2012)

Sustainability Appraisal of Sites (2013)

The State of Hampshire Biodiversity (2006)



**LEGEND**

- Manydown Site Boundary
- Manydown Boundary 2km Buffer
- SINCs
- RVEs
- Site of Special Scientific Interest (SSSI)
- Local Nature Reserve (LNR)
- Ancient Woodland
  - Ancient Replanted Woodland
  - Ancient & Semi-Natural Woodland

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Figure 1

## Appendix 3: Cultural Heritage Technical Strategy by AECOM

### 1 SCOPE

This Technical Strategy has been prepared in support of Hampshire County Council (HCC) and Basingstoke & Deane Borough Council's (BDBC) Local Plan Submission and should be read in conjunction with the Submission Document and other Strategies.

This Technical Strategy covers the Cultural Heritage aspects of the Illustrative Masterplan. Cultural Heritage comprises:

- Archaeology;
- Built Heritage; and
- Historic Landscape.

### 2 METHODOLOGY

As part of the preparation of the Submission Document, this Cultural Heritage Strategy has been informed by a review of existing baseline information, a site visit and consultation with English Heritage. Specifically the baseline collection has comprised:

- the collation of data on designated and non-designated assets, including historic landscape features, held by Hampshire County Council (HCC) Historic Environment Record (HER);
- an examination of available documentary and historic map sources held by HCC Archives (Winchester);
- the collation of data on designated assets held on the National Heritage for England List;
- the collation of data on locally listed buildings and Conservation Areas from BDBC;
- a review of existing baseline studies and field survey reports relevant to the site;
- a site walkover survey;
- a review of the Zone of Theoretical Visibility (ZTV); and
- a visual assessment of potential impacts to the setting of designated assets during a site visit.

All assets within the proposed site allocation boundary, plus a 750m area from the proposed site allocation boundary have been identified and included in the technical report. The extent of the wider study area was agreed with HCC HER and was used in order to provide a more robust archaeological context to the masterplanning site. All resulting data sets have been collated and the results processed in ArcView GIS and plotted on Ordnance Survey (OS) base mapping.

In addition to the baseline collection and site visit, consultation has been undertaken with English Heritage and HCC HER regarding the feasibility of development proposals in relation to the scheduled monuments at the site.

### 3 BASELINE CONDITIONS

The Cultural Heritage baseline conditions described below relate to those assets within the proposed site allocation boundary up to 2029 rather than the wider study area, except where there is potential for assets outside the boundary to be impacted by the allocation. The baseline identified several designated heritage assets including the scheduled monument at Catern Crossroads, Worting Conservation Area, and 20 listed

buildings comprising one grade II\*, 12 grade II and seven locally listed structures. In addition, HER data has confirmed there are 33 non-designated sites of archaeological interest within the site allocation boundary, and a review of aerial photographs confirms the potential for previously unrecorded sites to be present within the site.

The following provides a summary of the principal heritage issues associated with the site. Numbers prefixed by 'HER' relate to non-designated sites.

### **3.1 Scheduled Monument**

The scheduled monument at Catern Crossroads was determined from aerial photography dating from 1936, and comprises a number of cropmarks including those of a double ditched enclosure and other signs of enclosure and associated uses. The surrounding area towards the Roman road to the east has produced fragments of Iron Age pottery. There is currently little specific archaeological information as to the nature of the site.

### **3.2 Conservation Areas and Historic Buildings**

Worting Conservation Area was designated in 1982. Worting lies in a small dry valley bounded by the western edge of Basingstoke to the east, open fields to the north and west and south. The conservation area contains 20 listed buildings, comprising 12 grade II and Worting House which is listed grade II\*. The area also contains seven locally listed buildings. Building materials reflect the local building traditions with 17<sup>th</sup> century timber framing, 18<sup>th</sup> century red brick and 19<sup>th</sup> century flint walling. Slate roofing is used on both timber framed and brick buildings.

Worting is an inward-facing Conservation Area which is centred on Worting House and the surrounding historic buildings; the setting of Worting House in particular comprises parkland surrounded by a green boundary, with one significant green link to Worting Wood to the north, currently a bridleway. To the western edge of the Conservation Area is Scraps Hill Farm which is grade II listed.

To the north of the site allocation boundary but within the wider study area is Wootton St Lawrence, a Conservation Area containing listed buildings including the grade II\* listed church. From the edge of the Conservation Area there are views into the site; however, whilst the Conservation Area has general views over the landscape towards Worting, there is no current intervisibility between listed buildings, for instance churches.

### **3.3 Non-designated assets**

#### **3.3.1 Early prehistoric**

The early Neolithic period is characterised by the clearance of forested areas and the domestication of both animals and crops, starting on chalk and limestone ridges c.3000 BC. There are no assets from this period within the proposed site allocation boundary, but there are several findspots within the wider study area, largely comprising flint tools and residual material within later contexts.

There are no assets from the Bronze Age period within the proposed site allocation boundary; however, there are numerous assets within the wider study area, including a number of barrow sites to the south of the site, the closest being HER37477 which is located 60m from the southern edge of the site.

Bronze Age funerary sites such as barrows generally occur either in isolation or grouped as cemeteries and can be a focus for later burials. Given the high number of barrow sites to the south west of the site and the prevailing topography, there is a moderate potential for encountering previously unrecorded funerary sites relating to

this period. Unenclosed Bronze Age settlement sites are difficult to identify or characterise from cropmark or aerial photograph evidence. However given the extensive settlement related evidence for later prehistoric sites within the proposed site allocation boundary (see below), there is assessed to be moderate potential for encountering mid- to late Bronze Age settlement within site.

### 3.3.2 Late prehistoric

There are undated ring ditches in the wider study area such as that at Weybrook Farm associated with a banjo enclosure (HER19550) and that to the south of White Barrow (HER20853). The majority of ring ditches in the wider study area are situated at Kite Hill, south of Worting. These include HER38006, 38007, 38008, 38009, 38011, and 38012.

There is extensive evidence of Iron Age settlement and farming activity within the proposed site allocation boundary, notably in the area south and southwest of Worting Park. A curvilinear enclosure southwest of Worting Park and within the site allocation boundary (HER64348) is associated with another curvilinear enclosure (HER37478) and a drove way (HER64347). The area also contains a field system which is likely to be associated with stock enclosure (HER64346), and a ring ditch is located to the east of these features (HER37471).

To the north of Worting is a complex of linear features possibly forming small enclosures (HER36282) and probably associated with an Iron Age ditch to the south (HER39458). There are also a number of Iron Age features south of Worting Wood including pits visible on aerial photographs (HER37456, HCC AP ref: run 8E 1/9); a large, irregular macula relating to the enclosure (HER37457, HCC AP ref: run 8E 119); ditches associated with a D-shaped enclosure (HER31307); a circular enclosure (HER31306) and a rectilinear enclosure (HER64356).

The scheduled monument at Battledown Farm is located to the south of the proposed site allocation boundary and covers an area of approximately 28 hectares. The monument (1001835) consists of a complex series of trackways, enclosures and circular and penannular structures which are believed to relate to Iron Age and later Roman settlement. In addition, there are at least seven barrow sites annotated within the scheduled zone. Barrows are funerary monuments dating from the Late Neolithic to the Late Bronze Age and can occur either in isolation or grouped as cemeteries. Barrows can also be a focus for later burials and there is a high potential for previously unrecorded funerary features to be present within the scheduled zone.

Given the extensive cropmark evidence within the proposed site allocation boundary, and the proximity of the settlement at Battledown Farm to the south, there is high potential that development will encounter previously unrecorded Iron Age remains.

### 3.3.3 Roman

The Roman road from Silchester to Winchester forms the eastern boundary of much of the proposed allocation site and the western boundary of Basingstoke (HER29813 and 17569). For most of its length the Roman road lies beneath its modern equivalent but the modern road diverges from the route at Kite Hill leaving the Roman road visible as a track.

Finds within the site allocation boundary include a Roman fibula which was found in Worting (HER64454). Finds within the wider study area include pottery sherds found at the Park Prewett Estate (HER19528), noted as being from the same area as Roman rubbish pits (HER19526) and at Park Prewett Hospital a collection of 27 animal bones was found including ox bones, some showing signs of butchery (HER35983). While sinking foundations for the hospital a cinerary urn filled with burnt bones was found together with several complete Roman vessels (HER19630), and an enclosure ditch at

the Hospital was in use from the 2nd to the 4th century AD (HER63554). Pottery has also been recovered from the Basingstoke to Kingsclere Road (HER19634). Any development adjacent to the road has a high potential for encountering previously unrecorded Roman remains.

#### 3.3.4 Medieval and post-medieval

Medieval and post-medieval assets within the proposed site allocation boundary relate to findspots, early settlement sites (farmsteads) and historic landscape features, such as plantation areas and early fieldsystems and enclosure. Worting is described as an old settlement (HCC Historic Landscape Characterisation Map) and the associated Worting Park (land) is also identified as a historic landscape feature. Several field boundaries to the north of Worting are a result of Parliamentary enclosure and are also classed as historic landscape features. Further to the west of the site allocation boundary but within the wider study area, Manydown Park and Tangiers House both have strong cultural associations with Jane Austen.

### 4 STRATEGIC APPROACH TO ACCOMMODATING DEVELOPMENT TO 2029

At a strategic level, development for at least 3,400 homes can be accommodated by ensuring a systematic approach is taken to archaeological evaluation and investigation alongside the emerging detailed plan. It is recommended that early identification of heritage assets is carried out and supported by a statement of their significance. This will inform any subsequent impact assessment which will identify significant effects and help inform suitable mitigation strategies.

The evaluation and investigation of heritage assets should comprise one or all of the following:

- Aerial photograph analysis;
- Detailed desk-based research;
- Heritage Statement;
- Conservation area assessment;
- Listed building assessment;
- Geophysical survey;
- Targeted trial trench evaluation.

It is recommended that the character and extent of the archaeological remains associated with the scheduled monument at Battledown Farm are investigated further. Currently there is limited knowledge regarding the nature of these remains, and the extent of the scheduled area has been defined primarily from cropmark evidence and aerial photography. In order to inform any future masterplan a programme of archaeological assessment should be undertaken within the scheduled area. This will comprise a detailed geophysical survey which will map the extent of the buried remains and a targeted trench evaluation to test the preservation levels of the remains. The work will be undertaken in accordance with the conditions associated with Scheduled Monument Consent and the results will confirm the level of significance of the remains and inform the feasibility of development at the site.

Although Worting Conservation Area is identified as an area for allocation up to 2029, it should be noted that the land is not in the ownership of HCC, and therefore development proposals within the Conservation Area may be undertaken by a third party.

It is recommended that the development of land in the area of listed buildings should take account of the current setting and context of these assets, in particular that of Worting House, Scraps Hill Farm, and the cluster of listed historic buildings to the east

of Worting House. This would include the retention of green boundaries to the north and west of Worting Conservation area, although it is important that Worting should not be isolated from the proposed development. Due to its strong historic character, there is an opportunity to create a neighbourhood centre that is linked to the current amenities of Worting, and reflects the character in terms of materials, scale and plan.

More generally, there is an opportunity to link to the past throughout the new development, not only through the use of materials which characterise the existing historic buildings in the area, but also capitalising on the cultural links provided by the archaeology of the area and those of the historic Manydown estate.

## 5 MASTERPLAN COMMENTARY

The Illustrative Masterplan shows a number of specific heritage measures which will lead to the retention of heritage features in the area and create opportunities to highlight cultural heritage within the development.

The extent and complexity of the scheduled archaeological remains at Battledown Farm were identified at an early stage in the masterplanning process, and as such the emerging design sought to avoid direct impacts to this significant multi-period asset by focussing a coherent development design away from the scheduled zone.

Care has been taken to avoid significant impacts to the Scheduled Monument at Catern Crossroads by the positioning of a new road to its eastern boundary. However, the use of this land would lead to opportunities for archaeological investigation, especially for community involvement in archaeology and heritage, and contribute to the understanding of historic settlement and human activity in the area. The archaeological site at Catern will be part of the new northern gateway to Manydown, and as such will influence the planning of development in the area.

Routes through the site have been planned to link areas of historic interest. Proposed green routes include the retention and renovation of the existing bridleway between Worting and Worting Wood, allowing greater use of this amenity. There are opportunities to create heritage trails and interpretation within and along these routes, as well as using them to create key views through the site, particularly from south of Worting Wood at the proposed site allocation boundary, which is noted as being a current landscape viewpoint in the HCC landscape characterisation.

Around Worting, the current green boundary is retained; this includes the retention of the context of Scraps Hill Farm, with a new road being planned to the west of the farm's current curtilage. However, the creation of community hubs including schools, and the creation of further road and green links, in the vicinity of Worting could ensure that the existing Conservation Area is revitalised by the development whilst being retained in its current form. All development in the area of Worting should be carefully planned to ensure that the character of the local vernacular is reflected, through the use of sympathetic materials, scale and density.

## Appendix 4: Green Infrastructure and Initial Landscape Technical Strategy by AECOM and Lavigne Lonsdale

### 1 SCOPE

This Technical Strategy has been prepared in support of Hampshire County Council (HCC) and Basingstoke & Deane Borough Council's (BDBC) Local Plan Submission and should be read in conjunction with the Submission Document and other Strategies.

This Technical Strategy covers the Green Infrastructure and Landscape aspects of the Illustrative Masterplan. Both elements of work were conducted as a high-level analysis to inform the emerging Illustrative Masterplan as such both elements will require more detailed analysis as part of a future planning application.

The landscape elements of this work are initial findings that will allow for further submissions and work prior to a full LVIA as part of any future Planning application.

Green Infrastructure (GI) is defined by Basingstoke and Deane Borough Council in their consultation draft report 'Towards a Green Infrastructure Strategy for Basingstoke and Deane' as:

*'a network of natural areas and other green open spaces that benefit the public by providing: attractive environments for outdoor recreation and exercise; wildlife habitat; a sense of place; and other environmental benefits such as natural drainage to reduce flooding.'*

This Green Infrastructure and Landscape Strategy for Manydown will seek to deliver a range of benefits to the public through an interconnected network of natural areas and other green open spaces.

### 2 METHODOLOGY

The Green Infrastructure and Landscape Strategy has been developed through the following key tasks:

- A desk review of available information including mapping of the existing GI network;
- A landscape and visual appraisal of the site and surrounding area;
- Analysis and evaluation of information gathered during the data review and site assessment to identify the core principles for the Manydown GI network; and
- Design of the GI network incorporating a new Country Park into the Illustrative Masterplan;

As part of the preparation of the Submission Document, this GI and Landscape Strategy has been informed by site visits and a number of published documents listed in reference section at the end of the document.

### 3 BASELINE CONDITIONS

#### 3.1 Manydown 2029 Area and Study Area

Manydown is an area of agricultural land and woodland located to the west of Basingstoke and in total comprises approximately 800 hectares. It is jointly owned by Basingstoke and Deane Borough Council (BDBC) and Hampshire County Council (HCC) and has been identified as an area with opportunities for residential development.

The Local Plan Submission focuses on the northern part of Manydown as a strategic allocation for development up to 2029. Therefore, for the purposes of this Technical Strategy, a 'Manydown 2029 Area' was identified which comprises 210 hectares and is bounded by the Wootton St. Lawrence road to the north and west, the A339 to the north east, the historic Roman Road and the Basingstoke neighbourhoods of Winklebury and Buckskin to the east; and agricultural fields and woodland to the south and southwest. The historic villages of Worting and Wootton St. Lawrence are located along the eastern boundary and the north western boundary, outside the Manydown 2029 Area. Oakley Village is to the southwest of the Manydown 2029 Area. The Manydown 2029 Area is shown in Figure 1 of this Technical Strategy and it should be noted that it does not correlate to the site allocation boundary. Figure 1 also shows a Study Area which extends approximately 2km around the Manydown 2029 Area.

This Technical Strategy examines the green infrastructure and landscape of the Manydown 2029 Area.

### 3.2 Designations

The North Wessex Area of Outstanding Natural Beauty (AONB) is 1km northwest of the site and extends to the north and west. No Registered Parks and Gardens are within the Study Area.

Two Scheduled Ancient Monuments (SAMs) and the western tip of the Worting Conservation Area are located within the Manydown 2029 Area. Two further SAMs are to the south of the Manydown 2029 Area and Oakley Conservation Area lies to the southwest and Park Prewett Conservation Area to the northeast. Though undesignated, a Roman Road forms a strong linear edge along the north eastern boundary of the site and is a key landscape feature.

No statutory designated sites for Nature Conservation are located in close proximity of the Manydown 2029 Area. The nearest Local Nature Reserve (LNR) is Popley Ponds, 2.82km east northeast and the nearest Site of Special Scientific Interest (SSSI) is the River Test, 4.87km west. Several non-statutory designated sites for Nature Conservation including Site of Interest for Nature Conservation (SINC) are scattered across and close to the Manydown 2029 Area. The locations of designations is shown on Figure 1 of this Technical Strategy.

### 3.3 Topography

The topography of the Manydown 2029 Area is shown on Figure 2 of this Technical Strategy and in general falls from a prominent northeast to southwest ridge in the northern part of the site (the 'northern ridge') to the southeast corner. The northern ridge reaches 137m AOD at the A339/Wootton St. Lawrence road junction and on the western boundary, close to Marvel Row Copse and falls to 105m AOD in the southeast.

Worting village and the Basingstoke neighbourhoods of Winklebury and Buckskin to the east sit beneath the northern ridge along the 110m and 105m contours. To the north, the land gradually falls towards the village of Wootton St. Lawrence before rising again towards the North Hampshire Downs beyond. Beyond the Manydown 2029 Area to the south, the topography forms a broad valley of gently undulating landform before the land rises again to form another ridgeline (the 'southern ridge'). The eastern edge of Kempshott, a Basingstoke neighbourhood and Hatchwarren to the east are located along the southern ridge to the southeast.

A spur of higher ground runs north-south through the Manydown 2029 Area to the west of Worting to form a local high point south of Worting Road, close to Scrapp's Hill Farm and west of the Worting Conservation Area. This shallow ridge is identified in BDBC Local Plan 2005 Inspector's Report but it should be noted that this is a localised high

point of far less prominence and significance in landscape and visual terms than the aforementioned northern and southern ridgelines.

Oakley village sits within the broad valley between the main northern and southern ridgelines and to the west of the shallow western ridge..

### **3.4 Communications**

The A339, Kingsclere Road forms the northern boundary of the site and is an important link between Basingstoke and Newbury creating a major gateway into the town from the west. The B3400, Worting Road runs through the centre of the area connecting Basingstoke with Oakley, key commuter villages to the west and Andover. The Wootton St. Lawrence road and the Roman Road link the A339 and B3400 along the western and eastern boundaries of the site. The southern boundary of the site is formed by Pack Lane, a traditional route linking Oakley with the Basingstoke neighbourhood of Buckskin to the east.

The main London to Weymouth railway line runs through the southern part of the site and splits beyond the site boundary towards Southampton and Andover respectively. The railway passes over both Pack Lane and the B3400 Worting Road on a bridge with the roads contained within constrained tunnels beneath.

Public Rights of Way (PRoWs) are more numerous in the northern part of the site, linking the settlements of Worting and neighbourhoods of Basingstoke with Wootton St Lawrence and villages to the north. To the south the PRoWs are limited, with several outside the site boundary and only a route beside the railway, with a link to Worting Road and a further link to the Roman Road and Pack Lane in the southeast.

The PRoWs may be ancient trackways, acting as important communication routes through the countryside. The partially enclosed route from Worting Church to Wootton St. Lawrence via Worting Wood is a key landscape feature.

### **3.5 Settlement and land-use**

Manydown 2029 Area is managed as arable farmland and woodland. The area contains only one property, Worting Wood Farm.

An area in the north of the site is covenanted against development and is proposed for a Country Park.

Basingstoke is to the east with the residential neighbourhoods of Winklebury and Buckskin immediately adjoining the site. The villages of Wootton St. Lawrence, Worting and Oakley are located beyond the site boundaries to the northwest, east and southwest.

In general, the Study Area is lightly populated outside Basingstoke and the villages with scattered farmsteads and occasional houses linked by winding narrow lanes. Agriculture is the main land use of the Study Area.

### **3.6 Vegetation**

Hedgerows and wire fences define the large arable fields across the site. Where hedgerows are present, they are poorly managed, with missing sections and support relatively few hedgerow trees. Hedgerows are more robust and species rich beside roads and footpaths, possibly marking traditional routes through the farmland.

Field margins often support a diverse flora of arable plants, recognised locally for their ecological value.

Several woodlands are located in the north of the site. Worting Wood, Wootton Copse and Marvel Row Copse are all designated Sites of Interest for Nature Conservation (SINC). In 2012, new woodland was established, connecting these woodlands to mark the Queen's Diamond Jubilee. The planting will create a continuous woodland belt across the northern ridge.

Mother's Copse, just outside the site boundary in the south west is a small mixed species tree belt located adjacent to White Barrow, a Scheduled Ancient Monument.

Wootton St. Lawrence is enclosed by tall hedgerows and hedgerow trees lining the traditional roads and trackways through the village. Worting in contrast has a mature tree belt enclosing the village which appears to form part of the old Worting Park Estate, creating the setting for Worting House and its parkland.

The existing vegetation of the Manydown 2029 Area is shown on Figure 3 and illustrated by site photographs on Figure 4.

### **3.7 Landscape Appraisal**

#### **3.7.1 Baseline Landscape Character**

The character of the landscape of the study area has been extensively studied at national, regional, local and site levels.

The Study Area is contained within National Character Area (NCA) 130 Hampshire Downs, one of the 159 NCAs which have been identified within England. NCA 130 character displayed by the landscape of the study area is 'strongly rolling downland with extensive open tracts of large arable fields, sporadically interrupted by woodlands creating an overall open and exposed character'.

In the Hampshire Integrated Character Assessment (2012) the eastern half of the Manydown 2029 Area and the Study Area is located in Basingstoke Open Downs Landscape Character Area (LCA) and the western half within Hannington and Dummer Downs LCA. Basingstoke Open Downs LCA character is described as 'Rolling chalk landform with broad sweeping undulations supporting extensive tracts of intensive arable cultivation defined by well-trimmed hedgerows or ancient tracks and footpaths. Beyond the major settlement of Basingstoke, the landscape is lightly populated with low density nucleated villages and occasional farmsteads.' In contrast, the western part of the study area contained within Hannington and Dummer Downs LCA reflects the character of a 'High elevated open chalk plateau with a gently undulating topography again supporting large open arable farmland but enclosed with low hedgerows, trees and extensive woodland blocks. This creates a quiet and unspoilt rural character with a sense of openness and space.'

The Basingstoke and Deane Landscape Assessment 2001 identifies three LCAs within the Study Area. The eastern half of the Study Area is located within Basingstoke Down LCA and the western half within Oakley/Steventon Down LCA and Hannington Down LCA. Both Basingstoke Down LCA and the Hannington Down LCAs display similar characters to Basingstoke Open Downs LCA and Hannington and Dummer Downs LCA in the Hampshire Integrated Character Assessment. Oakley/Steventon Down LCA could be considered a transitional landscape showing elements of both these LCAs and its character reflected in the Study Area is described as 'rolling chalkland with unifying pattern of large woodland blocks, trees and hedgerows creating a mosaic of arable farmland, managed parkland and mixed woodland. Resulting in an unspoilt, rural and remote character with dispersed settlements linked by a network of narrow roads.'

The Landscape Capacity Study 2010: Site Options builds on strategic landscape character assessments to assess the relative capacity of the landscape to

accommodate development at specific sites in Basingstoke and its surrounding villages. In this 2010 Study, landscape capacity is defined as sensitivity of a specific site's landscape to change. Assessment of landscape sensitivity was based on six criteria including visual sensitivity and landscape value. The 'change' was defined as a development scenario of 60% residential development to 40% open space with a net density of 40 dwellings per hectare and two to three storey buildings. Capacity of each site was awarded a category of low, medium/low, medium, medium/high or high.

The Manydown 2029 Area was included in the assessment, with the site broken down into five areas shown on Figure 5

- Area A – Hannington Down covers a small section along the western edge of the site and 'is a partially open rural landscape, as views to the north are restricted by the rising land and tree cover.' The area is identified as having a medium/low capacity for development.
- Area B - Oakley/Steventon Down extends across the western part of the site including covenanted land for a Country Park and 'has a strong rural character and views across the area are disrupted by numerous copses and undulating topography.' The area is identified as having a low capacity for development.
- Area D – Worting to Rookwood Open Arable Farmland extends from the A339 in the north to Worting in the south and 'is an open area of arable farmland on the western edge of Basingstoke, rolling down towards the town from north-west to south-east. Long views towards the east and south, over the town to the hills beyond, are possible from the higher ground, whilst restricted to the west and north by vegetation and topography.' The area is identified as having a medium landscape capacity to development.
- Area E – Enclosed Worting Mixed Farmland is south and west of Worting village and 'is a medium size open area of farmland situated on a local peak in the topography of the site. The elevation of this site makes it visible from the surrounding areas and nearby sites.' The area is identified as having a medium landscape capacity to development.
- Area F – West Kempshott Open Arable covers a small area in the southern part of the site adjacent to the urban area and 'is an open area of rolling arable farmland with minimal tree cover and crossed by hedgerows of varying quality and intactness. The railway bridge within this area is a strong landmark feature.' The area is identified as having a low landscape capacity to development.

Textual descriptions of each landscape capacity category are provided in the 2010 Study. Those of relevance to Manydown 2029 Area are:

*Low capacity – The landscape character area could not accommodate areas of new development without a significant and adverse impact on the landscape character. Occasional, very small scale development may be possible, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.*

*Low/ Medium capacity – A minimal amount of development could be accommodated only in limited situations, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.*

*Medium capacity - The landscape character area could be able to accommodate areas of new development in some parts, providing it has regard to the setting and form of existing settlement and the character and sensitivity of adjacent landscape character*

*areas. There are landscape constraints and therefore the key landscape and visual characteristics must be retained and enhanced.*

### 3.7.2 Appraisal

Based on the strategic assessments, the baseline landscape character of the Manydown 2029 Area can be summarised as follows:

- To the east, rolling downland, with extensive tracts of large arable fields defined by tall hedgerows, sporadically interrupted by woodlands;
- To the west, the landform forms a high plateau that is gently undulating with large arable fields defined by low hedgerows and extensive woodland;
- Away from the major settlement of Basingstoke, the landscape is lightly populated with scattered farmsteads and small villages;
- Apart from the major trunk roads and railway, network of narrow winding roads and ancient trackways; and
- Quiet, unspoilt rural character to the west, with the eastern area less tranquil and under the urban influence of Basingstoke to the east.

The Landscape Capacity Study 2010 identifies the areas to the east (Area D and Area E) having a medium capacity to accommodate development. In contrast Area B with stronger links to the countryside to the west and to the north of the northern ridge has a low capacity. Area B in the 2010 Study extends to the western edge of Oakley, and it states that there are *'opportunities for pockets of settlement growth close to the existing built form.'* The Study recommends development should be restricted to the area around Worting Road and Pack Lane, *'where urban influences are more apparent than in other parts of the Area and development would be more sheltered from the wider countryside.'* This opens up development opportunities in part of the extensive Area B identified within the Landscape Capacity Study 2010. The 2010 Study hence supports development in this parcel of land if *'The design and layout of any built form minimises impact upon the wider area, limiting visual intrusion by strategic planting to enhance existing screening between settlements.'* As only part of Area B is contained within the Manydown 2029 Area, an area is retained as open arable fields and hedgerows, acting as a rural buffer and screen between Basingstoke and Oakley. A further area is identified for new woodland, planting and recreation opportunities as part of a new Country Park. As a result, the residual part of Area B contained within the Manydown 2029 Area, south of the northern ridge, should be considered to have a medium landscape capacity to accommodate development.

Area F also has been identified with a low landscape capacity to development. Within the 2010 Study, Area F extends from the railway line and Buckskin in the north east to Kempshott and the southern ridgeline in the south. Area F is considered sensitive to development as it is *'exposed to views in from much of the surrounding area, making it an important rural setting for the urban fringe and separation of Basingstoke and Oakley.'* The Study however recognises the demand for development and recommends development should *'be restricted to the section north of Pack Lane, adjacent to the most recent development on the western edge of Basingstoke. Here, urban influences are stronger and the slight valley in the landscape would help to shelter any built form which could then be further mitigated by planting.'* The 2010 Study hence supports development in the part of Area F included within the Manydown 2029 Area. The majority of Area F has not been considered for development as part of the masterplanning process and will be retained as open farmland, maintaining the rural setting for the urban fringe and separation of Basingstoke and Oakley. As a result, the area contained within the Manydown 2029 Area should be considered to have a medium landscape capacity to development.

Through the analysis of the landscape character assessments and the Landscape Capacity Study 2010, it can be concluded that significant parts of the area identified within the Manydown 2029 Area have landscape capacity to accommodate development. Working with the landscape, the following principles should be adopted:

- Development should locate well to the existing urban edge of Basingstoke, where the landscape is already influenced by the urban area;
- The existing field and vegetation pattern should be utilised where possible to provide a framework for development and to enhance the existing rural buffer between Basingstoke and Oakley;
- The western edges of the site have a sensitive relationship to the open downland landscape and should be considered carefully in terms of scale, density, landscape and impact on longer distance views;
- Key landscape features i.e. the SAMs, Roman Road and ancient trackways - footpath from Worting Church to Wootton St. Lawrence, should be preserved and protected in the layout; and
- New planting and landscape management opportunities including proposals for a new Country Park should be exploited to create a strong landscape framework for the development.

### 3.8 Visual Appraisal

#### 3.8.1 Baseline

The visual appraisal considers the types of views, the nature of visual receptors (people experiencing the view) and ability of development to be accommodated within views.

The site is characterised by extensive panoramic views across open farmland. To undertake the visual appraisal ten representative panoramic views have been identified. Their locations are shown on Figure 1 and the photographs of each view on Figures 6, 7, 8, 9 and 10.

View 1 – View from layby on A339, on the eastern edge of the AONB looking south east

As the A339 emerges from woodland to the west, travellers along the road experience panoramic views of an arable undulating landscape characterised by hedgerows and small woodlands. Basingstoke is enclosed by vegetation with only tall buildings visible along the horizon.

Views of the Manydown 2029 Area are screened and filtered by mature vegetation and landform with only the woodland along the northern ridgeline visible within the expansive views.

The view is experienced by travellers along the A339 and users of the PRowWs to the north and south. No residential properties are in the vicinity.

View 2 – View from Hook Lane, on the eastern edge of the AONB looking south east

Travellers along Hook Lane, on the eastern edge of the North Wessex AONB experience expansive panoramic views across the undulating agricultural landscape to the east. Views of Basingstoke and the Manydown 2029 Area are screened by intervening vegetation and landform.

The view is experienced by travellers along the Lane and walkers on nearby footpaths.

View 3 - View from Wootton St. Lawrence looking south east

At the crossroads on the entrance to the village, travellers experience views towards the northern edge of Wootton Copse, located along the ridgeline. Views to the south of the Manydown 2029 Area are screened by the woodland and landform.

The view is experienced by travellers along the roads and pedestrians moving through the village. Residential properties within the village are generally enclosed by mature trees and hedgerows and experience only glimpsed filtered views out to the south east.

#### View 4 – Panoramic view from Wootton St. Lawrence road

The vegetated enclosure of the road opens up as it travels south away from Wootton St. Lawrence, allowing travellers to experience open panoramic views to the east and south.

To the east, woodland along the northern ridgeline filters views towards the skyline of Basingstoke. In contrast more open views are available towards the south, where the distinctive field pattern of medium to large arable fields defined by hedgerows is visible. Worting to the south east and Oakley to the south west are screened by vegetation. Tall structures such as the Battledown flyover and tall buildings within the southern part of Basingstoke are visible in the distance. On clear days, the hills to the south are visible along the horizon.

The view is experienced by travellers along the road. No footpaths or residential properties are in the near vicinity.

#### View 5 – View from Fox Lane, Oakley looking east

Fox Lane forms the eastern edge of Oakley and it is enclosed by a tall hedgerow along its eastern side which allows only glimpsed views out through a field gate and along Pack Lane. Houses are located along the western side of the Lane.

The view is through a narrow gateway close to the northern end of the road and provides an opportunity for views to the east. Hedgerows and rising landform to the east screen views of the western edge of the Manydown 2029 Area and Worting beyond. Cow Down Copse, adjacent to Pack Lane screen views further to the east.

The view is glimpsed through the tall hedgerow lining Fox Lane from upper storey windows of residential properties. The low elevation of the Lane in relation to the hedgerow gap screens views for travellers along Fox Lane.

#### View 6 – View from Roman Road, Kempshott looking north west

The PRow along Roman Road, on the western edge of Basingstoke rises as it approaches the southern ridgeline to the south providing opportunities for panoramic views to the north across the southern part of the study area. The Manydown 2029 Area is visible to the north with Worting village enclosed by mature tree belts in the distance. The tree lined footpath from Worting Church is clearly visible, leading up to Worting Wood along the northern ridgeline forming the horizon. Recent development at Buckskin is visually prominent providing an urban intrusion into the rural view. The raised embankment of the railway line is an important landscape feature in the view.

The view is experienced by walkers along Roman Road as the PRow rises to an area of open space to the south of Kempshott and residents in houses along the western edge of Kempshott.

#### View 7 - View from Pack Lane

As the road emerges from Basingstoke, panoramic views are available to the north and west. Woodland along the northern ridgeline forms the horizon to the north, with

the exposed urban edge of Basingstoke visible to the east. Vegetation along the elevated structure of the railway and along Worting Road filter views of arable fields defined by hedgerows. The field in the foreground appears to form a shallow bowl, with the railway rising above it to the north.

The view is experienced by travellers along the road, users of the multi-use path along Roman Road as it crosses Pack Lane and residents on the western edge of Basingstoke in Buckskin.

#### View 8 – View from Roman Road

Vegetation along the western side of Roman Road gradually thins to allow open views towards the west. The view is contained by the ridgeline with its associated woodland forming the horizon to the north and west and the enclosing tree belts around Worting limiting views of the village.

The view is experienced by travellers along the road, users of the PRow along the access track to Worting Wood Farm and residents in houses off Roman Road in Winklebury.

#### View 9 –View from A339/Wootton St. Lawrence Road Junction

The hedgerow and row of trees enclosing the A339 and the Wootton St, Lawrence road open up near to the junction to allow open panoramic views across the northern part of the site towards the south east. Large arable fields of the site are in the foreground, with Winklebury, Worting and the major built up areas of Basingstoke in the distance. On clear days the hills beyond Basingstoke are visible along the horizon. The view is from the northern ridgeline.

The view is experienced by travellers along the A339 and the Wootton St. Lawrence Road, people waiting at the adjacent bus stop and walkers using nearby footpaths. No residential houses are in the near vicinity.

#### View 10 – View from PRow, Stokes Lane looking south

Panoramic views of an agricultural landscape to the south experienced by walkers along footpaths to the north of the Manydown 2029 Area are screened by a quarry and farm buildings in the foreground. Views may be available from upper storey windows of nearby houses, though these would be oblique and glimpsed through tall trees.

View is experienced by users of the PRow and residents of houses in the near vicinity.

### 3.8.2 Appraisal

#### View 1 – View from layby on A339 looking south east

Even though panoramic views are available from viewpoints within the North Wessex AONB, only the northern part of the Manydown 2029 Area is visible as a very small part of an expansive view. Within the Illustrative Masterplan, the woodlands are part of the covenanted land is to be developed as a Country Park and is to be retained as woodland and farmland. Views of built development along the western edge of Basingstoke are screened by the northern ridgeline.

#### View 2 – View from Hook Lane looking south east

Landform and vegetation screen views of the Manydown 2029 Area from the eastern edge of the North Wessex AONB.

#### View 3 - View from Wootton St. Lawrence looking southeast

Wootton Copse and the northern ridge screen views of the proposed development to the south. The area immediately adjacent to the viewpoint forms part of the proposed Country Park and could be developed as a village green for Wootton St. Lawrence.

#### View 4– Panoramic view from Wootton St. Lawrence Road

Retention of farmland and planting along the western boundary of the development would help to retain the rural aspect to the view, filter views towards the development and avoid visual coalescence of the new development with Oakley to the south. . Topography and woodland along the ridgeline screen views from the north and retain the visual separation of the development from Wootton St. Lawrence in the north.

Even though there are currently only a few visual receptors, to minimise disruption of the view, development should be located within a landscape framework which would filter and screen views of the built form.

#### View 5 – View from Fox Lane, Oakley looking east

The tall hedgerow along Fox Lane and Cow Down Copse to the south, filter and screen views towards the Manydown 2029 Area, retaining a visual separation between the two urban areas. Planting and lower density development along the western edge of the site allocation boundary would assist in strengthening this visual separation and prevent visual coalescence of the two settlements

#### View 6 – View from Roman Road, Kempshott looking northwest

Creation of a strong landscape framework as part of the proposed development would assist in screening and filtering views of the built form and reduce the existing visual intrusion of the recent development at Buckskin. Protection of existing trees and shrubs and careful landscape management would help to preserve important landscape features within the landscape framework.

#### View 7 - View from Pack Lane

Though open views of arable farmland and the urban edge are available, creation of a strong landscape framework and positive built frontage as part of the proposed development would filter and integrate views of the built form and enhance the existing exposed urban edge of Buckskin. . View 8 – View from Roman Road

The view demonstrates the urban influence on the landscape along the western edge of Basingstoke. The northern ridgeline screens views to the north and vegetation screens views towards Worting.

Enhancement of the landscape framework with additional planting would assist to integrate the development into the landscape and minimise visual intrusion. Creation of a vegetated buffer along the Roman Road would provide a setting for the key landscape feature and help to enhance and frame existing views. Green routes through the development would assist in linking the existing communities of Winklebury and Worting with the new community and the Country Park to the north.

#### View 9 –View from A339/Wootton St. Lawrence Road Junction

New planting along the northern boundary of the development would strengthen the woodland along the northern ridgeline, visually enclosing the built form to the south, located below the northern ridgeline.

#### View 10 – View from Public Right of Way, Stokes Lane looking south

Landform and vegetation screen views of the Manydown 2029 Area from the north.

### 3.8.3 Summary

The ten representative views demonstrate the importance of the northern ridgeline to contain views, limiting views towards the open countryside to the north. Local containment by hedgerows, woodland and structures also filter and screen views showing the potential of planting to create a framework for the development.

Views from the AONB and villages to the west of the proposed development are screened by landform and vegetation. Further planting as part of the proposals would assist in strengthening the visual containment and minimise visual intrusion.

In general, visual receptors that experience views for longer periods are more numerous along the eastern boundary of the site with relatively few receptors in the west. The scenic quality of views in the western part of the site is recognised by it forming the setting of the AONB to the northwest and acting as a visual buffer between Basingstoke and villages to the west.

The visual appraisal identifies the importance of views within the site and opportunities for accommodating development within the existing views by adopting the following principles:

- Development should be located south of the woodland along the northern ridgeline to protect views to the north and the setting of the AONB;
- Development should be located adjacent to the existing urban edge of Basingstoke and contained within the existing framework of woodlands to minimise disruption of existing views and help to integrate the development in views;
- West of the site allocation boundary should be protected from residential development to avoid visual coalescence between Basingstoke and Oakley, and retain rural setting of villages to the west, recognising that there may be a need for some infrastructure to be accommodated within this area; and
- Strategic planting throughout the development, particularly along the existing urban edge of Basingstoke should assist in improving existing exposed views and create new views through the settlement.

## 3.9 Existing Green Infrastructure

### 3.9.1 Existing GI of the Study Area

GI is 'a network of natural areas and other green open spaces'. Individually these elements are GI assets. They can be specific sites at the local level - woodland, public rights of way (PRoWs) or broader environmental features at the landscape scale – North Downs. The roles that these assets play are GI functions. These can be various, with each asset having a primary function but able if designed and managed sensitively, to perform different functions simultaneously – multifunctionality.

No definitive approach to the assessment of GI is available. The draft GI Strategy for Basingstoke and Deane adopted an approach to categorise the GI of the Borough based on primary land use type. A number of these types have multiple functions and are freely accessible to the public. Collectively, these spaces are known as Multi-functional Green Space (MFGS) and include the following:

- Accessible Natural Green Spaces
- Parks & Gardens
- Village Greens
- Amenity Green Space

- Informal Urban Semi-natural
- Highway Green Space & Incidental
- Churchyards & Cemeteries
- Public Rights of Way
- CRoW Dedicated Access Land
- Recreation Grounds and Playing Fields
- Country Parks

Other types of GI are not defined as MFGS as these have one principal function and / or some form of restriction on use – membership or payment. These include:

- Residential gardens
- Play areas (toddler, junior and teenage provision)
- Allotments
- Designated Nature Conservation Sites
- Nature Reserves (National, local and Wildlife Trust reserves)

Each GI type is defined in the draft GI strategy.

Using these types, the existing Green Infrastructure for the site has been mapped and is shown within the context of the GI for Basingstoke and Oakley identified in the draft GI Strategy and the public rights of way on Figure 11.

GI types shown within the Manydown 2029 site are:

- Accessible Natural Green Space – Worting Wood, Worting Copse, Marvel Road Copse and Jubilee Wood; and
- Public Rights of Way

### 3.9.2 Existing GI Provision in Basingstoke and Deane

Using the Green Space Standards devised in the Leisure and Recreational Needs Assessment 2008, the draft strategy also assesses the current provision within Basingstoke and the major settlements against the minimum standards for quantity, distance and quality. In general, the strategy concluded that there is currently poor access to accessible natural green space in Basingstoke and access to amenity green space is variable. Many green spaces in Basingstoke and Oakley consist principally of closely mown grass and therefore make a limited contribution to MFGS. They are often poorly connected, designed and managed. Winklebury and Buckskin are both identified as neighbourhoods suffering from green space deficiencies.

## 4 STRATEGIC APPROACH TO ACCOMMODATING DEVELOPMENT TO 2029

Having regard to the above appraisals and by adopting the key principles of the draft GI Strategy for Basingstoke and Deane, together with the agreed Borough green space standards it is considered that, in landscape and visual terms, development for at least 3,400 homes can be satisfactorily accommodated within the site allocation boundary. Those key principles and adopted standards are set out below.

### 4.1 Key Principles for GI in Basingstoke and Deane

- To maximise the potential of green spaces to contribute to tackling climate change, sustainability, health and wellbeing and economic prosperity;

- To create a hierarchy of high quality interconnected green spaces performing a range of functions;
- To ensure adequate provision of green space through the adoption of minimum standards relating to quantity, quality and accessibility;
- To work in partnership to provide, protect, maintain and enhance the existing network of open space;
- To interconnect, restore and enhance, as well as buffer and protect our most important habitats;
- To ensure adequate provision of biodiversity for future generations through focusing on landscape scale 'biodiversity project areas';
- To ensure that improvements to green infrastructure are considered at an early stage of the development process and when allocating existing and future funding streams.

## 4.2 Basingstoke and Deane Borough Council Adopted Green Space Standards (2013)

**Table 1 Maximum Distance Thresholds**

Multi-functional Green Space (MFGS)	
Amenity Green Space (including informal play space and kickabout) □	5mins (300m walking)
Accessible Natural Green Space	10mins (600m walking, 1500m cycling)
Parks	15mins (900m walking, 2250m cycling, 5625m car)
Other GI Types	
Equipped play areas	10mins (600m walking) to nearest facility
Allotments	10 mins (600m walking, 1500m cycling, 3750m by car)

**Table 2 Expected Quantity Standard**

Multi-functional Green Space (MFGS)	
<ul style="list-style-type: none"> <li>• Amenity Green Space (including informal play space and kickabout)</li> <li>• Accessible Natural Green Space</li> <li>• Parks</li> <li>• Green corridors and buffers</li> <li>• Important biodiversity sites and landscape features</li> </ul>	65m <sup>2</sup> per person (in/adjacent to Basingstoke) 32m <sup>2</sup> per person (rural)

**Table 3 Minimum Quantity Standard**

Multi-functional Green Space (MFGS)	
<ul style="list-style-type: none"> <li>• Amenity Green Space (including informal play space and kickabout)</li> <li>• Accessible Natural Green Space</li> <li>• Parks</li> </ul>	20m <sup>2</sup> per person (all areas)

Other GI Types	
Equipped play	0.5m <sup>2</sup> per person (all areas)
Allotments	3.4m <sup>2</sup> per person (all areas)

**Table 4 Minimum Sizes**

Multi-functional Green Space	0.2ha (2000m <sup>2</sup> ) with no dimension less than 15m
Neighbourhood Parks	2ha
Strategic equipped play areas including provision for teenagers	1250m <sup>2</sup> in/adjacent to Basingstoke
Neighbourhood equipped play areas including provision for teenagers	750m <sup>2</sup> in/adjacent to Basingstoke 1000m <sup>2</sup> in rural settlements to allow for the lack of strategic sites
Local equipped play areas	300m <sup>2</sup> in/adjacent to Basingstoke 450m <sup>2</sup> in rural settlements to allow for the lack of strategic sites
Allotments	10 plots (approx. 1375m <sup>2</sup> ) min 5 rods

## 5

### MASTERPLAN COMMENTARY

The Illustrative Masterplan is influenced by and compatible with the landscape and visual appraisals as considered in sections 3.7 and 3.8 above. In particular:

- Development is located away from the northern ridgeline within in the areas identified with the greatest landscape capacity for development;
- Development relates well to the existing urban edge of Basingstoke, where the landscape is already influenced by the urban area;
- The existing field and vegetation pattern is utilised to provide a landscape framework for development;
- A rural buffer is preserved between Basingstoke and Oakley, avoiding visual coalescence and retaining rural setting of villages to the west;
- Key landscape features i.e. the SAMs, Roman Road and ancient trackways are preserved and protected in the layout;
- Views from the north including the setting of the AONB are protected; and
- Strategic planting throughout the development, particularly along the existing urban edge of Basingstoke assists in improving existing exposed views and create new views through the settlement

Key features of the GI proposed in the Illustrative Masterplan include:

- Country Park - a range of accessible habitats and green spaces, which are managed for wildlife and people. This is a town-wide asset and links would be formed through the development to provide access for the whole community;
- Open space located on the northern ridgeline to celebrate the visual enclosure along that ridgeline and the panoramic views across the surrounding landscape. In developing this concept, the park could be incorporated within the Country Park;

- Other informal open space as required to conserve the underlying archaeology whilst providing opportunities for habitat creation and spaces for relaxation;
- A small area of open space south of Worting Road, to celebrate the local high point, in the western part of the site. Planted to accentuate the elevation with opportunities for a viewpoint;
- Vegetated and open space buffer areas to protect sensitive habitats, key landscape features and character of Worting, Oakley and Wootton St. Lawrence;
- Amenity green space and informal urban semi-natural green space within residential and commercial areas – range of high quality interconnected green spaces would provide opportunities for relaxation, active recreation, healthy living, social interaction, neighbourhood events and building community cohesion;
- Recreation grounds, playing fields and play areas throughout the development to provide opportunities for formal recreation;
- Residential gardens and allotments – private outdoor areas and opportunities for food production; and
- Green links, tree lined streets, and multi-functional paths – a network of green spines and access routes to allow pedestrians, cyclists and vehicles to move freely through the development and connect with the wider area. Forming a GI network to encourage sustainable transport, enable wildlife to flourish and reduce the impact of climate change.

## 6 FIGURES

Figure 1 - Manydown 2029 Study Area and Site Context

Figure 2 – Topography

Figure 3 - Existing Site Vegetation and Public Rights of Way

Figure 4 - Photographs of Existing Vegetation

Figure 5 - Landscape Capacity and Visual Analysis

Figure 6 - Views 1 and 2

Figure 7 – Views 3 and 4

Figure 8 – Views 5 and 6

Figure 9 – Views 7 and 8

Figure 10 – Views 9 and 10

Figure 11 – Existing Green Infrastructure and Public Rights of Way

## 7 REFERENCES

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