

Basingstoke and Deane Borough Local Plan 2011- 2029

Examination in Public

ISSUE 5: Greenfield Site Allocations

11. Greenfield Site Allocations: Are the proposed **major new developments** for new housing and other uses positively prepared, justified and deliverable? 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? (PPG Ref ID 12-002-20140306.)

11.10 Policy SS3.10 – Manydown



**Representations prepared on behalf of Southrope Developments Ltd and Worting
Business Park Ltd by Pro Vision Planning and Design**
September 2015

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1. Purpose of this Statement

- 1.1 This Statement shows that the Worting part of the total area site proposed to be allocated for the development of up to 3,400 new dwellings, can deliver in total approximately 300 dwellings. The Statement demonstrates that whilst Worting is not included within the Manydown Company's landownership and will be independently developed, its development in the manner proposed will nevertheless form a vibrant and attractive mixed use neighborhood with a high quality public realm set in a mature landscape framework that is fully integrated with the wider Manydown urban extension. It will provide areas of attractive public open space and important pedestrian and cycle connections within the wider built up area. It will also deliver early completions from the Manydown allocation, an important consideration given the Housing Land Supply position in the Borough.
- 1.2 The Statement will demonstrate that incorporating Worting within the Manydown allocation is therefore not only justified and deliverable but will bring significant benefits to the overall scheme.

2. Deliverable

- 2.1 Plan 1 shows edged red the extent of the land owned by Worting Business Park Lt and Southrope Development Ltd. The total area extends to about 16.2ha. The ownership comprises the historic Worting House, its associated range of buildings and formal parkland setting, together with a block of farmland. Worting House is now a thriving business centre (<http://www.wortinghouse.co.uk>). The land owned by Southrope is subject to an overage agreement with the former owners who have been kept fully informed with the promotion of the site.
- 2.2 The Worting land has been promoted for development in the context of the Local Plan (2011-2029). Representations have been made throughout the extended preparation process, originally in conjunction with two other Worting landowners (Wates Developments, who own the land to the South of Worting Road (edged yellow on Plan 1) where planning permission has now been granted on appeal for 70 dwellings, and Flavia Estates, who have an interest in land to the east of Church Lane – edged blue). There have been a series of meetings between the Worting Landowners and the MPT. More recently, and following the Wates appeal decision, Southrope took the decision to promote its own land independently of the land east of Church Lane. A concept masterplan (see Plan 6) has been prepared

based on a comprehensive contextual analysis (see Plans 2 – 5). That masterplan was presented to the MPT and subsequently to the LPA. There have been further iterations of the scheme and the supporting evidence base has been developed and updated.

2.3 We are confident that the trajectory indicated below which has been shared with the MPT can be achieved. It may well be possible to accelerate the programme to achieve first completions in 2017/18 and Southrope would certainly want to achieve this if it were possible. However this could only be achieved if the allocation of the site was confirmed in the first quarter of next year and that the determination of the detailed planning application proceeded smoothly. We would want to explore with the LPA how to minimise (potentially avoid altogether) the need for pre-commencement conditions. If that could be achieved it would result in a 6 month reduction in the programme set out below.

2.4 Development trajectory

1. Local Plan Examination leading to allocation of site – Q3 and Q4 2015 and Q1 2016
2. Marketing and Sale of site and agreement of Overage with former landowners – Q2 and Q3 2016
3. Preparation of detailed planning application – Q4 2016 and Q1 2017
4. Submission and determination of detailed planning application – Q2 and Q3 2017
5. Discharge of pre-commencement conditions – Q4 2017 and Q1 2018
6. Start on site Q2 2018
7. Completions 2018 – Market 30 – Affordable 60
8. Completions 2019 – Market 80 – Affordable 60
9. Completions 2020 – Market 70

3. Justified

3.1 Heritage

Most of Worting is a designated Conservation Area and Worting House is Grade II* listed building and the adjoining coach house is Grade II. There are a number of other listed buildings mainly clustered around Church Lane.

3.2 Careful consideration has been given to accommodating change in a way that acknowledges and respects the historical significance of Worting. The character of Worting as a hamlet on the edge of Basingstoke will be fundamentally altered by the Manydown

proposals, which will encapsulate the village within a wider urban context. However, through careful masterplanning, the significance of the heritage assets can be sustained and enhanced and the opportunity to draw on contributions made by the existing historic environment optimised.

- 3.3 The last Local Plan Inspector acknowledged that although development in the Worthing Conservation Area would change its appearance, "*with care such changes need not devalue what makes the Conservation Area special.*" In the context of the Mannydown proposals, the wider setting of the Conservation Area will be subject to very substantial change, far greater than resulted from the expansion of Basingstoke during the 20th century. The key heritage principle must therefore be to recognise that development will have a further profound effect on the character of Worthing but that carefully planned, change on this scale can sustain and enhance the significance of the important heritage assets.
- 3.4 The Worthing Conservation Area Appraisal identifies important historic buildings (whether listed or not) and their settings, together with important open spaces, vistas and viewpoints and landscaping, that all combine to provide the Conservation Area with its cohesive character and appearance.
- 3.5 The attractive parkland laid out in front of Worthing House, is of great significance. This open space was historically the formal parkland associated with the house and continues to provide a valuable setting that preserves the original character of Worthing House, set back from the road in an elevated position.
- 3.6 Equally significant is the verdant character of Church Lane, with the Church itself and large houses in extensive grounds set back from the tree lined route leading out of the village to the north.
- 3.7 It is evident that whilst the Conservation Area is widely drawn, the features of significance (including the setting of buildings and views and vistas) are located in a compact area, clustered around Worthing House, Church Lane and Worthing Road
- 3.8 The enclosed land to the west and north of Worthing House is of much less significance. Whilst set within a landscape framework, this block of farmland does not appear to have ever been designed as part of the formal parkland associated with Worthing House. Historic estate maps show the area in productive agricultural use (in contrast to the parkland area

in front of the main house). Worting is not included on English Heritage's Register of Historic Parks and Garden of special historic interest.

3.9 The last Local Plan Inspector dealt specifically with the Worting Conservation Area noting that the undeveloped parcels of land in the Conservation Area to the east, north and west seem to provide "a broad setting for the core of the area but are of little intrinsic value". In this sense there is little to distinguish the open land surrounding the historic core from the adjoining countryside beyond where Manydown will be developed, but which equally forms part of the board landscape setting of the village.

3.10 The Local Plan Inspector went on:

"Extensive residential development beyond the boundary of the Conservation Area would undoubtedly change its setting but because of the screening from retained and proposed planting and the essentially inward looking character of the Conservation Area I consider that those qualities that make the area attractive and distinctive would be preserved. The Manydown Development Framework indicates that there is scope for new development on some of the parcels of land within the Conservation Area. This is supported by the owners of the land. There is agreement between these parties that a detailed Masterplanning exercise is needed to establish the form such development should take in order to preserve the important qualities of the Conservation Area. Development within the Conservation Area would change its appearance but with care such changes need not devalue what makes the Conservation Area special."

3.11 As part of current promotion of the Worting site, Oxford Archaeology were commissioned to undertake a Heritage Assessment (Appendix 1) and to support the design process. OA are a highly respected and long established independent archaeology and heritage practice. Their conclusions were as follows:

3.12 *A settlement has existed at Worting since the early medieval period, but it has never been extensive. Construction of the present Worting House began in the 18th century with the wings later additions. Most of the buildings within Worting Conservation area are of late 18th or early 19th century date as a major fire destroyed most of the earlier structures.*

3.13 *Worting House lies towards the east of Worting Park. Although now used as business premises, it still has the appearance of a private house. It and the Coach House, the former*

stable block, are surrounded by gardens. To the south there is a Ha Ha beyond which an area of grazing extends to Worting Road. This is the key view from the house. The north and west of Worting Park contain fields, now used for pasture and arable. A shelter belt was created around the entire perimeter as a landscape feature.

3.14 The topography of the park, the level of tree planting and the positions of windows mean that it would be possible to carry out development on the west side of the park without any significant impact on the immediate setting of Worting House, whereas development to its immediate north or south would impact on the setting.

3.15 Development in the western part of the park would change the character of the park and that part of the Conservation Area, but would not be significant impacts on the remaining Conservation Area.

3.16 Unless Church Lane was used as an access road, development in and around Worting to the north and west would have a limited impact on that part of the Conservation Area or on the properties along the south side of Worting Road, apart from Scrapp's Hill Farm on the western edge (whose setting is currently open fields).

3.17 The consented development to the south of Worting Road it would have a significant impact on that part of the Conservation Area.

3.18 A major distinguishing feature of Worting is its survival as an isolated rural hamlet despite its proximity to the edge of Basingstoke. This has been achieved in part by preservation of a band of open land on the west side of Roman Way and by the sympathetic layout of the new housing to the east. The railway line to the south runs into a cutting south of Worting which reduces its impact and the housing to its south is not easily visible. Open fields with dispersed woodland surround most of Worting.

3.19 The proposals for large-scale residential development at Manydown, to the west of Worting would mean that Worting would now effectively be surrounded by an expanded Basingstoke, which would be apparent on all sides of the park, if largely hidden by the existing shelter belt planting.

3.20 *Although a small, quiet enclave consisting of Worting Conservation Area and some adjacent land might be preserved, it would no longer be feasible to consider Worting as a remote, rural hamlet. Its role would be changed from an enforced open space on the west side of Basingstoke to being a green space within greater Basingstoke, and the space required in this role might well be different from the other.*

3.21 *With the permission for 70 houses at Worting Farm and the allocation of Manydown to the north and east, Worting will no longer have the remote, rural character of the hamlet and will be an area within the conurbation of Basingstoke, with the separation between town and hamlet diminished. Development within the west part of Worting Park would still leave a substantial area of green space visible in the Conservation area and would have a limited impact on the character of the remaining parts of the Conservation Area.*

3.22 Overall it can be concluded that the open land to the west and north of Worting House (within the landscape framework), has the potential to be sensitively developed without undermining the significance of the Conservation Area and the important Listed Buildings it contains. New development will however need to be of the highest architectural quality to help re-enforce local identity and to relate sympathetically to the existing heritage assets.

3.23 Highways and Transport

i-Transport have been appointed to undertake a highway and transport appraisal of the proposal (Appendix 2) and to support the design process. Their conclusions are:

3.24 *Vehicular access to the site is readily achievable. The primary access to the development would be in the form of a new ghost island junction onto the B3400 Worting Road. The design of the junction complies with the standards contained in the Design Manual for Roads and Bridges based on the design speed (85kph).*

3.25 *The illustrative masterplan for the development indicates possible future connections from the Worting Park development into the wider Manydown site. These would improve the permeability between both sites and are readily achievable in highway terms.*

3.26 *The site is in an accessible location with primary and secondary schools, retail, leisure and employment facilities all within appropriate walking distances. The site is also located within*

circa 400m – 500m of existing bus services on Worthing Road. These bus services provide a frequent service between the site and Basingstoke town centre and facilitate connections to Basingstoke railway station.

3.27 The development will increase traffic flows on Worthing Road to the east of the site by circa 210 - 220 two way movements in the morning and evening peak periods. On Worthing Road to the east of the Worthing Road/Roman Road roundabout and on Roman Road, traffic increases are less pronounced. As identified by the Local Plan Transport Assessment, there are opportunities to deliver improvements to the local road network to mitigate against these increases.

3.28 There are therefore no highways and transport reasons to prevent the development at Worthing Park coming forward.

3.29 Biodiversity

An extended Phase 1 Protected Species survey has been undertaken by AEWC Ltd. Phase 2 surveys for reptiles (slow worms), dormice and bats are currently being undertaken but will extend into next year. The survey work undertaken to date has confirmed that there are no overriding ecological constraints but a mitigation strategy, to include the provision and maintenance of wildlife corridors, should be provided as part of the master planning process.

3.30 Drainage and Flood Risk

Consulting Engineers Glanvilles have prepared an initial assessment and are supporting the ongoing design work. According to the Environment Agency's (EA) Flood Map for Planning and mapping published by Basingstoke and Deane Borough Council as part of their Strategic Flood Risk Assessment (SFRA), the Site is located within Flood Zone 1. The likelihood of flooding from rivers and the sea is therefore very low.

3.31 According to the Basingstoke and Deane Borough Council's updated SRFA flood maps series (2012) there have been no recorded incidents of historical flooding on or within the site and that the site is not at risk of flooding from watercourses. Surface water flood risk maps, which identify the approximate extent of flooding under the 1:30 year and 1:200 year storm scenarios. These maps show a narrow margin of land, at the lower south-east end of the

site as having a potential low-risk of surface water flooding (less than 300mm depth for the 1:200 year storm). Any potential flood risk from this source will be examined at detailed design stage. The risk of flooding from this source is considered 'low' and would be mitigated by a positive drainage network.

- 3.32 According to the SFRA historical mapping the site is not located within a Critical Drainage Area. It is however identified as being partially (~30%) within an area 'upstream of a critical drainage area'.
- 3.33 According to the British Geological Survey mapping the site overlies bedrock formations consisting of Chalk, a material that is typically compatible with the use of infiltration methods. The drainage strategy for the site will adopt a hierarchical approach to the disposal of surface water through the use of sustainable drainage technique (SUDS). The drainage strategy will explore infiltration opportunities to ground or restrict discharge rates to that of a pre-development (greenfield) rate. This approach will ensure that the proposals do not increase flood risk downstream and will be compliant with both the NPPF and local SFRA policy and guidance.

3.34 Master Plan

The conceptual master plan (Plan 6) has been prepared to demonstrate the capacity of the Worting land to accommodate further development without giving rise to adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the provisions of the NPPF (Paragraph 14 of the NPPF). The plan is based on the following guiding principles:

1. The existing parkland to the rear and in particular in front of Worting House will be retained to protect the setting of the house and the significance of the Conservation Area. These areas will become a notable part of Manydown's green infrastructure, with the beautiful parkland between the House and the Worting Road providing a high quality area of public open space.
2. The existing landscape framework (which is of some historic significance) will be retained. In addition the layout has been conceived to re-create the internal green "rides" that were historically associated with Worting House but which had long since disappeared.

3. Mixed use. Worting House will be developed further into an important business centre providing a range of accommodation from fully serviced to independent offices. Additional complimentary facilities, including a nursery school, gym and café will be developed to sustain the business uses and to serve the adjoining residential area. Overall the scheme will create a vibrant and attractive mixed use neighborhood. The scale of the complimentary uses are however limited and will not undermine the role of the planned local and district centres.

4. Access and Movement – A new priority junction onto Worting Road can be achieved and will become the primary access to the site. The existing access will be retained to provide a secondary access. Pedestrian and cycle routes will be provided through the scheme with links to Manydown and the existing urban area. Key linkages include to the proposed District Centre to the west and to the proposed Country Park to the north-west. Future vehicular connections from Worting to the wider Manydown site could also be provided. These would increase the permeability between both sites.

Policy SS3.10 – Manydown, Basingstoke

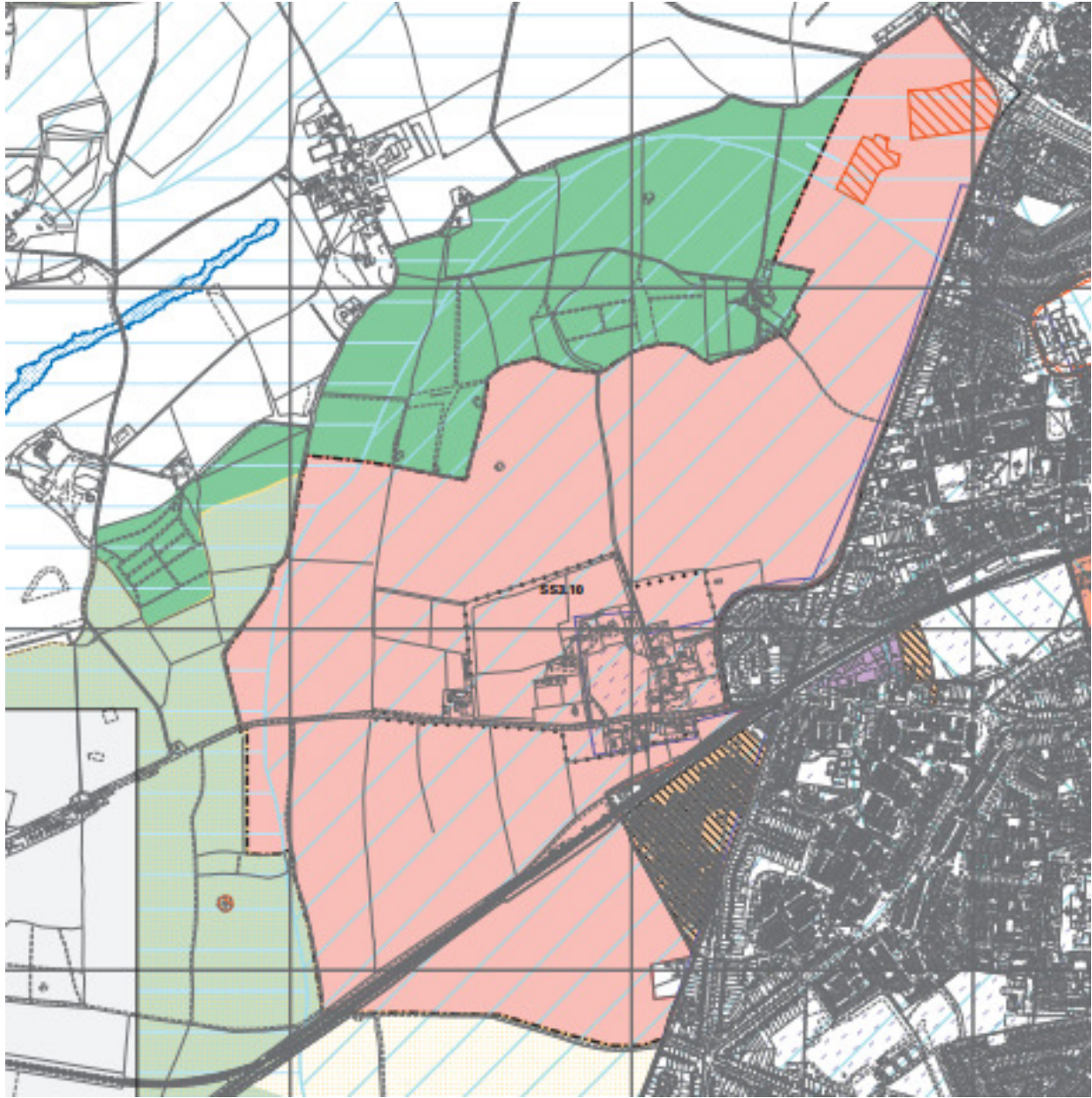
This 333 hectare site lies to the west of Basingstoke and will deliver a high quality mixed-use development that will:

- a) Provide for the phased delivery of approximately 3,400 dwellings;
- b) 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 meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including community facilities, local shopping facilities, and sports and leisure facilities including playing pitches;
- d) Phased provision of two primary schools (a two form entry and a three form entry) and also reserve land for the phased provision of a secondary school, if required;
- e) Include appropriate green space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, ensuring that all green space is provided on site, and provide links to assist in the delivery of green infrastructure networks within and adjoining the site;
- f) Make provision for a country park, as identified on the Policies Map, which is accessible to existing nearby residential areas; and
- g) Respond positively to the special characteristics and sensitivities of the landscape, including the setting of the North Wessex Downs Area of Outstanding Natural Beauty, and also the setting and form of existing development. Visual intrusion into the wider landscape should be limited; the design of outward facing edges of development should respect and enhance the adjacent countryside and opportunities should be taken to provide linkages to the existing landscape framework;
- h) Conserve and enhance the architectural and historic significance of the Worting Conservation Area with its listed buildings including Worting House, respecting their setting, and ensuring sufficient mitigation is put in place when required;
- i) Retain the separate identity and character of Worting and Wootton St Lawrence, and restrict coalescence between these villages and the new development and retain the separate identity and character of Winklebury, including conserving the ancient boundary of the Roman Road as a green boundary
- j) Provide for the retention and careful management of any important archaeological remains, within and adjacent to the site, in a manner appropriate to their significance;
- k) Avoid or mitigate the direct and indirect adverse impacts on key species and habitats, including rare arable flora and Sites of Importance for Nature Conservation within and adjacent to the site. Where this is proved not to be possible, mitigation and compensation for the loss will be required to ensure a

net gain in biodiversity. Opportunities will be taken to secure the creation and management of linkages between existing woodlands;

- l) Include measures to mitigate the impact of development on the local road network including improvements to the A339, Roman Road (and associated road junctions), the B3400 and Pack Lane, with appropriate measures to maintain accessibility for existing residents and ensure safe and convenient access for all road-users;
- m) Include the provision of a road through the land allocated for housing, from the A339 to the B3400, linking the proposed housing to the existing communities and to provide the ability to connect to potential future sites to the south, with the location of the road being determined through the master planning process. Regard shall be had to the optimum location for this road to cross the railway line(s).
- n) In undertaking the master planning process, regard shall be had to the potential requirement for a Basingstoke western by-pass that would link the A339 to Junction 7 of the M3 motorway. Such a western by-pass would be to the outside of the land currently allocated for housing but the master planning process should have regard to the optimum point for such a western by-pass to cross the railway line(s) without prejudicing the delivery of the current proposed housing or the construction of the road connecting that housing.
- o) Evaluate a range of options during the detailed master-planning phase for providing access to Manydown which aid permeability to and from the site in a manner that ensures proper consideration is given to a range of matters (e.g. rat-running) which potentially affect the quality of life for existing communities. In addition, there should be safe and convenient access from Winklebury by means of footpaths and cycle paths connecting to the Country Park.
- p) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes including the Public Right of Way network and the provision of public transport from the outset;
- q) Incorporate and/or promote renewable and low-carbon energy technologies;
- r) Ensure acceptable noise standards can be met within homes and amenity areas through suitable mitigation measures in light of the adjacent main roads and railway line;
- s) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- t) Ensure that it does not prejudice the integration of future development at Manydown beyond the plan period. The policy map indicates the area subject to wider masterplanning.
- u) On the land south of the railway line and north of Pack Lane, development will be limited to a yield of approximately 300 units, unless workable transport mitigation measures can be demonstrated to support a higher yield.

Development of this site will deliver homes and infrastructure in the period 2017/18 to 2028/29, in accordance with the requirement to maintain a five year supply of deliverable housing sites. Development will be informed through the preparation of a masterplan.



REV.	DATE	AMENDMENTS	DRAWN	CHECKED
#	14/01/15		DK	JK

- Key:
- Deciduous Tree
 - Evergreen Tree
 - Scattered Scrub
 - Woodland
 - Evergreen Hedge
 - Walls
 - Buildings
 - Hardstanding
 - Rough Grassland
 - Lawns
 - Ornamental Planting
 - Ruderals
 - A** Arable Land
 - I** Improved Grassland



CLIENT:
Worting Business Park Ltd

PROJECT:
Worting Park

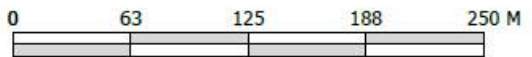
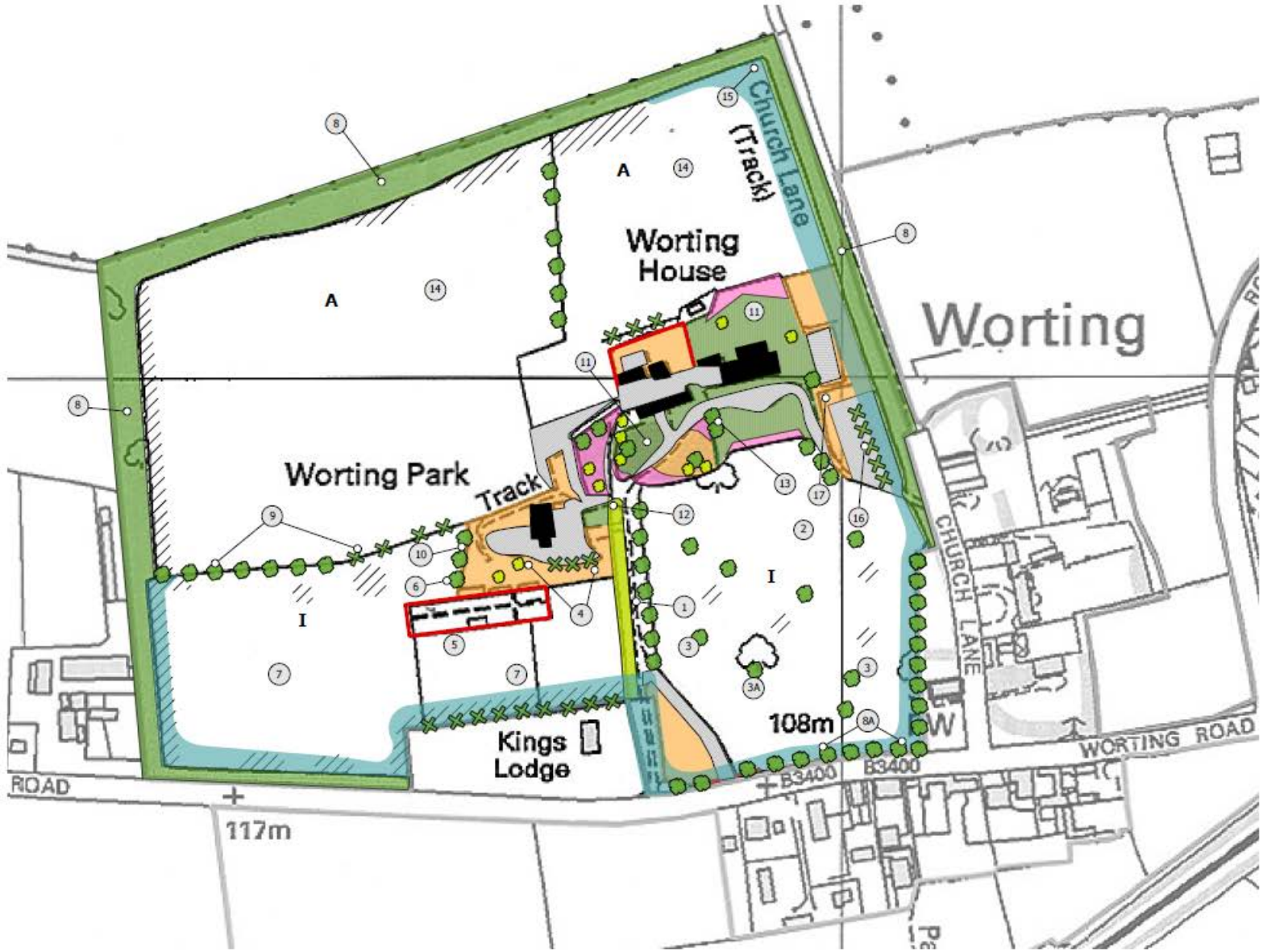
DRAWING:
Biodiversity Plan

SCALE: 1:2500 @ A3DWG NO: 1324

DATE: January 15 REV: #



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REV	DATE	AMENDMENTS	DRAWN	CHECKED
#	SCALE		DR	DR



Key:

-  Historic Walls/Structure
-  Notional Curtilage of Worting House
-  Historic Paths/Routes
-  Conservation Area Boundary
-  Trees of Townscape Significance
-  Listed Building
-  Historic Landscape Framework



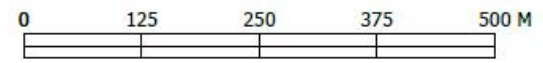
CLIENT:
Worting Business Park Ltd

PROJECT:
Worting Park

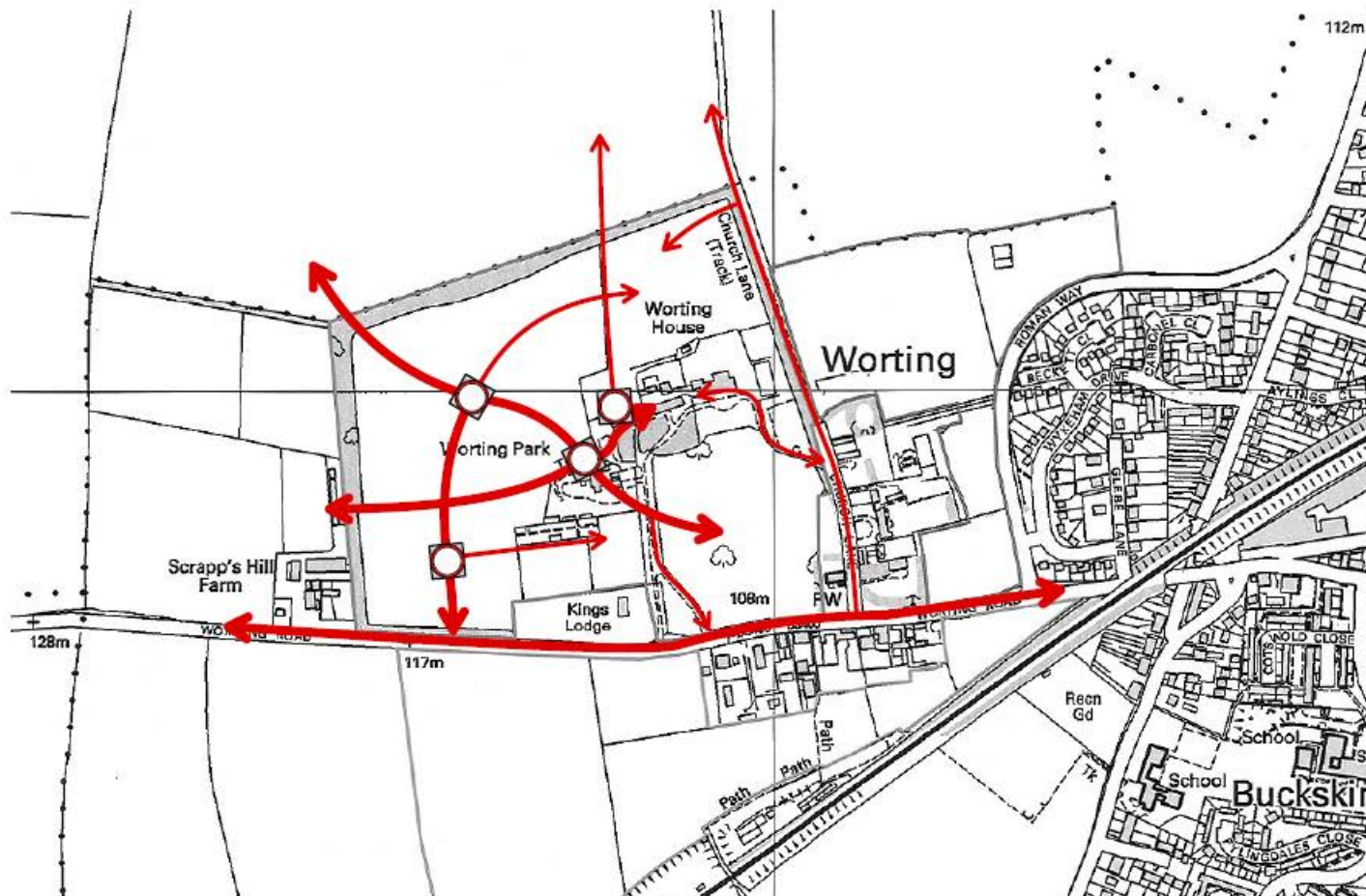
DRAWING:
Heritage Plan

SCALE: 1:5000 @ A3 DWG NO: 1324




DATE: January 15 REV: #



NO.	DATE	AMENDMENTS	DRAWN	CHECKED
1	AUG 21		DM	DL



Key:

-  Primary Route
-  Secondary Route
-  Node



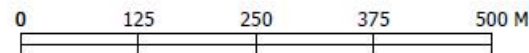
CLIENT:
Worting Business Park Ltd

PROJECT:
Worting Park

DRAWING:
Movement Plan

SCALE: 1:5000 @ A3 DWG NO: 1324

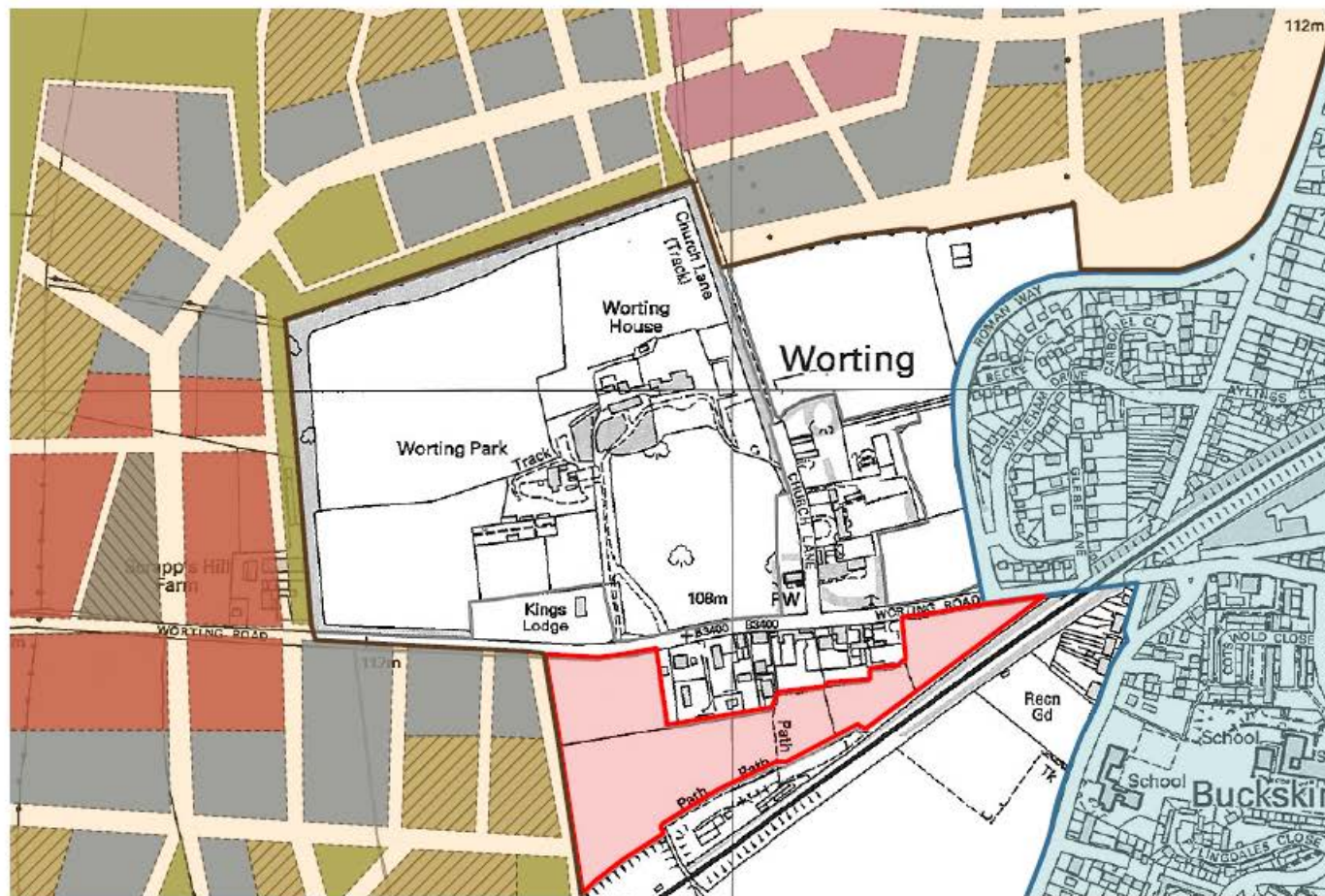
DATE: January 15 REV: #



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REV	DATE	AMENDMENTS	DRAWN	CHECKED
#	SCALE		DR	CR



- Key:
- Proposed Manydown Urban Extension
 - Existing Built Up Area
 - 'Wates' Proposed Development



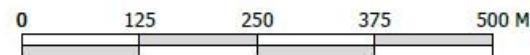
CLIENT:
Worting Business Park Ltd

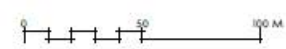
PROJECT:
Worting Park

DRAWING:
Wider Context plan

SCALE: 1:5000 @ A3 DWG NO: 1324

DATE: January 15 REV: #





NO.	DATE	REVISIONS	BY	CHECKED
1				
2				
3				
4				



- Existing Buildings
- Flats
- 2 Bed Units
- 3 Bed Units
- 4 Bed Units
- 5+ Bed Units
- Commercial Units
- Feature Buildings
- Multi Units
- Main site access points
- Potential future links



CLIENT:
Worthing Business Park Ltd
PROJECT:
Worthing Park

DRAWING:
Site Layout Plan

SCALE: 1:1000 @ A1 DWG NO: 1304/SK03

DATE: Feb 15 REV: 8

