

MANYDOWN DEVELOPMENT BRIEF – CONSULTATION STATEMENT

V1 21/11/16

1. Introduction

1.1 Background

Basingstoke and Deane BC has prepared a Supplementary Planning Document (SPD) to guide development at Manydown. The SPD adds greater detail to the policies in the adopted Local Plan, in particular SS3.10 (Manydown).

1.2 Purpose of the Consultation Statement

Part 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when adopting a Supplementary Planning Document, Local Planning Authorities should prepare a consultation statement. This should include the following information:

- (i) The persons the local planning authority consulted when preparing the supplementary planning document;
- (ii) A summary of the main issues raised by those persons; and
- (iii) How those issues have been addressed in the supplementary planning document.

1.2 How much consultation do the Regulations require? What is good practice?

The Local Plan Regulations set out that LPAs should make the document 'available' for a minimum of four weeks. During such time, the document should be made available for inspection at the council offices and other appropriate locations, and should be published on the local planning authority's website.

Basingstoke and Deane Borough Council has adopted a Statement of Community Involvement (SCI), which sets a commitment to go over and above the legal minimum. This states that the Council will undertake the following:

- Write to statutory consultees, other consultees, including service providers and members of the community and stakeholders who wish to be kept informed of the process, and inviting them to comment, where appropriate. This sets out:
 - what is being consulted on
 - where documents can be viewed
 - how and when comments can be made
 - what the next stages are in the process
(Use will be made of e-mail, where appropriate)
- Send all relevant documentation to GOSE and other statutory consultees
- Send acknowledgement letters or e-mails to all respondents and provide a reference number
- Place all information on our website, with links from the main homepage when a particular consultation period commences
- Place all information at Parklands Reception of our offices, and the libraries across the borough, including within it contact details for further information.
- News Releases to feature in the local press, where appropriate
- Place statutory notices, as required by the regulations
- Provide a newsletter / report for Parish Magazines on key issues

The purpose of this document is to demonstrate that LPA has: met the regulatory requirements for a Supplementary Planning Document; complied with the best practice set out in the adopted SCI; and to provide the necessary information required under Part 12 of the Regulations (as set out above).

2. Evidence Gathering and Early Engagement

The draft consultation document was informed by:

- Technical studies and consultation responses received during the progression of the Local Plan, including statements provided as part of the examination hearings, and statements of common ground;
- Discussions and information submitted by all the Manydown landowners;
- Information submitted by BDBC/HCC (as landowners) as part of an application for a scoping opinion, and the consultee responses provided (Ref: 16/00737/ENS);
- A workshop with statutory consultees and other stakeholders in March 2016, reviewing themes raised in the 'Masterplan Consultation Document' published by BDBC/HCC as landowner. Subsequent detailed discussions were held with the Local Highways Authority, the Local Education Authority and BDBC stakeholders;
- Feedback from BDBC/HCC (as landowners) from consultation they have undertaken on their emerging masterplan; and
- Discussions with the local Ward Councillors.

The draft document was discussed at the Council's Economic, Planning and Housing Committee on 20 July and approved for consultation by Cabinet on 26 July.

Prior to consulting on the SPD, the LPA screened the need for a Strategic Environmental Assessment (SEA) and/or a full Habitats Regulations Assessment to be produced. Following consultation with the three statutory consultees (the Environment Agency, Historic England and Natural England), it was concluded that a SEA was not required and the SPD would not need to be subject to a full Appropriate Assessment under the Habitats Regulations.

3. Formal consultation on the draft SPD: Who was consulted and how?

The Local Planning Authority consulted on the draft SPD for six weeks from 1 September – 13 October 2016. In accordance with the adopted SCI, the Council consulted a wide range of stakeholders. The engagement was tailored to ensure the consultees were engaged in the most effective and appropriate manner.

Where letters/emails were sent out they contained the following information (in accordance with the SCI):

- What is being consulted on (and how the consultation was different from the landowners' parallel consultation)
- Where documents can be viewed
- How and when comments could be made
- What the next steps are in the process

3.1 Statutory consultees

Emails and letters were sent to the relevant statutory consultees. The consultees are listed in **Appendix A**, and a specimen email/letter is contained in **Appendix B**.

The LPA and the BDBC/HCC Manydown landowners also jointly organised a stakeholder workshop (with statutory consultees and BDBC officers) to review and discuss the issues in the emerging SPD and the landowners' pre-application enquiry. Following introductory presentations about the SPD and the emerging masterplan, the attendees broke out into thematic groups focusing on:

- Highways and movement;
- Design, layout and facilities;
- Green infrastructure, landscape and ecology;
- Heritage; and
- Other EIA Issues

The workshop was attended by 45 consultees (inc facilitators) including representatives for the Environment Agency, Historic England and Natural England. The full list of attendees is attached as **Appendix C**.

3.2 Members of the public

The LPA consulted each of the c.3000 people registered on the Council's Local Plan contact list.

This consultation included the relevant landowners or their representatives. Consultations were also sent to the owners/occupiers of Nos 1-3 Worting Farm Cottages, which are located in the middle of the principal Manydown site and would be surrounded by new development.

Planning officers also attended four drop-in sessions that had been organised the landowner to discuss their emerging proposals. These took place in 4 areas surrounding the development: Basingstoke town centre; Buckskin; Oakley; and Winklebury. The Local Planning Authority had its own display boards (shown in **Appendix D**) and officers were available to hand out copies of the SPD, explain its purpose and content, and answer questions.

Members of the public were also engaged through press releases, articles in Basingstoke and Deane Today (a Council magazine distributed to all residents in the borough), social media, and a statutory notice which was placed in the paper. The relevant material is shown in **Appendix E**.

3.3 Ward Councillors

The LPA also arranged meetings with local Councillors to discuss the emerging brief. **Appendix G (Part ii)** sets out how the document was changed in response to their comments. The consultation was drawn to the attention of all Members through the BDBC members' portal.

3.4 Where was the information available to view?

The Local Planning Authority set up a bespoke web page (www.basingstoke.gov.uk/manydownspd) where consultees could find out more about the consultation and read the document (web text in **Appendix F**). The web page included a PDF copy of the document, the SEA and HRA screening opinions, and the HRA screening opinion for the Local Plan (provided on the advice of Natural England).

The web page signposted the public consultation events, explained where hard copies of the document could be viewed, explained how to make comments (including links to a comments form), and set out the deadline for making comments.

Hard copies of the document were also available to view in the Civic Offices and in the libraries across the borough.

4. What issues were raised and how were they taken into account in the final document?

4.1 What responses were received?

Responses were received from 42 consultees raising more than 200 issues. A table showing who said what and how the LPA responded to those issues is set out in **Appendix G (Part i)**. The full comments can be viewed on the consultation portal at: <http://basingstoke-consult.limehouse.co.uk/portal/fpt/spd/manydownspd>

Appendix G (part ii) shows how the Ward Councillors' comments informed the SPD, and **Appendix G (part iii)** explains the other changes that were made.

4.2 Issues raised

The full list of issues raised and the LPA responses are set out in full in Appendix 7. These included:

- Document should explicitly state requirement for 40% affordable housing and confirm that it is viable with S106 and CIL;
- Requirement for self-build and custom build plots should be made more flexible;
- Flexibility should be introduced to allow Gypsy and Traveller pitches to be accommodated off-site and to remove priority for those on the Council's Self Build Register;
- Concerns about traffic generation, the need for highway improvements, and how this was addressed in the document;
- Suggestions about how principles relating to walking, cycling and public transport could be enhanced;
- Greater flexibility over the design of the Link road;
- Concern that the section of document on future proofing was introducing new policy, not covered in the Local Plan;
- Concerns that provision of a community development worker would not be justifiable in relation to the legal tests;
- Concerns that the section on complementing community investment with western Basingstoke should not require infrastructure that is not directly related to the development;
- Suggested changes to Green Infrastructure section including: recognising the impact of lighting upon the AONB and ecology; recognising the importance of connecting GI with surrounding land; greater detail about form of strategic green spaces and the uses expected within them; and identifying further information that should be sought with planning applications. Noted importance of providing green space to the north of the B3400 at western access to site.
- Seeking greater clarity about the role of the country park, and how it can balance recreational pressures with ecology.

- Suggested changes to heritage section to tighten framework and improve clarity about archaeology requirements. Converse suggestion that the SPD should better reflect how the character of the Conservation Area would change as a result of development around/within it, and suggestion that SPD misinterprets the significance of Worting House's parkland.
- Concern that the reference to 'gateways' at the entrances to the development suggested a form of development that was hard and inappropriate (particularly along B3400 corridor);
- Comments about the height of development and how it should be expressed;
- Suggestion that Chapter 4.6 on infrastructure delivery should establish the delivery mechanism for the allocation-wide infrastructure and set a structure for equalisation; and
- Support for infrastructure to be provided early in the development.

4.3 How was the document changed?

A number of minor amendments/tweaks were made to the draft document. The following key changes were made:

Section 4.1 (Housing)

- New supporting text to explain the expected distribution of homes across allocation.
- Clarity about how the LPA will provide flexibility to the requirement for self-build and custom build plots (Supporting text to Development Principle 1c).
- Number of groupings of gypsy and traveller pitches no longer specified (Development Principle 1d).

Section 4.2 (Transport)

- Requirement for applicant to identify alignment of walking and cycling routes as part of planning applications (Development Principle 2b), and take into account the needs of non-motorised users in highway works. Multiple access points from surrounding roads and paths for walkers and cyclists.
- Greater flexibility to design of link road (Development Principle 2e).

Section 4.3 (Social and Community Infrastructure)

- Community Development Strategy (to be provided with planning applications) should be informed by the Council's Community Investment Framework (Development Principle 3e).

Section 4.4 (Environmental Quality)

- Additional requirement to consider impact of lighting upon AONB (Development Principle 4b) and ecological corridors (Development Principle 4d);
- Requirement for Landscape Strategy to consider opportunities to link with landscape features beyond the site.
- Requirement for green space to be provided to north of B3400 close to western boundary (Development Principle 4c).
- Further detail about ecological information required with future planning applications (Development Principle 4d).
- Further detail provided about design of strategic green spaces and uses within them (Development Principle 4f).
- Tightened wording regarding heritage. Includes a requirement for Heritage Statements to include Heritage Impact Assessments to analyse how development proposals would impact on the significance of heritage assets (Development Principle 4h).
- Further detail added to explain the significance of the Worting Conservation Area, and importance of preserving the rural approach from the west (Development Principle 4i).

- Section on archaeology clarified and strengthened, including requirement to retain nationally important archaeological remains within green infrastructure and open space (Development Principle 4j).
- Additional supporting text about noise and air quality.

Section 4.5 (Design Quality)

- Clarification about how the main entrances to the scheme should be treated (formerly referred to as 'gateways') (Development Principle 5c).
- Reference to development respecting the setting of the children's cemetery (Development Principle 5c).

Section 4.6 (Infrastructure Delivery)

- Clarification that where there is existing spare infrastructure capacity, this should be taken into account in the calculation of the allocation-wide infrastructure requirements rather than offsetting the needs of the first site to come forward.
- Principle on development phasing (Development Principle 6b) reworded to be clear that it applies to all infrastructure.

Appendices

- A List of statutory consultees consulted
- B Text of emails/letters sent to consultees
- C Stakeholder workshop: List of attendees
- D LPA's display boards
- E Other consultation information:
 - i. Press release
 - ii. Article in Basingstoke and Deane Today
 - iii. Social media
 - iv. Statutory notice
- F Screen print of consultation web page
- G Full schedule of comments and proposed changes
 - Part i: LPA response to representations received
 - Part ii: Changes arising from Member meetings
 - Part iii: Further changes proposed by LPA
 - Part iv: Showing changes proposed to plans/figures

Appendix A: List of statutory consultees

Amec Foster Wheeler E&I UK
Ashmansworth Parish Council
AWE
Basingstoke District Association of Parish & Town Councils
Baughurst Parish Council
Bramley Parish Council
BT - Openreach
Burghclere Parish Council
Candovers Parish Council
Chair of LEP
Chineham Parish Council
Clerk to Stratfield Mortimer Parish Council
Cliddesden Parish Council
Defence Infrastructure organisation (on behalf of MOD)
Dummer Parish Council
Dummer Parish Council
East Hampshire District Council
East Woodhay Parish Council
East Woodhay Parish Council
Ecchinswell, Sydmonton and Bishops Green Parish Council
Ellisfield Parish Council
Enterprise M3
Environment Agency
Environment Agency (West Thames Area)
Farleigh Wallop Parish Meeting
Greater London Authority
Hampshire Constabulary
Hampshire County Council
Hampshire County Council
Hampshire County Council
Hampshire County Council
Hampshire County Council (County Planning)
Hampshire County Council Highways / Passenger Transport
Hampshire Hospitals NHS Foundation Trust
Hampshire Local Nature Partnership
Hampshire Police Authority - Strategic Planning
Hannington Parish Council
Hart District Council
Hartley Wespall Parish Council
HCC
HCC Environment
Health and Safety Executive
Herriard Parish Council
Highclere Parish Council

Highways England
Highways England
Historic England
Homes and Communities Agency
Hurstbourne Priors Parish Council
Keith Taylor MEP
Kingsclere Parish Council
Laverstoke and Freefolk Parish Council
Mapledurwell and Up Natley Parish Council
Marine Management Organisation
Micheldever Parish Council
Monk Sherborne Parish Council
Mortimer West End Parish Council
National Grid/AMEC
Natural England (Main Contact)
Natural England Consultation service
Network Rail
Network Rail
Network Rail South East
Newnham Parish Council
Newtown Parish Council
North Waltham Parish Council
North Wessex Downs AONB Office
Oakley and Deane Parish Council
Oakley and Deane Parish Council
Office of Rail and Road
Old Basing & Lychpit Parish Council
Orange
Overton Parish Council
Pamber Parish Council
Preston Candover and Nutley Parish Council
Reading Borough Council
Rooksdown Parish Council
Rushmoor Borough Council
Scottish and Southern Energy
Sherborne St John Parish Council
Sherfield on Loddon Parish
Silchester Parish Council
South East Water
South East Water
Southern Gas Networks
Southern Water
Sport England
Sport England
St Mary Bourne Parish Council
Steventon Parish Council

Strategic Planning Department
Strategic Planning Team
Stratfield Saye Parish Council
Tadley Town Council
Test Valley Borough Council
Thames Water
Thames Water Utilities (c/o Savills)
Thames Water Utilities Ltd
The Planning Inspectorate
Three
Tunworth Parish Meeting
Upton Grey Parish Council
Vodafone and O2
West Berkshire Council
Weston Corbett and Weston Patrick Parish Council
Whitchurch Town Council
Winchester City Council
Winslade Parish Meeting
Wokingham Borough Council
Wootton St Lawrence Parish Council

Appendix B: Text of email sent to consultees

Dear Sir / Madam

Consultation on the draft Manydown Development Brief Supplementary Planning Document (SPD)

Manydown is the largest strategic housing allocation in the Basingstoke and Deane Local Plan 2011 – 2029. It will include approximately 3,400 homes, a country park and community, sports, educational and retail facilities.

Basingstoke and Deane Borough Council is now consulting on the draft Manydown Development Brief Supplementary Planning Document (SPD). The document has been prepared by the Local Planning Authority to add further detail to the policies in the Local Plan and guide future development across the Manydown allocation. When finalised, the document will be a material consideration in the determination of planning applications across the Manydown allocation.

We are keen to engage with interested parties on the preparation of the SPD and to offer the opportunity for consultees to raise relevant issues that need to be taken into account. The consultation runs from Thursday 1 September to Thursday 13 October 2016.

Please note that the draft SPD has been prepared by the council in its role as the Local Planning Authority. This consultation on the draft SPD is therefore separate to the masterplan consultation that the joint landowners (Basingstoke and Deane Borough Council in its role as a landowner and Hampshire County Council) are also undertaking, in preparation for submitting an outline planning application for the site.

Viewing the documents

The draft Manydown Development Brief SPD and supporting documents can be viewed on the council's website at www.basingstoke.gov.uk/ManydownSPD . Paper copies of all the documents are available for public viewing at the Borough Council's offices at London Road, Basingstoke, Hampshire, RG21 4AH between the hours of 8.30 – 17.00 Mon to Thurs and 8.30 to 16.30 on Fridays. The documents are also available to view in all libraries across the borough during their normal opening hours.

If you would like to find out more about the SPD, representatives of the Local Planning Authority will be attending drop-in sessions organised by the joint landowners as part of the consultation on the draft masterplan. These are being held on:

- Saturday 10 September in Basingstoke town centre in The Malls, outside Primark, Castle Square, between 10.30am and 4.30pm
- Monday 12 September in Buckskin at the Buckskin Evangelical Church, Chiltern Way, Basingstoke, RG22 5BB between 3.30pm and 7.30pm
- Friday 23 September in Oakley at Oakley Village Hall, Andover Road, Basingstoke RG23 7HA between 3.30pm and 7.30pm

- Saturday 24 September in Winklebury at the Basingstoke Sea Cadets and Community Centre, 8 Sycamore Way, Basingstoke RG23 8AB, between 10.30am and 4.30pm.

How to comment

If you would like to comment on the Manydown Development Brief SPD, please complete a representation form and return it to the council **by the end of Thursday 13th October**. Representation forms can be completed online or you can download a copy from our website at <http://www.basingstoke.gov.uk/ManydownSPD> Paper copies are also available on request. Comments can be submitted in the following ways:

- By completing the online form at: <http://basingstoke-consult.limehouse.co.uk/portal>
- By email to local.plan@basingstoke.gov.uk
- By post to Planning Policy, Basingstoke and Deane Borough Council, London Road, Basingstoke Hampshire, RG21 4AH

Next Steps

Following this consultation, all comments will be taken into consideration in compiling a final version. The SPD is due for adoption in December 2016.

Consultation Database

The council is contacting you because you have made representations on previous planning policy documents or because you have asked to be added to our consultation database.

If you would like to be removed from the planning policy consultation database or would like your details amended, please send an email to local.plan@basingstoke.gov.uk or contact the Local Plan team on 01256 845450.

Further information

If you require further information about the draft development brief please email local.plan@basingstoke.gov.uk or contact Matt Melville on 01256 845464 or John Dawson on 01256 845492.

Yours sincerely

Planning Policy and Implementation Team

Appendix C: Stakeholder workshop: List of attendees

| 1. Highways and movement (SPD 4.2) | | | |
|---|--|---|--|
| Hazel Morton (FACILITATOR) | JMP | | |
| Mark Lambert (FACILITATOR) | BDBC | Design Environment and Infrastructure Manager | |
| Frank Baxter | Hampshire County Council – Strategic Transport | Transport Manager, ST | |
| Mark Philcox | Hampshire County Council – Strategic Transport | Principal Engineer, ST | |
| Jenny Moon | Hampshire County Council – Strategic Transport | Senior Transport Planner | |
| Geoffrey Wallace | BDBC | Principal Highways Engineer | |

| 2. Design, layout and facilities (SPD 4.3 / 4.5) | | | |
|---|--|--|--|
| Hilary Satchwell (FACILITATOR) | Tibbalds | | |
| John Dawson (FACILITATOR) | BDBC | Principal Urban Designer | |
| Sue Rayden | BDBC | Community Planning Officer | |
| Glenn Parkinson | HCC Children’s services Department | Strategic Development Officer | |
| Helen Harris | HCC Children’s services Department | School Travel Plan Manager | |
| Simon Waite | HCC – Design and Implementation | Design Manager | |
| Nicky Smith | Hampshire Hospitals NHS Trust | Assistant Programme Manager Clinical Reprovision | |
| Paul Martin | BDBC | Facilities Provision Officer | |
| June Balcombe | BDBC | Community Development Manager | |
| Peter Drake | HCC | Project Manager (Infrastructure) | |

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| 3. Green Infrastructure, Landscape and Ecology (SPD 4.4.1) | | | |
|---|---|--|--|
| Nicola Hancock (FACILITATOR) | TEP | | |
| Applicant's Ecologist TBC (FACILITATOR) | TBC | | |
| Matthew Melville (FACILITATOR) | BDBC | Principal Planning Officer (Policy) | |
| Rebecca Davies | North Wessex Downs Area of Outstanding Natural Beauty | Planning Advisor | |
| Paul Johnston | BDBC | Natural Environment Team Leader | |
| Terry Martin | BDBC | Senior Landscape Architect | |
| Kerry Bailey | HCC Countryside Services | Country Parks Team Leader | |
| Pauline Holmes | Natural England | Lead Advisor Dorset, Hampshire and Isle of Wight Area Team | |
| F Bingham | Natural England | | |
| Trevor Codlin | Hampshire & Isle of Wight Wildlife Trust | Strategy Lead for Planning & Development | |
| Frank Wright | BDBC | Senior Tree Officer | |
| Julia Nethercott | BDBC | Biodiversity Officer | |
| Margaret McGrath | BDBC | Parks and Open Spaces Development Officer | |

| 4. Heritage (SPD 4.4.2) | | | |
|--|------------------|---|--|
| Chris Clark (FACILITATOR) | CGMS | | |
| Elizabeth Da Silva (FACILITATOR) | CGMS | | |
| Lucy Page (FACILITATOR) | BDBC | Principal Planning Officer (Development Management) | |
| Marion Brinton | Historic England | Inspector of Historic Buildings and Areas | |
| Rob Lloyd- Sweet | Historic England | | |
| Martin Small | Historic England | | |

| | | | |
|---------------|--------------------------|--------------------------------|--|
| David Hopkins | Hampshire County Council | County Archaeologist | |
| Daniel Ayre | BDBC | Senior Conservation Officer | |
| Carole Fry | BDBC | Principal Conservation Officer | |

| | | | |
|--|---|---|--|
| 5. Other EIA Issues (SPD 4.4.3) | | | |
| David Smith (FACILITATOR) | Campbell Reith | | |
| Katherine Fitzherbert-Green (FACILITATOR) | BDBC | Principal Planning Officer (Development Management) | |
| Oliver Rathmill | Environment Agency | Planning Advisor | |
| Katie Morgans | HCC Flood and Water Management Team (Lead Local Flood Authority) | | |
| Colin Rowland | BDBC | Head of Street Scene Parks and Regulatory Services | |
| Rhys Gilbert | BDBC | Principal Environmental Health Officer | |

+ Tim Davis (Assistant Manager, Housing Services) for introductory presentations.

Appendix D: Public consultation: LPA display boards

Development framework plan

Key

- Area of land covered by SPD
- Strategic Site
- Country Park
- Site of Importance for Nature Conservation (SINCC)
- Connections to key sporting facilities (Principle 2b)
- Pedestrian and cycle connections into site (Principle 2c)
- Indicative pedestrian and cycling links between Working Sites in different land ownership (Principle 2d)
- Indicative vehicular connections between Working Sites in different land ownership (Principle 2e)
- Indicative location of main vehicular accesses
- Indicative link road (Principle 2f)
- Indicative area within which land will be sub-divided for railway access (Principle 3)
- Area of Outstanding Natural Beauty (AONB)
- Best locations of landscape corridors (Principle 4c)
- Existing tree lists, woodlands or hedgerows that may require an ecological buffer (Principle 4c)
- Grade II Listed Buildings (Principle 4d)
- Grade II* Listed Buildings (Principle 4d)
- Conservation Area (Principle 4f)
- Scheduled Monuments (Principle 4f)
- Derivative boundary in existing residential area (Principle 5c)
- Of positive and low development assessment

The objectives for the Local Plan Authority's development brief are to create:

a mix of homes to create a sustainable new community
To deliver approximately 3,400 new homes with a mix of different dwelling tenures, types, and sizes, including affordable housing, to meet a broad range of needs, and deliver a mixed and sustainable community

an effective and efficient transport system
To deliver a sustainable development by making provision for excellent public transport services and safe, well designed and convenient walking and cycling routes with appropriate provision for car based movement

social and community infrastructure to create sustainable neighbourhoods
To support the development of a healthy, thriving new community through the timely provision of the necessary social and community infrastructure, with local centres and schools at the heart of walkable neighbourhoods

environmental quality
To deliver development that takes advantage of, and responds sensitively to, the site and its surroundings' environmental characteristics, including its green infrastructure and heritage assets, and uses these to create a high quality, healthy place with a strong sense of identity.

design quality
To create a high quality urban environment with clear character areas informed by the built and natural environment.

an integrated masterplan and comprehensive infrastructure delivery
To ensure that homes and infrastructure are comprehensively planned across the whole allocation, and that infrastructure is delivered at an appropriate time and in a coordinated manner.

Basingstoke and Deane

Basingstoke and Deane

Co-ordinating Manydown developments

The Manydown land allocated for approximately 3,400 homes in the Local Plan includes a number of sites in different ownership.

Under its responsibility for planning, the borough council has drawn up a draft Manydown Development Brief to coordinate these developments and the planning of the infrastructure needed.

It also identifies key principles to inform future planning application decisions, and covers issues such as:

- how people will travel to and from the developments
- community facilities to be provided
- specific environmental issues to be addressed
- and how the developments relate to surrounding communities and each other

In consultation running until Thursday 11 October 2016, the borough council's planning team is asking for residents' views on the draft brief.

To have your say on the Manydown Development Brief visit www.basingstoke.gov.uk/manydowndpd email local_plan@basingstoke.gov.uk or call on 01256 844844

Feedback forms are also available from officers at this stage

Appendix E: Other consultation information

i) **BDBC press release**

Residents to comment on Manydown proposals at consultation exhibitions

News release 6912, published on 02 Sep 2016

Residents will have a chance to comment on the latest proposals for the development of northern Manydown at four community engagement exhibitions over the coming weeks.

In a consultation running until Thursday 13 October, Basingstoke and Deane Borough Council and Hampshire County Council, as joint owners of land at Manydown are asking for comments on the proposed masterplan for their development

Drop-in events are being held to give the community an opportunity to view, discuss and comment on the proposals before a planning application is submitted:

- Saturday 10 September in Basingstoke town centre in The Malls, outside Primark, Castle Square, between 10.30am and 4.30pm
- Monday 12 September in Buckskin at the Buckskin Evangelical Church, Chiltern Way, Basingstoke, RG22 5BB between 3.30pm and 7.30pm
- Friday 23 September in Oakley at Oakley Village Hall, Andover Road, Basingstoke RG23 7HA between 3.30pm and 7.30pm
- Saturday 24 September in Winklebury at the Basingstoke Sea Cadets and Community Centre, 8 Sycamore Way, Basingstoke RG23 8AB, between 10.30am and 4.30pm.

Residents have already had the chance to shape the plans during two previous consultations, with comments from these being used to put together the proposed masterplan. The key elements include:

- approximately 3,200 homes of different types and sizes
- two primary schools and a secondary school site
- a main street, taking both local traffic and some through traffic, that connects into both the A339 and the B3400
- open space, playing fields and play areas, as well as green links, squares and parks
- a country park
- two centres with a range of local shops and facilities.

Information and an online feedback form is available on the website at www.manydownbasingstoke.co.uk.

Basingstoke and Deane Borough Council's Cabinet Member for Property and Development Cllr John Izett said: "An important stage has been reached in the realisation of the first phase of Manydown. To thrive the new community will need to be well-designed and planned so that it is a place residents want to live in and make their much needed new homes, as well as providing good new schools, community facilities and a country park.

"From the outset communities have been involved in shaping it and I'm certain our

proposals are stronger and better as a consequence. This is a chance for our residents to tell us what they think about the latest evolution of the masterplan before we submit an outline planning application. I encourage as many people as possible to join in and let us have their views on this development which is so important to Basingstoke's future.”

Leader of Hampshire County Council Councillor Roy Perry, said: “As with the borough council, Hampshire County Council is committed to creating a high quality community at Manydown. As joint landowner of this key site, we want to see a development of which we can all be proud, and which will offer excellent homes to people striving to get onto the housing ladder. Manydown will open up residential opportunities, but it must also ensure local people have access to good infrastructure and community facilities, as well as boost economic growth to the area. We know Hampshire is an attractive county for people to come to live, and Manydown has the potential to be a great new community, adding to Hampshire and Basingstoke’s quality of life.

“We would encourage as many people as possible to take this final opportunity to have their say on the current proposals, so that the plans are as well-informed and detailed as possible, ahead of the planning application.”

The land allocated by the Local Plan includes a number of other sites not owned by the councils. To coordinate the developments and the planning of the infrastructure needed to support them, the borough council has drawn up a Manydown Development Brief under its responsibility for planning. The overall allocation in the Local Plan allows for approximately 3,400 homes in total to be built

In a separate consultation, also running until Thursday 13 October 2016, the borough council’s planning team is asking for residents’ views on this draft brief. Identifying key principles to inform decisions about the future planning applications, the brief covers issues such as how people will travel to and from the developments, community facilities to be provided, specific environmental issues that need to be addressed and how the developments relate to surrounding communities and each other.

It has been decided to run the two consultations side-by-side so that they are coordinated and give residents the chance to comment on all the aspects of the outline planning of the developments. Council planning officers will also be attending the drop-in sessions to explain the Manydown Development Brief consultation and answer any questions about wider planning issues relating to the developments.

For more information, or to have your say on the Manydown Development Brief, visit www.basingstoke.gov.uk/ManydownSPD, email local.plan@basingstoke.gov.uk or call on 01256 844844.

ii) **Article in Basingstoke and Deane Today (sent to all homes in Basingstoke and Deane)**



Manydown consultations coordinate

The biggest housing site allocated in the Local Plan, for approximately 3,400 homes, is to the west of Basingstoke at Manydown.

The majority of this land is in the joint ownership of the borough council and Hampshire County Council, with a smaller neighbouring site in private ownership.

As the joint landowners, the councils will be consulting on the overall layout and master planning for the development of the first phase of Manydown in September (please see

article on the right).

Separately, under its responsibility for planning, the borough council will also be consulting on a Development Brief setting out key principles to ensure a coordinated approach to the Manydown developments and the area's infrastructure needs.

Both Manydown consultations are being planned for September so that they are coordinated and give residents the chance to comment on all the aspects of the outline planning of the developments.



Search starts for development partner

The search has started to find the right development partner to create much-needed new homes in a well-designed and planned way at Manydown.

As joint owners of the land, Basingstoke and Deane Borough Council and Hampshire County Council invited property development and investment companies, interested in a partnership to deliver the vision for Manydown, to initial discussions in June.

This is an early stage before the councils start the formal tender process

to identify the right private sector partner with a strong track record of creating large residential projects as great places to live. The aim is to sign final contracts in September next year.

Cabinet Member for Property and Development Cllr John Izett said: "Manydown is very important for Basingstoke's future. We're looking for an experienced partner with a track record in creating great places coupled with a commitment to help realise our long term plans to make Manydown a vibrant, successful community and an amazing place to live and work."

Have your say on Manydown masterplan



There will be another chance in September to have your say on the overall layout of the development of over 3,000 new homes, schools and community facilities and a country park on the north part of Manydown.

Residents have already helped to shape the masterplan through two periods of engagement looking at the possible options. This feedback, along with information from additional studies and surveys in and around the site, has enabled the Manydown team to develop an emerging masterplan and begin work on the planning application. Consultation on this is due to start in September with drop-in sessions for residents to give their views.

An outline planning application is set to be submitted at the end of the year. For more information see www.manydownbasingstoke.co.uk

- Saturday 10 September: central Basingstoke - from 10.30am to 4.30pm, in The Malls, outside Primark
- Monday 12 September: Buckskin - from 3.30pm to 7.30pm, at the Buckskin Evangelical Church, Chiltern Way, Basingstoke, RG22 5BB
- Friday 23 September: Oakley - from 3.30pm to 7.30pm, at Oakley Village Hall, Andover Road, Basingstoke, RG23 7HA
- Saturday 24 September: Winklebury - from 10.30am to 2.30pm, at the Basingstoke Sea Cadets and Community Centre, Sycamore Way, Basingstoke RG23 8AB

iii) Social Media



Basingstoke Council @BasingstokeGov · Sep 5

You can comment on proposals for development of northern Manydown & give views on council's design briefs for area bit.ly/2bNiRbE

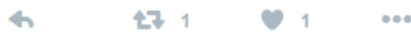


Basingstoke Council @BasingstokeGov · Sep 9

Have your say on latest proposals for development of north Manydown tomorrow Sat 10 Sept at The Malls or online at

Get involved - Manydown Basingstoke

Get involved Working with local people, we have a real opportunity to create something exceptional at Manydown. So far there have been a number of opport...
manydownbasingstoke.co.uk



Basingstoke Council @BasingstokeGov · Sep 22

More opportunities to have your say on Manydown proposals at two drop-in sessions this week tinyurl.com/hucbnug



iv) **Press Notice**

71 **Thursday, September 1, 2016**

Council Notices

**Basingstoke and Deane Borough Council
PLANNING AND COMPULSORY PURCHASE ACT 2004
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING)
(ENGLAND) REGULATIONS 2012**

**Manydown Development Brief Supplementary Planning Document (SPD)
Statement of the Representations Procedure**

**Notice of Public Consultation on the draft Manydown Development Brief
Supplementary Planning Document (SPD)**

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that the council is inviting representations on the draft Manydown Development Brief Supplementary Planning Document (SPD) between **1 September and 13 October 2016**.

Manydown is the largest strategic housing allocation in the Basingstoke and Deane Local Plan 2011 - 2029. It will include approximately 3,400 homes, a country park and community, sports, educational and retail facilities. The draft development brief SPD has been prepared by the Local Planning Authority to add further detail to the policies in the Local Plan and guide future development across the Manydown allocation.

In accordance with the regulations, the council has made a copy of the SPD and this statement available:

- on the council's website at www.basingstoke.gov.uk/ManydownSPD; and
- at the Civic Offices on London Road, Basingstoke, Hampshire, RG21 4AH, Monday to Thursday 8.30am-5.00pm and Friday 8.30am-4.30pm; and
- in all libraries within Basingstoke and Deane Borough during their normal opening hours.

Consultation Responses

Representations can be made during the period **1 September - 13 October 2016** using the council's online consultation portal, by email or by post.

Online at: <http://basingstoke-consult.limehouse.co.uk/portal>

Or by e-mail to: local.plan@basingstoke.gov.uk

Or by post to: Planning Policy Team Basingstoke and Deane Borough Council
Civic Offices London Road Basingstoke Hampshire RG21 4AH

Representations made will be considered for incorporation into the final version of the document.

Any person who has made representations about the Manydown Development Brief SPD may withdraw those representations at any time by giving notice in writing to the Council either by e-mail or by post at the addresses given above.

Draft Manydown Development Brief Supplementary Planning Document (SPD)

The Local Planning Authority has prepared a Draft Development Brief to guide future development on the strategic housing allocation at Manydown in western Basingstoke, as identified in the Basingstoke and Deane Local Plan 2011-2029.

The Development Brief will have the status of a Supplementary Planning Document (SPD) and has been prepared in accordance with the Local Plan Regulations. When finalised, the document will be a material consideration in the determination of planning applications across the Manydown allocation.

The council is keen to engage with interested parties in the preparation of the SPD. We are seeking your views on the draft document **from Thursday 1 September to Thursday 13 October 2016**.

What is Manydown?

Manydown is the largest strategic allocation within the Basingstoke and Deane Adopted Local Plan 2011 – 2029. It will include approximately 3,400 homes, a country park and community, sports, educational and retail facilities.

What is the Manydown Development Brief?

The Manydown Development Brief sets out principles that will guide future development across the Manydown allocation. The document will act as a 'stepping stone' between the policy framework established in the Adopted Local Plan 2011 – 2029 (in particular Policy SS3.10) and the detailed work that will need to be undertaken in support of future planning applications on the site. The document provides further details on key issues to ensure that a high quality development is achieved on site and adds further guidance on how the policy should be interpreted and implemented in practice.

This document has been prepared by Basingstoke and Deane Borough Council in its role as the Local Planning Authority. This Development Brief is therefore separate to the masterplan consultation that the joint landowners (Basingstoke and Deane Borough Council in its role as a landowner and Hampshire County Council) are undertaking in preparation for submitting an outline planning application. Further detail about the landowners' proposals can be viewed at: <http://manydownbasingstoke.co.uk/>

Viewing the documents

The Draft Manydown Development Brief SPD and supporting documents can be viewed at the bottom of the page.

Paper copies of all the documents are available for public viewing at the Borough Council's offices at London Road, Basingstoke, Hampshire RG21 4AH between the hours of 8.30 – 17.00 Mon to

Thurs and 8.30 to 16.30 on Fridays. They are also available to view in all libraries across the borough during their normal opening hours.

How can I find out more?

If you wish to find out more, representatives of the Local Planning Authority will be attending drop-in sessions which are being held on:

- Saturday 10 September in Basingstoke town centre in The Malls, outside Primark, Castle Square, between 10.30am and 4.30pm.
- Monday 12 September in Buckskin at the Buckskin Evangelical Church, Chiltern Way, Basingstoke, RG22 5BB between 3.30pm and 7.30pm.
- Friday 23 September in Oakley at Oakley Village Hall, Andover Road, Basingstoke RG23 7HA between 3.30pm and 7.30pm.
- Saturday 24 September in Winklebury at the Basingstoke Sea Cadets and Community Centre, 8 Sycamore Way, Basingstoke RG23 8AB, between 10.30am and 4.30pm.

How to comment

The Draft Manydown Development Brief SPD is now available for comment **until 4pm on Thursday 13 October 2016**. Representations can be submitted using the council's online consultation portal, or by email or by post. If you are emailing us or writing to us, it would be helpful if you submitted your comments on the council's bespoke **representation form**.

Online at: <http://basingstoke-consult.limehouse.co.uk/portal>

Or by e-mail to: local.plan@basingstoke.gov.uk

Or by post to: Local Plan Team
Basingstoke and Deane Borough Council
Civic Offices
London Road
Basingstoke
Hampshire
RG21 4AH

What happens next?

Following the consultation, all comments will be taken into consideration prior to formal adoption of the Manydown Development Brief SPD in December 2016.

Contact details

Local Plan team

Email: local.plan@basingstoke.gov.uk

Telephone: 01256 844844

Attach:

- **Manydown SPD**
- **SEA/HRA Screening Opinion**
- **Statement of the Representations Procedure**
- **Local Plan HRA (as requested by NE Scoping response)**

G Full schedule of comments and proposed changes

(see separate A3 pages)

CONSULTATION STATEMENT: APPENDIX G

PART i: LPA RESPONSE TO REPRESENTATIONS RECEIVED

| Ref | Full Name | Company / Organisation | Section of the SPD/Development Principle | Summary of Representation | Officer's Response | Change proposed |
|-----|---------------------------------------|---------------------------------|--|--|--|--|
| 1 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 1.0 (Introduction) | Should include reference to importance of the site for delivering the Local Plan's homes. | No change required. This is contextual information that would add no additional value to the document. | |
| 2 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 1.1 (Introduction) | Para 1 - Add cross-reference to Local Plan policy. | Agreed. | Insert wording: 'as a guide for future development within the Manydown housing allocation as set out on the proposals map in Policy SS3.10 in the Local Plan.' |
| 3 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 1.1 (Introduction) | Para 1 includes specific reference to BDBC/HCC consultation. Should also mention other landowners for balance. | Agreed. Sentence removed. This sentence provided contextual information about the BDBC/HCC landowners' masterplan consultation that was taking place in parallel with consultation on the draft SPD - and is no longer relevant. | Delete sentence: ' This is distinct from the masterplan that Basingstoke and Deane Borough Council and Hampshire County Council as landowners have produced setting out their proposals for their part of the site. ' |
| 4 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 1.0 (Introduction) Figure 1.1 | Key should standardise way in which parcels of land are referenced. | No change required. Worting Park, Scrapps Hill and Worting Farm are the names of those parcels of land. The other two parcels (where the land does not have a specific name) are referred to by the organisations they are 'controlled by'. | |
| 5 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 1.3 (What has informed the Brief?) | List of material used to inform the SPD should include 'Vision for Manydown' prepared by Beyond Green in 2014. | No change required. This is one of many documents that formed part of the evidence for the Local Plan, and is included within the broader categories of documents already listed. | |
| 6 | Mrs Marion Wolstencroft | Natural Basingstoke | 1.3 (What has informed the Brief?) | No mention of wildlife surveys informing the SPD. | The list provides a summary of the types of information that informed the document. The Local Plan evidence includes a wide range of technical studies including those relating to landscape and biodiversity and these informed the production of the SPD. It should, however, be recognised that the role of the SPD is to set a broad framework for the determination of future planning applications rather than to specify its precise form. It is expected that future planning applications will be submitted with detailed wildlife surveys that will inform how the policies in the Local Plan and the principles in the SPD are implemented. | |

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| 7 | Mrs Barbara Bedford | Oakley and Deane Parish Council | 2.0 (Planning Policy Framework) | Support the reference to the 'made' Oakley and Deane Neighbourhood Plan. It is important that this is complied with. | Noted. | |
| 8 | Heather Rainbow | CTC Right to Ride Co-ordinator for Basingstoke | 2.0 Figure 2.1 (Local Plan Inset Map) | Inset map only shows 2 cycle access points. Requires further access points along all boundaries. | Plan has been reproduced from the Local Plan – so cannot now be changed. However, the relevant point has been addressed through a change to Development Principle 2c. | Insert at end of Development Principle 2c: ' <u>Where possible, there should be multiple access points from surrounding roads and paths into Manydown to make the site more permeable for cyclists and pedestrians as well as helping to provide access to the wider countryside</u> '. |
| 9 | Ms Rachel Barker | Enterprise M3 | 3.1 (Vision) | Supportive of reference to Garden City Principles. | Noted. | |
| 10 | Mr Geoffrey Wallace | BDBC - Highways | 3.1 (Vision) | Requests further information on what Garden City principles actually look like. How will the movement corridor through the site affect whether they can be achieved? | The characteristics of a Garden City (or Garden Settlement) feed through into the SPD through its objectives and its development principles. Future planning applications must demonstrate how these requirements can be achieved. | |
| 11 | Trevor Codlin | Hampshire and Isle of Wight Wildlife Trust | 3.1 (Vision) | Pleased that the Vision recognises the biodiversity context of the site. | Noted. | |
| 12 | Rebecca Davies | North Wessex Downs AONB Office | 3.1 (Vision) | The vision for Manydown is very generalised and gives too much flexibility to developers. Masterplan should be landscape-led. | The Vision already forms part of the Council's adopted Local Plan. It sets a high level framework for the more detailed objectives and development principles that follow. The vision includes specific reference to the site's landscape and biodiversity context, and this is reflected through Objective 4 and the development principles in Section 4.4.1. | |
| 13 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 3.1 (Vision) | Source of Vision Statement should be provided | Agreed. Reference to Local Plan added beneath box. | <u>Local Plan para 4.55</u> ' added under Vision box |
| 14 | Mrs Samantha Powell | Education Funding Agency | 3.2 (Objectives) | Supports objective 3 (requiring the timely provision of appropriate social and community infrastructure). | Noted. | |
| 15 | Rebecca Davies | North Wessex Downs AONB Office | 3.2 (Objectives) | Given the setting of the AONB, conservation area and rich biodiversity, development should seek to enhance the environment rather than just respond to it. | Given this broad range of issues covered under the environment chapter, the requirement to 'respond sensitively' provides a reasonable framework, and specific requirements for each topic area are set out in the development principles. | |
| 16 | Mrs Marion Wolstencroft | Natural Basingstoke | 3.2 (Objectives) | Objective 4 is not an objective. The objective does not relate to specific survey outcomes. | The objective and the development principles that 'sit underneath it', add further detail to the policies in the Local Plan and establish a broad framework against which to assess planning applications. These assessments will be informed by the detailed survey work that would be undertaken by the developer in support of their planning application. | |

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| 17 | Mr Martin Small | Historic England | 3.2 (Objectives) | Historic England welcomes and supports Objectives 4 and 5. | Noted. | |
| 18 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.1 (Introduction to Housing) | Clarify that BDBC site can accommodate approximately 3200 dwellings with the balance on land around Worting. | Agreed, however include caveat that further assessment will inform precise capacities. | Insert wording: 'Local Plan policy SS3.10 allows for the phased delivery of approximately 3,400 dwellings at Manydown. <u>Evidence that informed the Local Plan indicated that the BDBC/HCC site could deliver approximately 3,200 homes, with further development on the land around Worting. It is noted that the ultimate capacity of different sites will be determined through the Development Management process, based upon a full assessment of their opportunities and constraints</u> '. |
| 19 | Ms Rachel Barker | Enterprise M3 | 4.1.1 (Development Principle 1a: Mix of homes) | Supportive of need to provide a mix of housing tenures and recognition of borough's ageing population and the need to provide for over-65s within the development. | Noted. | |
| 20 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.1.1 (Development Principle 1a: Mix of homes) | Source should be provided for statement about housing need. | Agreed. Relevant references added (as footnotes). | Footnote 2: <u>Communities and Local Government, 2014-based Household Projections</u> ; Footnote 3: <u>BDBC Strategic Housing Market Assessment (2015) Table 6.3 (based upon data from Census, 2011)</u> |
| 21 | Councillor Paul Harvey | Labour Group (BDBC) | 4.1.2 (Development Principle 1b: Affordable Housing) | Notes that the reference to affordable housing should specify 40% and that the reference to starter homes should be deleted. The SPD should confirm that 40% affordable housing and the S106 obligations would be viable. The respondent also notes that affordable housing should be 'pepper potted' throughout the site so that the development is inclusive. Concerns also raised around whether 40% affordable housing and the Community Infrastructure Levy would be viable and the process by which information about the CIL rate was relayed to members. | It is not necessary to repeat the requirement for 40% affordable housing as this is stated in the Local Plan (which is the development plan and so forms the starting point for decision making). The requirement for 40% AH (LP Policy CN1) was tested with viability evidence through the Local Plan examination, and was demonstrated to be viable. There is still uncertainty about the Government's approach to Starter Homes, so it is considered appropriate to maintain the relevant sentence in the supporting text. The final sentence of the Development Principle satisfies the respondent's request for AH to be pepper potted. The SPD does not seek to influence the CIL rate, and CIL should be demonstrated as viable through the examination process. | |
| 22 | Ms Rachel Barker | Enterprise M3 | 4.1.2 (Development Principle 1b: Affordable Housing) | SPD does not state what proportion of housing will be affordable. Affordable housing should not just focus on Starter Homes but also provide other tenures to meet a greater variety of housing needs. | It is not necessary to repeat the requirement for 40% affordable housing as this is stated in the Local Plan (which is the development plan and so forms the starting point for decision making). Local Plan policy also sets out requirements in relation to tenure mix. | |

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| 23 | Ms Rachel Barker | Enterprise M3 | 4.1.3 (Development Principle 1c: Self Build) | Welcome the allocation of self build plots. To speed up housing delivery we would also be supportive of encouraging new entrants into the market, such as SME developers and offsite construction methods. | Noted. | |
| 24 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.1.3 (Development Principle 1c: Self Build) | No justification for requiring 5% of units to be available as self build and custom build plots. Inconsistent with rationale at Hounsome Fields where only a pro-rata part of the self build register was sought (equivalent to 1.6%). Suggest principle is amended to state 'up to 5%'. | The Self Build Register was established in late March 2016, four months after the submission of the planning application at Hounsome Fields. Prior to this date, the LPA had no evidence about the need for self-build plots. The circumstances of that application were therefore different. It is also noted that Manydown is of a different scale and will make a contribution towards meeting the borough's self build needs over a longer period of time. Given the Government's focus on increasing the supply of self-build plots (including the duties recently introduced by the Housing and Planning Act and subsequent regulations), it is considered that rewording the principle 'up to 5%' would be too flexible and provide insufficient certainty. Flexibility is included (and clarified) by the changes to the supporting text which make clear that if there is no demand for the self build and custom build plots, the Council will allow homes to be delivered by alternative means. | Third para of 4.1.3 revised: ' <u>The self-build register indicates a strong demand for such plots in Basingstoke. As Manydown is the largest housing allocation in the borough, it is expected that Manydown it should therefore deliver serviced plots for custom and self-build housing proportionate to the anticipated level of future need. However, given the timescales over which the development will be built and there is inherent uncertainty about the level of future demand. If there is no demand for the plots at the time they are required to be made available, the Local Planning Authority will apply flexibility to this requirement, flexibility will be required to allow the provision to adapt to future circumstances.</u> ' |
| 25 | Mrs Stacey Rawlings | The Manydown Company Ltd (c/o Bidwells) | 4.1.3 (Development Principle 1c: Self Build) | There is no supporting evidence set out within the documents to justify the requirement for 5% Self Build and Custom Build plots. Nor has any flexibility been built into the text to reflect the supporting paragraphs. Furthermore, the first part 'In order to deliver a mixed and sustainable community' should be deleted. Respondent suggests revised wording for principle 1c: 'A target of 5% of the units on Manydown should be made available as self-build plots and custom-build plots, subject to a need being identified. The plots should be offered to households on the Councils self-build register as a priority'. | No change necessary. Given the Government's focus on increasing the supply of self-build plots, it is considered that expressing the principle as a target would be too flexible and provide insufficient certainty. Greater clarity/flexibility has been introduced by changes to the supporting text to make clear that if there is no demand for the self build and custom build plots, the LPA will allow homes can be delivered by alternative means. | |

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| 26 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.1.3 (Development Principle 1c: Self Build) | Suggested amendment to final sentence so that people on self-build register are not prioritised: 'The plots should be marketed to those on the council's self-build register and more widely to attract potential buyers' | No change required. The register demonstrates a high level of need, predominantly from local people. It is therefore reasonable that self-build plots should be offered to people on the self build register as a priority. Should there be no demand for the plots, they can be marketed more widely. | |
| 27 | Rebecca Davies | North Wessex Downs AONB Office | 4.1.3 (Development Principle 1c: Self Build) | Development Principle 1c should include reference to complying with the design policies of the SPD as again makes it very flexible, guidance needs to be clear. | This development principle specifically relates to self build properties. It is not necessary to repeat guidance from elsewhere in the document, as the SPD should be read as a whole. | |
| 28 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.1.4 (Development Principle 1d: Gypsy and Traveller Accommodation) | Development Brief should note that new GTNA may result in a changed level of need. | Although this is already set out in the supporting text, it is agreed that this should be reinforced by inclusion in the Development Principle. | Insert wording: ' <u>... meet the evidenced level of need</u> ' to the end of Development Principle 1d (para 1) |
| 29 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.1.4 (Development Principle 1d: Gypsy and Traveller Accommodation) | Suggest that the number of pitch locations should be agreed with HCC's Gypsy and Traveller Liaison Officer, rather than being specified in the principle. | Agreed. Number of groups of pitches removed from development principle - to be determined through the planning process. | Revise Development Principle 1d to state: ' Pitches should be provided on one or two locations, that Provision should meet the detailed requirements set out in Local Plan Policy CN5 (Gypsies, Travellers and Travelling Showpeople)' |
| 30 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.1.4 (Development Principle 1d: Gypsy and Traveller Accommodation) | Identifies a preferred location for pitches near M3/A30 corridor. Development Brief should support a strategy that allows flexibility to identify alternative sites for provision. | No change required. Local Plan identifies a requirement for the pitches to be provided within the allocated site. | |
| 31 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.1.4 (Development Principle 1d: Gypsy and Traveller Accommodation) | Development Brief should recognise that this provision (and the land requirement) would impact upon development viability. | No change required. It is not the role of the SPD to make decisions about viability. This is being addressed through discussions about the Community Infrastructure Levy, and could be considered as part of the planning application/S106 discussions. | |
| 32 | Revd Robert Bowskill | | 4.1.4 (Development Principle 1d: Gypsy and Traveller Accommodation) | Respondent notes the absence of the proposed Gypsy and Traveller pitches on the masterplan. Respondent questions whether these will be shown at the application stage. Respondent also queries whether security will be put in place during the building phases to prevent unauthorised access, occupations and encampments. | The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. Details about the protection/safety of the site are likely to be required prior to commencement of development. | |
| 33 | Ms Barbara Bedford | Oakley and Deane Parish Council | 4.1.4 (Development Principle 1d: Gypsy and Traveller Accommodation) | Respondent notes that there is no mention of gypsy and traveller accommodation in the public consultation document (produced by the landowners - taking place at the same time as the SPD consultation) and no indication of where on the site it will be placed. Respondents requests clarification on the size and location of the pitches. | The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. The site design/layout should meet the requirements of Local Plan Policy CN5. | |

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| 34 | Wasil Khan | Network Rail | 4.2 (Transport / General) | Should include reference to major new development increasing demand for rail services, and the capacity constraints on the South West Main Line. Should include reference to working with the rail industry to understand the impact and how to mitigate it. | This is a strategic issue and not considered appropriate in this document which principally seeks to influence development within/around the site. | |
| 35 | Mr Gary Trotter | | 4.2 (Transport / General) | Notes that the brief should include an opportunity for a bus service/park and ride facility near to the site in order to reduce vehicular traffic. Also pressure should be applied to Network Rail to re-open Oakley train station to assist with existing traffic issues. | The applicant's planning application should be supported by a Transport Assessment identifying the overall transport impacts of the development and how they will be mitigated. This would be expected to include public transport measures. | |
| 36 | Mr Andrew Beall | | 4.2 (Transport / General) | Concern that the existing strategic road network will be insufficient for Manydown, and the link road will exacerbate the existing traffic issues. Suggests that the A339 should be widened to a dual carriageway and the Roman Road should also be widened to ease traffic congestion. The development at Manydown should not go ahead until the existing traffic issues are addressed. | It is not appropriate to provide further detail in the SPD, as the specific mitigation measures should be informed by the applicant's Transport Assessment (which should identify the overall transport impacts of the development and how they will be mitigated). This may or may not include those suggested by the respondent. | |
| 37 | Paul Bayliss | | 4.2 (Transport / General) | Respondent is concerned that more consideration should be given to the design of Roman Road. In particular the respondent's concerns are related to the volume of traffic from the development, the speed of traffic along Roman Road which could be reduced by implementing calming points and crossings and reduced speed limits. | This is too detailed for inclusion in the SPD. Any planning application would need to be supported by a Transport Assessment to demonstrate the impact of the development and to include appropriate mitigation measures (including for safety) where required. | |
| 38 | Mr Ken Gaunt | | 4.2 (Transport / General) | Respondent is concerned that Tiverton Road will be used as a rat run for lorries during and after the Manydown development | The applicant's planning application should be supported by a Transport Assessment identifying the overall transport impacts of the development and how they will be mitigated. As part of this, it would be necessary to demonstrate that it would not result in inappropriate 'rat running' along residential streets. The routing of construction traffic would be likely to be controlled as part of any consent, to limit the impact upon residential streets. | |
| 39 | Heather Rainbow | CTC Right to Ride Co-ordinator for Basingstoke | 4.2 (Transport / General) | Should include a requirement to provide a segregated cycle track alongside Roman Road. | Additional wording has been added to Development Principle 4c (1a) to clarify that a further purpose of the Roman Road landscape corridor is to also enable north-south movement. | Development Principle 4c (1a), additional words about that the landscape corridor along the boundary with Roman Road, ' <u>... and to facilitate north-south movement</u> '. |

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| 40 | Heather Rainbow | CTC Right to Ride Co-ordinator for Basingstoke | 4.2 (Transport / General) | Add Basingstoke Cycle Strategy to policies box. | Already included. | |
| 41 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.1 (Travel to and from the site / General) | Lines 5-8: Text should acknowledge that even without Manydown, there will be additional travel demand in and around Basingstoke over the plan period. | No change required. The SPD focuses on the development itself. The applicant's Transport Assessment would be expected to identify the impact of the development and compare this to a 2029 'without development' scenario. | |
| 42 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.1 (Travel to and from the site / General) | Lines 10-11 should state that any improvements should be proportionate with the impact of development at Manydown. | No change required. This is a legal requirement under Regulation 122 of the CIL Regulations. | |
| 43 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.1 (Travel to and from the site / General) | Lines 12-15: Manydown TA will consider the impact of committed development and the Local Plan sites. Text should acknowledge that the Leisure Park is not an allocated site. | Text does not require landowners to provide mitigation for the Leisure Park – but ensures that mitigation measures would be future-proofed and would not preclude future development. Removal of word 'fully' to better reflect this position. | Change to para 3 of 4.2.1: 'The form of the mitigation should consider fully the potential redevelopment of the Leisure Park and scope for longer-term transport solutions that may support additional future development'. |
| 44 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.1 (Development Principle 2a: Public Transport Services) | Lines 19-21 and Development Principle 2a: Concern that requiring highway works and improvements to sustainable transport could result in the developer paying twice to mitigate the impact. | Partial change made. The Transport Assessment should demonstrate that the combination of highways improvements and sustainable transport measures together will together mitigate the impacts of the development. It is not agreed that the implication of the text is that the developer will need to pay twice. However, for clarity, a new sentence has been added after the second para in 4.2.1. | Insert wording at end of para 2 in 4.2.1, ' <u>These are expected to include a combination of highways improvements and smart measures to reduce reliance upon the private car whilst encouraging greater use of non-car modes of transport</u> '. |
| 45 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.1 (Figure 4.2.1) | Add key and remove reference to 'rat running' along Roman Road. What sources informed the plan? | Agreed. Key changed to state 'Heavy traffic on Roman Road'. The annotations on the plan were informed by discussions with local members, information prepared for the Local Plan hearings and local knowledge. | Figure 4.2.1 revised (as shown on part iv). |
| 46 | Heather Rainbow | CTC Right to Ride Co-ordinator for Basingstoke | 4.2.1 (Travel to and from the site / General) | Bullet point about 'providing coherent, safe and direct cycling networks' should be expanded. | No change required. This is introductory text that sets the framework for Development Principle 2b: Walking and Cycling links. | |
| 47 | Mr Richard Compton-Burnett | | 4.2.1 (Travel to and from the site / General) | Respondent identifies that the proposed development should include a bus service between Basingstoke station and the town centre, the entrance to Wootton St Lawrence should be amended to discourage rat-running, and the width of the link road allows for the free-flow of traffic out of the A339. | Development Principle 2a sets requirements for a public transport connection to the town centre. Local Plan policy SS3.10(I) requires development to include measures to mitigate impacts on the road through Wootton St Lawrence, and Figure 4.2.1 notes the capacity constraints in these lanes. It is expected that the impact of development upon this road (and other roads) should be satisfactorily demonstrated as part of any planning application. It is not the role of the SPD to state precisely what form mitigation measure should take. | |

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| 48 | Mr Alistair Craig | | 4.2.1 (Travel to and from the site / General) | Site's location means that reduced car usage is unlikely to occur without strong, specific measures. SPD should be more specific about the road transport requirements, both on site and where it would affect nearby residents. There is also concern that a sustainable mix of uses (that would reduce the need to travel) could be difficult to achieve on site unless it was all within the control of one developer (i.e. to secure the provision of retail and employment in the centres). Concern that it is not clear where the responsibility lies between the developer and LPA in respect of providing improvements to public transport services that can increase levels of patronage. | Although the Local Plan provides a strategic steer as to where off-site improvements would be required, the applicant's planning application should be supported by a much more detailed Transport Assessment that would identify the specific transport impacts of the development (on and off site) and how they would be mitigated. This should take into account the specific uses proposed and include a package of appropriate mitigation measures. It will be for the developer to provide the necessary public transport improvements and these would be secured as part of any planning approval. | |
| 49 | Revd Robert Bowskill | | 4.2.1 (Travel to and from the site / General) | Respondent is concerned about the proposed new junction at Roman Road/Winklebury Way. As Winklebury Way does not provide a direct route to the town centre, the traffic will use Roman Road/Roman Way instead. This would be exacerbated by locating the proposed schools close to that junction. The creation of the junction will result in a loss of historic hedgerow and worsened noise/air quality impacts upon existing residents. Respondent suggests that the above issues could be mitigated by removing the proposed junction and creating additional cycle and walkway access. | These comments are directly related to the more detailed masterplanning proposals put forward by the applicant as part of their consultation in Autumn 2016 (the SPD's Development Framework Plan does not in fact show a junction in this location). It will be necessary for any planning application to include appropriate evidence to support the strategy proposed including addressing the issues highlighted by the respondent. | |
| 50 | Ms Barbara Bedford | Oakley and Deane Parish Council | 4.2.1 (Travel to and from the site / General) | Respondent notes that there is no information as to how the capacity restraints in the wider area will be dealt with. Respondent is concerned that the proposed development will add extra time to journeys to key facilities and services. Respondent is also concerned that the public transport services to be delivered at an early stage of the development may peter out in time. | The applicant's planning application should be supported by a Transport Assessment identifying the overall transport impacts of the development and how they will be mitigated. As part of this work, it is expected that the developer should review the B3400 corridor. Development Principle 2a requires the public transport service to be provided in early phases - which would be secured through the S106 agreement. As Manydown grows, the increasing population will be likely to increase patronage and improve viability. | |
| 51 | Revd Robert Bowskill | | 4.2.1 (Travel to and from the site / General) | Proposed retail centre at the leisure park will exacerbate issues with traffic, noise and pollution. | Section 4.2.1 sets out how the leisure park should be taken into account. | |

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| 52 | Mr Daniel Ayre | Conservation Team (Basingstoke and Deane Borough Council) | 4.2.1 (Travel to and from the site / General) | Concerns that the Cycle Strategy Map (Figure 4.2.2) implies that development has been accepted in all parts of Manydown. | Title amended to clarify plan shows the Manydown 'allocation' - as it reflects the boundary in the Local Plan. Given the range of constraints in different parts of the site, different areas will have different suitabilities for development. | |
| 53 | Mr Geoffrey Wallace | BDBC - Highways | 4.2.1 (Development Principle 2a: Public Transport) | 10 minute bus services to the town centre are required, and would be of particular benefit to the boroughs ageing population. Bus service provision should be operational at the outset to establish good habits. The feasibility of routes to the town centre should be explored. | Development Principle 2a sets out a framework to secure a high quality bus service. Specific timing/routes/requirements should be identified (and secured) through the planning application. | |
| 54 | Ms Barbara Bedford | Oakley and Deane Parish Council | 4.2.1 (Development Principle 2a: Public Transport) | The current public transport to Oakley and Deane needs improvement. Respondent notes that until the site is developed it is not possible to gauge the potential required provision of public transport. | The development's public transport needs should be modelled as part of the planning application. Although the developer will only provide/subsidise services required to mitigate their own development, the provision of additional services to the west of Basingstoke may have consequential benefits to the residents of Oakley. | |
| 55 | Mr Owen Devine | HCC Countryside Planning | 4.2.1 (Development Principle 2b and Principle 2c) | The Countryside Access team welcomes the emphasis placed within the SPD on comprehensive, safe, direct and well-signposted cycling and walking routes as stated in Development Principles 2b and 2c, including new pedestrian/cycle links within the site, to the surrounding countryside, and to the proposed Manydown Country Park. We would encourage all routes to be incorporated within generous green corridors in order to maintain a sense of openness and green space, which significantly contributes towards the amenity and biodiversity value of such routes. However, Should multi-user access of these routes be sought - such as for cyclists - an upgrade of these routes to bridleways would be required. Any works will require a S278 agreement and a commuted sum will also be required to assist with future maintenance of the upgraded path. Should a right of way become metalled, it would be passed over to HCC Highways for future maintenance. | Development Principle 2c requires (amongst other things) that the routes should be safe and convenient and that they should include 'a network of routes created through inter-connected green spaces'. Additional text has also been added to Development Principle 4c (relating to landscape corridors, which also have a movement function) to address the respondent's point and state that, 'corridors should maintain a sense of openness and green space, which contribute to the amenity and biodiversity value of such routes'. | Insert wording to Development Principle 4c (at the end of part 2). <u>'Corridors should maintain a sense of openness and green space, which contribute to the amenity and biodiversity value of such routes'</u> . |

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| 56 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.1 (Development Principle 2b: Walking and Cycling Links) | Text should clarify that the landowner's TA needs to identify specific cycling routes (as alignment shown on cycle strategy map may not be deliverable). | Agreed. The proposed Strategic Cycle Network identifies the broad location of key cycling corridors at a strategic level, and the applicant will need to undertake further, more detailed work to identify the specific routes that can be delivered on the ground. | Insert a new sentence to para 1 of Development Principle 2b: <u>'The precise alignment of the routes should be identified through the applicants' Transport Assessments and delivered early in the development to establish good habits'.</u> |
| 57 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.1 (Development Principle 2b: Walking and Cycling Links) | As all the development is north of the railway line, it is unlikely that route 5 would be an attractive cycling route. | No change necessary. The SPD covers whole site allocation including land south of the railway ('Parcel 6a'). The application will need to demonstrate which mitigation measures are most appropriate in the context of the development proposed. | |
| 58 | Heather Rainbow | CTC Right to Ride Co-ordinator for Basingstoke | 4.2.1 (Development Principle 2b: Walking and Cycling Links) | Suggest requirement for cycle audit should be expanded within Development Principle 2b. Should also state that 'cycling needs to be integrated into all highway design and traffic management schemes'. | Include requirement in the development principle for non-motorised users' needs (including cyclists) to be considered in all highway schemes (rather than requiring a specific cycle audit in all cases). Where a particular highway scheme is likely to result in particular issues, this development principle and Local Plan Policy CN9 (Transport) could support a request for a non-motorised user audit. | Insert wording at end of Development Principle 2b: <u>'It should be demonstrated that non-motorised users' needs are integrated into all highway and traffic management schemes'.</u> |
| 59 | Mr Neil Massie | Hampshire County Council (County Planning) | 4.2.1 (Development Principle 2b: Walking and Cycling Links) | BDBC should set an aspirational target for securing travel to schools other than by car (95% recommended). Green links and footways should be put in place as early as possible. | The proposed target would be too detailed for the SPD - but could form part of the schools' travel plan. However, it is noted that Development Principle 3g highlights the importance of access by modes other than the private car. Development Principle 2c requires that safe connections are made between facilities (including schools) and the new homes from the time that the homes are occupied. | |
| 60 | Heather Rainbow | CTC Right to Ride Co-ordinator for Basingstoke | 4.2.2 (Development Principle 2c: Walking and Cycling Desirable) | Suggest change to para 1 to refer to 'clear user hierarchy' (rather than a 'street hierarchy') to prioritise walking and cycling above the private car. Use of the word 'routes' which implies that cyclists will be confined to cycle paths only. | The change is not considered necessary in the context of the requirements already set out in this development principle. However, it is considered that the DP could be strengthened by adding a requirement that routes should be direct. Paragraph 2 sets out that there should be safe and convenient routes for walkers and cyclists, and the form of such routes is not defined or limited. | Development should provide safe, <u>direct</u> and convenient routes...' |
| 61 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.1 (Development Principle 2c: Walking and Cycling) | Provide cross-reference to Development Framework Plan. | Agreed. | Insert <u>'in Section 5'</u> after reference to Development Plan Framework. |
| 62 | Mr Geoffrey Wallace | BDBC - Highways | 4.2.1 (Development Principle 2c: Walking and Cycling) | Key consideration that walking and cycling routes are safe. | No change required. Safety is highlighted in para 4 of Development Principle 2c. | |
| 63 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.2 (Development Principle 2d: Movement Network) | Replace word 'crossings' with 'links' to be consistent and accurate. | Agreed. | Para 2 of Development Principle: 'The precise location of these crossings <u>links</u> should...' |

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| 64 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.2 (Development Principle 2d: Movement Network) | Reference should be added to the Development Principle to explain that pedestrian and cycle links should be accommodated as shown on Figure 4.2.3 | No change necessary. Already included in first paragraph of Development Principle 2d. | |
| 65 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.2 (Development Principle 2e: Link Road) | Strongly support description of the Link Road as set out in this principle. | Noted. | |
| 66 | Mr Frank Baxter | HCC Strategic Transport | 4.2.2 (Development Principle 2e: Link Road) | Concern about term 'street' which may be difficult to achieve. Suggest specific change to Development Principle to delete reference to: 'The link road should be flanked by areas of frontage development and public spaces at various set backs'. | No change necessary. Development Principle 2e aligns with Local Plan Policy SS3.10 (m). The results of more detailed highways modelling (required as part of the planning application) would inform the form of the road through the planning application process. | |
| 67 | Mr Geoffrey Wallace | BDBC - Highways | 4.2.2 (Development Principle 2e: Link Road) | Until traffic flows and distribution are agreed, the central link road may not be feasible (as shown on the Development Framework Plan). Future proofing for Manydown South should be considered. | No change necessary. Development Principle 2e aligns with Local Plan Policy SS3.10 (m). Development Principle 2f and the supporting text relate to future proofing. | |
| 68 | Mrs Kerri Crutchfield | Southrope Developments Ltd (c/o Pro Vision) | 4.2.2 (Development Principle 2e: Link Road) | Support the principle of a link road from the A339 to the B3400. However, the link road must be designed to reduce and not add to traffic on the existing road network. | No change necessary. The acceptability of the transport proposals should be comprehensively assessed through the Transport Assessments submitted with the planning applications. | |
| 69 | Heather Rainbow | CTC Right to Ride Co-ordinator for Basingstoke | 4.2.2 (Development Principle 2e: Link Road) | Should be more specific about form of cycle provision envisaged (will it be shared or segregated?) | Principle sets out the standard of provision but enables its precise form to be determined through the masterplanning process. | |
| 70 | Ms Barbara Bedford | Oakley and Deane Parish Council | 4.2.2 (Development Principle 2e: Link Road) | Respondent is concerned that the link road will not act as a through-route or function as a street - and so will not work. There is also a lack of information on any of the maps in the SPD to illustrate the link between Hounsome Fields and Manydown. Suggests this road should be a dual carriageway. | It will be for the developer's Transport Assessment to demonstrate how the road would work. At this time, there is no planning policy requirement for a link to Hounsome Fields (to the south), although the Local Plan and SPD seek to 'future proof' in so far as is reasonable. | |
| 71 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.2 (Figure 4.2.3) | Add key to figure. | Agreed. | Figure 4.2.3 revised. |
| 72 | Mr Daniel Ayre | Conservation Team (Basingstoke and Deane Borough Council) | 4.2.2 (Figure 4.2.3) | Concerns that map showing internal links makes locations look too specific. | Clarified in title to be clear that the map only illustrates the principles of connectivity. | Title changed to state; 'Map illustrating principle of indicative locations of proposed connections...' |

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| 73 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.3 (Development Principle 2f: Future-proofing movement through the site) | Section 4.2.3 and Development Principle 2f seek to introduce new policy relating to future proofing and the western bypass. An SPD should not do this. | The supporting text in section 4.2.3 does not set any specific requirements relating to a western bypass, but reports what is stated in the Local Plan. It recognises that the development brief should address the allocation in the Local Plan, but states that 'good planning requires the current proposals are future proofed to allow for future growth proposals'. In light of the policies of the Local Plan, it is considered that no changes are required to this part of the development brief. However, this has been clarified by adding a cross-reference to the relevant paragraph of the Local Plan. DP 2f reflects the requirement for the Link Road in LP Policy SS3.10m to be future proofed to 'provide the ability to connect to potential future sites to the south', which is representative of the Council's ambition to provide a western bypass in the longer-term. | Insert at end of 4.2.3 supporting text, ' <u>as recognised in paragraph 4.55 of the Adopted Local Plan</u> '. |
| 74 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.3 (Development Principle 2f: Future proofing) | Include reference to SS3.12 after mention of Hounsome Fields. | Agreed. | ... Hounsome Fields (<u>SS3.12</u>)...' |
| 75 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.3 (Development Principle 2f: Future proofing) | Railway crossing should demonstrate a 'feasible solution' rather than a 'deliverable solution' – as delivery is not the landowners' responsibility. | No change. Although it is recognised that the landowners will not be required to deliver the railway crossing to mitigate the Local Plan allocation, it should still be capable of being delivered (deliverable). | |
| 76 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.2.3 (Development Principle 2f: Future proofing) | Requirement to safeguard land to 2040 is unjustified as it is beyond the Plan period. | Partially agreed. Date has been removed to provide greater flexibility. However, it is not agreed that it is unreasonable to safeguard the land beyond the Plan period, as the land has been safeguarded for infrastructure that may be necessary to support sites in a future Local Plan. | Revise development principle: 'should be reserved for this purpose until at least 2040 unless a workable alternative solution can be identified and agreed with key stakeholders'. |
| 77 | Mr David Flint | | 4.2.3 (Future proofing / General) | Notes that further definition of the 'wider Manydown site' should be provided. Future provision of a western bypass connecting the A339 with junction 7 of the M3 cannot be future-proofed as required if its route is not indicated. Notes that any planning applications should identify areas to be safeguarded from development up until 2040 and include a solution to a route for the western by-pass, including a railway crossing. | The remaining land in BDBC/HCC ownership is identified on the Local Plan proposals map. However, this land is not allocated for development, and there is no certainty that it will be in the future. The SPD takes reasonable steps to future-proof the development. | |

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| 78 | Mr Paul Martin | BDBC - Facilities | 4.3 (Social and Community Infrastructure / General) | Reference should be made to the Built Facility Strategy, Leisure and Recreational Needs Strategy and S106 Planning Obligations Guidance in section 4.3 of the SPD as the documents provide further justification for the Manydown sports provision. | Reference added to 'Relevant Strategies and Policies Box'. | <u>BDBC Built Facility Strategy (2015), Leisure and Recreational Needs Strategy (2015), S106 Planning Obligations and Community Infrastructure (2015)</u> '. |
| 79 | Mr Paul Martin | BDBC - Facilities | 4.3.1 (Development Principle 3a: Location of Centres) | Respondent notes that residents should be in close proximity to a community building (15 minutes walk). | Agree - change made to Development Principle 3a. This is considered reasonable as this standard is already stated in the BDBC Community Building Strategy (2014). | Insert words at end of Development Principle 3a: <u>'... As a minimum, every resident should live within 15 minutes' walk of a community building'</u> . |
| 80 | Mrs Sue Rayden | Community Planning Officer | 4.3.1 (Development Principle 3a: Location of Centres) | General support for approach in SPD. Supports Development Principle 3a as community facilities are integral to developing a sense of community. | Noted. | |
| 81 | Mr Richard Compton-Burnett | | 4.3.1 (Development Principle 3a: Location of Centres) | Respondent strongly recommends the development includes community facilities for teenagers. | The SPD seeks to deliver community, play, sports and educational facilities suitable for teenagers. Development Principle 4f seeks equipped play for children of all ages and the revised text clarifies that the central Neighbourhood Park must contain facilities which cater for a wide range of users including teenagers. The development is also required to provide community buildings, that would include flexible spaces to accommodate activities for all ages. | |
| 82 | Councillor Paul Harvey | Labour Group (BDBC) | 4.3.1 (Development Principle 3b: Uses in Centres) | SPD should reference existing neighbouring centres in Winklebury and Buckskin and emphasise the need for a complementary not competitive approach. The location of new retail and community facilities is important for the health of a new community but also neighbouring communities. | Development Principle 3b requires that the proposed retail uses should 'complement the offer of the town centre and not seek to compete with nearby local centres'. Development Principle 3h seeks to ensure the provision of social and community infrastructure has regard to how it can complement existing and planned provision in western Basingstoke. | |
| 83 | Mrs Abigail Compton-Burnett | | 4.3.1 (Development Principle 3b: Uses in Centres) | The development should provide a place of Christian worship. | Development Principle 3b identifies that faith facilities could be an appropriate use within the centres. | |
| 84 | Mr Owen Neal | Sport England | 4.3.1 (Development Principle 3b: Uses in Centres) | Sport England note that the siting of any new sport facility should be informed by an evidence base in to ensure that it will serve demand. | Noted. The SPD identifies that indoor sports facilities could be an appropriate use within the centres. Development Principle 3f provides further guidance on the location and delivery of a sports hub. | |
| 85 | Mr Neil Massie | Hampshire County Council (County Planning) | 4.3.1 (Development Principle 3b: Uses in Centres) | Design of the centre should discourage school children from being able to purchase unhealthy snacks and drinks close to schools. | It would not be appropriate to limit uses in different parts of the site (particularly as the development brief does not set out the specific locations of the schools or centres). | |

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| 86 | Mr Geoffrey Wallace | BDBC - Highways | 4.3.1 (Development Principle 3c: Design of Centres) | Potential conflict between creating high quality places and spaces in the centres, with the levels of traffic envisaged using the link road. | This would need to be addressed through any planning application. | |
| 87 | Rebecca Davies | North Wessex Downs AONB Office | 4.3.1 (Development Principle 3c: Design of Centres) | Reference to the design of centres should take the opportunity to be inventive, innovative and unique to create a distinct community hub. | The Development Principle provides a framework to create a high quality centre, without being unduly specific and fettering the applicant's ability to bring forward their preferred design. | |
| 88 | Mrs Sue Rayden | Community Planning Officer | 4.3.1 (Development Principle 3c: Design of Centres) | Would seek to strengthen the flexibility in design to enable changing needs and uses over time. | No change necessary. This is adequately addressed by Development Principle 3c (criterion f) which supports the provision of flexible floorspace to allow centres to adapt. | |
| 89 | Mr Owen Neal | Sport England | 4.3.1 (Development Principle 3c: Design of Centres) | Sport England notes that the design of where we live and work plays a vital role in keeping us active. Good design should contribute positively to making places better for people and create environments that make the active choice the easy choice for people and communities. | Noted. The delivery of a healthy new community is embedded into the SPD (through objective 3) and can be delivered, for example, through the development principles that seek provision of high quality green spaces, the delivery of the sports hub, and by making walking and cycling an attractive alternative to the private car. | |
| 90 | Mr Martin Small | Historic England | 4.3.1 (Development Principle 3c: Design of Centres) | Historic England welcomes and supports Development Principle 3c. | Noted. | |
| 91 | Ms Rachel Barker | Enterprise M3 | 4.3.2 (Development Principle 3d: Employment) | Supportive on the principle of development at Manydown given that it will create a significant number of new homes over the next 15 years and provide much needed new housing within the Enterprise M3 area. However, the SPD is absent on how new B1 (Business), B2 (general industrial) and B8 (storage and distribution) space will be provided within the development. The wider Manydown site offers longer term potential for further development and we would stress that a broader range of employment uses be considered. Our Commercial Property Market Study (2016) in particular highlights the need for new sites to be provided to accommodate the growing logistics need in the South East and we await Basingstoke's Supplementary Planning Guidance on how the need for this is to be provided within the District. | Local Plan Policy EP2 identifies a range of Strategic Employment Areas to meet the needs of the borough over the Plan period. Local Plan Policy SS3.10 (Manydown) does not require employment uses within the allocation although Development Principle 3d identifies that there may be opportunities for some employment provision within the allocation, and this can form part of a sustainable 'garden settlement'. | |

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| 92 | Mrs Kerri Crutchfield | Southrope Developments Ltd (c/o Pro Vision) | 4.3.2 (Development Principle 3d: Employment) | Supporting text acknowledges need for additional floorspace to support the sustainability of the development. Development Principle 3d should be expanded to include explicit reference to new employment facilities based around Worthing House. | No change necessary. Policy supports employment provision that is of an appropriate scale and type and sets locational principles. It is for Worthing Park to demonstrate they meet these requirements, taking into account the other opportunities and constraints within their site. | |
| 93 | Mrs Sue Rayden | Community Planning Officer | 4.3.3 (Development Principle 3e: Community) | Community Development Strategies should link to emerging Community Investment Framework. | Change to supporting text to clarify linkage between Community Development Strategy (to be provided by developer) and BDBC's Community Investment Framework. Community Investment Framework added to relevant policies box. | Insert at beginning of 4.3.3, para 2: <u>'The strategy should be informed by the Community Investment Framework and help to deliver its Vision'</u> . |
| 94 | Mrs Stacey Rawlings | The Manydown Company Ltd (c/o Bidwells) | 4.3.3 (Development Principle 3e: Community) | It is an allocation-wide requirement to provide a Community Development Strategy, and should not be limited in the manner indicated by the draft text. This appeared to only require the strategy for full applications in the Conservation Area and not elsewhere on the site. | The supporting text has been clarified. | Change 4.3.3, para 1: 'Outline planning applications or full planning applications for new residential development in the conservation area should be supported by a Community Development Strategy...' |
| 95 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.3.3 (Development Principle 3e: Community) | Supporting text, lines 8-9: There are a variety of ways to support development of a new community. A community development worker is not directly related to physical development so should be deleted. | No change necessary. This is a new community and a community development worker is needed to support cohesion. | |
| 96 | Mrs Stacey Rawlings | The Manydown Company Ltd (c/o Bidwells) | 4.3.3 (Development Principle 3e: Community) | The reference to funding a community development worker does not meet the 3 legal tests within CIL Reg 122 of the 2010 CIL Regulations or paragraph 204 of the NPPF. | No change necessary. This is a new community and a community development worker is needed to support cohesion. | |

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| 97 | Mr Owen Neal | Sport England | 4.3.3 (Development Principle 3f: Sports Hubs) | Sport England welcomes to approach of delivering facilities through a 'sports hub' and supports the principle of co-located and shared community sports facilities with other services. Such an approach should be supported by a robust and up to date assessment of need through a Playing Pitch Strategy and/or Built Facilities Strategy. In general such an approach will help to support the viability and long-term sustainability of these facilities. Furthermore, Floodlighting is often essential to ensure that the local community can fully realise the benefits to sport that arise from new sports facilities. Also Sport England welcomes the intention to explore the community use of school facilities. Sport England recognises the potential benefits to the community from being able to access school sports facilities. Such facilities can often be designed and managed so to avoid conflict with the school's use of such facilities. | The approach set out in the SPD is informed by up to date Playing Pitch Strategy (2015) and Built Facilities Strategy (2015), underpinned by a Leisure and Recreational Needs Assessment (2015). The Development Principle provides appropriate guidance about flood lighting and the dual use of school facilities. | |
| 98 | Mrs Abigail Compton-Burnett | | 4.3.3 (Development Principle 3f: Sports Hubs) | The development should provide for sports facilities/pitches/changing facilities/meeting rooms etc. and opportunities for teenagers to socialise. | Development Principle 3f supports a 'sports hub' approach, with sports and community facilities co-located. | |
| 99 | Dr Rebecca Adlington | | 4.3.3 (Development Principle 3f: Sports Hubs) | Respondent notes that the pitches should be multipurpose so their enjoyment is maximised. A number of facilities such as changing/eating should be associated with the pitches to ensure a holistic approach. and provide facilities for teenagers. Dual use of the school should be encouraged, but these should be in addition to other planned community facilities. | Development Principle 3f sets out the Council's preferred 'Sports Hub' approach that would co-locate sports facilities with other community facilities to maximise their use. The SPD is supportive of dual use facilities (in principle) provided they can be secured in an appropriate manner. | |
| 100 | Mr Geoffrey Wallace | BDBC - Highways | 4.3.4 (Education) | Provision of safe streets is potentially at odds with the function of the link road. Children will need to cross the road if it separates home from school. | This would need to be addressed through any planning application. | |
| 101 | Revd Robert Bowskill | | 4.3.4 (Education) | The 'Park and Stride' scheme will not address the issue of increased traffic that will be generated through the development. | Park and Stride is advocated by the Local Education Authority as best practice for sustainable travel to schools. It will be necessary for planning applications to be supported by Transport Assessments underpinned by appropriate assumptions about movement patterns. | |

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| 102 | Mr Neil Massie | Hampshire County Council (County Planning) | 4.3.4 (Development Principle 3g: Education) | Co-locating the schools could cause problems for access at peak times. | The SPD does not specify whether the schools should be co-located or not. However, the SPD does require that the provision of the schools is discussed with the LEA, and the chosen approach should be justified through any subsequent planning application (for example, through the Transport Assessment). | |
| 103 | Councillor Paul Harvey | Labour Group (BDBC) | 4.3.4 (Development Principle 3g: Education) | The Labour Group are concerned that proposals for schools that may lead to consequential impacts on existing schools in Basingstoke. We expect County to consult fully on any proposals they may have for future schooling such that we can see openly whether those plans truly fit strategically with the aspirations we have for education in Basingstoke. The academisation of any school options should be resisted, the fragmentation of schooling in Basingstoke is dangerous and thus our approach is to promote cooperation and strategic planning to enable the schools across our town to operate successfully together not in competition. Can the SPD offer any reassurances about what will happen to the safeguarded land if academies do not require all the land set aside for educational purposes. | Development Principle 3g: Provision of Schools identifies criteria that the school should satisfy in terms of its location / design etc., and is in line with requirements already set out in Local Plan Policy SS3.10(d). It would be for the Local Education Authority to determine when the schools are required and find an operator. It is not for the SPD to detail what would happen to land if it is not required, but it is anticipated that such safeguards would be built into any future S106 agreement. | |
| 104 | Mrs Samantha Powell | Education Funding Agency | 4.3.4 (Development Principle 3g: Education) | The EFA supports the identification within the Manydown Development Brief SPD for two primary schools and safeguarded land for a secondary school, highlighted as necessary infrastructure required to help deliver sustainable growth. Encourage LPAs to safeguard land to allow future expansion, as necessary. Welcome confirmation that the location, size and delivery of sites will be discussed with the LEA at the earliest opportunity and wish to be involved in those discussions. | The educational requirements have been established through discussion with the Local Education Authority. The specific details of the provision should be agreed in discussion with the LEA. | |
| 105 | Mrs Samantha Powell | Education Funding Agency | 4.3.4 (Development Principle 3g: Education) | In identifying school sites, consideration should be given to how the use of public transport, cycling and walking can be encouraged to reduce the number of car journeys to and from schools. | Agreed. The first bullet point of Development Principle 3g requires that the location of schools should be informed by their accessibility by non-car modes. Development Principle 3a also requires that the location of facilities should maximise the number of new and existing residents within walking distance. | |

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| 106 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.3.5 (Development Principle 3h: Surrounding Communities) | Development should mitigate its own impacts and it is inaccurate to include reference (in the supporting text) to how development 'may have regard to meeting... the needs of western Basingstoke'. This does not comply with CIL 122. | The interaction between Manydown and the surrounding communities is a key issue for the Council, so it is right that this should be recognised through this document. However, the paragraph in question starts with the words, 'it is encouraged that', indicating a degree of flexibility. | |
| 107 | Mrs Stacey Rawlings | The Manydown Company Ltd (c/o Bidwells) | 4.3.5 (Development Principle 3h: Surrounding Communities) | Infrastructure must meet the 3 legal tests within Reg 122 of the 2010 CIL Regulations and Paragraph 204 of the NPPF. Any provision of wider infrastructure to meet the needs or address any existing deficiency of Basingstoke should not be a development principle. Recommends the deletion of Principle 3h. | No change necessary. The Development Principle is worded sufficiently loosely and only seeks to 'encourage'. | |
| 108 | Mrs Sue Rayden | Community Planning Officer | 4.3.5 (Development Principle 3h: Surrounding Communities) | This is seen as vital to ensure existing communities are not 'left behind'. | Support noted. | |
| 109 | Mr Owen Neal | Sport England | 4.3.5 (Development Principle 3h: Surrounding Communities) | Sport England welcomes the principle which encourages the provision of sports facilities linked to the Manydown development to address the deficit in artificial grass pitches and sports hall space in the west of Basingstoke. Careful consideration will need to be given to the location of any new facilities. Artificial pitches will generally have a wider catchment area than sports halls. Dependent on their location it may therefore be appropriate to secure contributions from the Manydown development where it is in line with national planning policy and guidance tests for the use of planning obligations. | Noted. Any contributions sought would comply with CIL Regulation 122 and address the needs of the new development. | |
| 110 | Rebecca Davies | North Wessex Downs AONB Office | 4.4.1 (Green Infrastructure) | Reference to setting of AONB should be included earlier in the document. | Agreed. New introductory sentence to 4.4.1 to reflect its importance. | The site is located close to the North Wessex Downs AONB in an area of sensitive landscape and high biodiversity value'. |
| 111 | Rebecca Davies | North Wessex Downs AONB Office | 4.4.1 (Green Infrastructure) | Site is part of a functioning ecological corridor between the NWD AONB and the AONB south. | As part of the planning application, the applicant will need to demonstrate the development's impact upon species, which is likely to include consideration of the ecological corridors within and around the site. There are also a number of landscape corridors proposed by Development Principle 4c (including the north-south route along the pipeline). It should also be noted that this site is part of a much wider corridor connecting between the AONBs. | |

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| 112 | Mr Daniel Ayre | Conservation Team (Basingstoke and Deane Borough Council) | 4.4.1 (Green Infrastructure) | Include reference to 'preserving' the setting of heritage assets (rather than protects). | Agreed. | Protecting archaeology, and protecting <u>preserving</u> or enhancing the setting of heritage assets;' |
| 113 | Mrs Marion Wolstencroft | Natural Basingstoke | 4.4.1 (Green Infrastructure) | Development should consider the strategy for wildlife in the context of the wider area. The development should be integrated into sub- regional and local networks of green infrastructure. | Development Principle 4a (as amended) and the supporting text highlight the need to consider green infrastructure in the context of what lies beyond the site. | |
| 114 | Mrs Marion Wolstencroft | Natural Basingstoke | 4.4.1 (Green Infrastructure) | SPD is not compliant with the NPPF and is supported by insufficient information about habitats and wildlife networks, such that consideration of movement is just limited to human beings. | The SPD sets a framework for future planning applications, which would be expected to be supported by an Environmental Impact Assessment that would include detailed ecological surveys to review the impact of development upon biodiversity. Development Principle 4d seeks opportunities for biodiversity improvements including through the linking of woodland habitats to create and maintain ecological networks. | |
| 115 | Mrs Marion Wolstencroft | Natural Basingstoke | 4.4.1 (Green Infrastructure) | Terminology around ecological buffers and landscape corridors is inconsistently used. | In Development Principle 4f, the reference to 'green corridors and buffers' has been changed to 'ecological corridors and green buffers' to provide consistency. | |
| 116 | Mrs Marion Wolstencroft | Natural Basingstoke | 4.4.1 (Green Infrastructure) | Loss of 4 arable fields with Important Plant Areas is contrary to Local Authorities' obligations under NERC Act. One of these fields is in the country park (and not used for arable purposes). | The site is allocated for development by Policy SS3.10 of the adopted Local Plan - therefore the general principle of development has already been given. As part of the Local Plan allocation, the loss of arable land was considered. Through the planning application, it would be for the developers to assess their specific impact upon habitats and species. | |
| 117 | Rebecca Davies | North Wessex Downs AONB Office | 4.4.1 (Development Principle 4a: GI Strategy) | Use of the word 'issue' makes the landscape sound like a problem rather than an asset. Development Principle should include reference to 'local landscape features'. | Agreed. Wording changed as suggested. | Change Development Principle 4a: '...how proposals would incorporate and respond to the landscape issues <u>considerations</u> ... and integrate with related issues <u>local landscape features</u> such as...' |
| 117 | Mr Geoffrey Wallace | BDBC - Highways | 4.4.1 (Green Infrastructure) | BDBC Highways notes that landscaping and trees along movement corridors can generate conflict (roots, leaves, maintenance). | Noted. This is a detailed matter that will inform the specific design. | |
| 118 | Trevor Codlin | Hampshire and Isle of Wight Wildlife Trust | 4.4.1 (Development Principle 4a: GI Strategy) | Recommends that a Landscape and Green Infrastructure strategy should be provided for the whole allocation. Without such an approach there is a risk that landscape and wildlife features will not be fully integrated and function as intended. | Supporting text requires the Strategy to give consideration to adjoining and nearby land. Development Principle 4a has been strengthened to reflect this. | Insert text at end of Development Principle 4a, ' <u>and ensure that opportunities are taken to link with surrounding landscape features and habitats</u> '. ' |

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| 120 | Rebecca Davies | North Wessex Downs AONB Office | 4.4.1 (Development Principle 4b: Responding to the wider landscape) | Development should minimise impact on views to and from the AONB (not just one way). | Agreed. | Insert words to Development Principle 4b para 2. 'In particular, development should conserve the landscape and scenic beauty of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and its setting, and minimise the impact upon views from <u>and to</u> it'. |
| 121 | Rebecca Davies | North Wessex Downs AONB Office | 4.4.1 (Development Principle 4b: Responding to the wider landscape) | Materials should be high quality across the whole development not just on the rural edges. | Development Principle 4b focuses on rural edge, and identifies this as a specific consideration. However, Development Principle 5c has been strengthened to include specific reference to materials as an element of good urban design - which applies across the whole site. | Development Principle 5c (part e, bullet point 1) revised to state: 'Exhibit levels of detailing, <u>materials...</u> ' |
| 122 | Rebecca Davies | North Wessex Downs AONB Office | 4.4.1 (Development Principle 4b: Responding to the wider landscape) | Concern about impact of lighting on AONB's dark skies. Suggests SPD should identify environmental zones. | Additional criterion added to Development Principle 4b. | Additional criterion added to end of Development Principle 4b: ' <u>Consideration of the impact of street lighting, floodlighting, and other external lighting to prevent harm to the dark night skies of the AONB</u> '. |
| 123 | Mr Alistair Craig | | 4.4.1 (Development Principle 4b: Responding to the wider landscape) | Suggests that all of the development around the edges should have lower densities and development heights irrespective of whether it is adjacent to countryside or existing low rise/density housing. Concern that high rise development along Roman Road will affect the amenity and be more intrusive to the existing residents along Firs Way and Winklebury Way that are on lower land. | Development Principle 4b seeks to control the density/height of development for the specific purpose of mitigating the development's impact upon the wider landscape. Development Principle 5b (part a) requires development to take into account 'existing landscape features and the impact of the scale and form of development for views into the site'. Development Principle 5c requires development to have 'a sensitive relationship to adjoining existing residential areas which maintains their residential amenity' (which would include Roman Road), and Development Principle 4c identifies that a landscape corridor should be provided along the Roman Road boundary. It is therefore considered that further changes are not required. | |
| 124 | Ms Barbara Bedford | Oakley and Deane Parish Council | 4.4.1 (Development Principle 4b: Responding to the wider landscape) | Principle supported, in particular the requirement to 'maintain a verdant skyline' from Oakley. | Noted. | |

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| 125 | Mr David Flint | | 4.4.1 (Development Principle 4c: Landscape Corridors) | Concern that the green corridor along the western edge of Manydown is inadequate and a wider wooded belt extending from the existing ancient woodlands to the country park, to include links across the railway line would be more appropriate. | Development Principle 4c identifies that the western boundary should include a landscape corridor (part 1d) and states that the design and planting of that corridor should be informed by its role within the green space network. This provides a framework for this to be articulated as part of any planning application which would be informed, for example, evidence and strategies on biodiversity and landscape. It is however considered that the framework could be strengthened by including reference to each corridor's 'width'. | The detailed design, <u>width</u> , planting and management of these corridors should be derived from their individual role in the green space network of the development'. |
| 126 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.4.1 (Development Principle 4c: Landscape Corridors) | Rather than stating 'wider road verges and deeper front gardens' it should state 'road verges and front gardens to be well proportioned'. | No change necessary. The relative sizes is relevant to differentiate the landscape corridors. | |
| 127 | Mrs Marion Wolstencroft | Natural Basingstoke | 4.4.1 (Development Principle 4c: Landscape Corridors) | Wildlife needs should inform the composition, sizing, function and layout of ecological corridors. | The SPD is clear that the GI network is multifunctional and seeks to establish an overarching framework. Specific green corridors should be identified and designed as part of the planning application as deemed necessary for their various mitigation purposes. | |
| 128 | Mr Alistair Craig | | 4.4.1 (Development Principle 4c: Landscape Corridors) | Respondent notes that Development Principle 4c does not sufficiently define a number of landscape terms, such as green corridor, etc. What does this mean for the landscape corridor along Roman Road? | Some of the terminology in the document has been 'tightened' to minimise confusion. Development Principle 4c (part 1a) specifically recognises the importance of the landscape corridor along Roman Road. Although it is not the role of the SPD to specify the design and width of this space, this should be informed by the SPD's requirement that it should 'provide a landscaped setting for development'. | |
| 129 | Mr Martin Small | Historic England | 4.4.1 (Development Principle 4c: Landscape Corridors) | Historic England welcomes and supports clause 1a of the principle - the principle of a landscape corridor along the line of the Roman Road. | Noted. | |

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| 130 | Trevor Codlin | Hampshire and Isle of Wight Wildlife Trust | 4.4.1 (Development Principle 4d: Ecological Enhancement) | Welcome development principle 4d but find it difficult to understand how it will be delivered (for example, many of the key biodiversity features are related to agricultural land, which will be lost) and how 'biodiversity improvement' will be measured. How will mitigation measures be secured outside the development site boundary and secured for perpetuity? | It will be necessary for planning applications' EIAs to identify the impact upon biodiversity and demonstrate that it can be adequately mitigated (including how any necessary mitigation would be secured, particularly if third party land is being relied upon). The third paragraph of Development Principle 4d has been strengthened accordingly. | Change to third para of Development Principle 4d: <u>'Ecological mitigation and post-construction management plans relative to each phase of development will be required for all important biodiversity features requiring protection, maintenance and / or enhancement prior to, during and post-development. wildlife habitats.</u> These should set out the aftercare of newly created habitats or management of existing habitats/biodiversity features to mitigate impacts within the proposed development site. They should include information on the long-term management, <u>monitoring and funding</u> required to maintain the habitats/features in perpetuity'. |
| 131 | Dr Pauline Holmes | Natural England | 4.4.1 (Development Principle 4d: Ecological Enhancement) | Recommends that applications are supported by a Biodiversity Mitigation Plan which is an approach used by Dorset for all developments over 0.1ha. The Plans should include details of any proposed ecological enhancement measures in line with the good practice and the local ecological strategies such as the Landscape and Biodiversity SPD. | Some of these requirements are already included in the development principle and covered by the supporting text. The third paragraph of Development Principle 4d has however been strengthened accordingly. | Change to third para of Development Principle 4d: <u>'Ecological mitigation and post-construction management plans relative to each phase of development will be required for all important biodiversity features requiring protection, maintenance and / or enhancement prior to, during and post-development. wildlife habitats.</u> These should set out the aftercare of newly created habitats or management of existing habitats/biodiversity features to mitigate impacts within the proposed development site. They should include information on the long-term management, <u>monitoring and funding</u> required to maintain the habitats/features in perpetuity'. |
| 132 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.4.1 (Development Principle 4d: Ecological Enhancement) | Principle should be amended to secure and ensure delivery of ecological mitigation and enhancement (wording suggested). | The third paragraph of Development Principle 4d has been strengthened accordingly, and includes reference to management and monitoring. | Change to third para of Development Principle 4d: <u>'Ecological mitigation and post-construction management plans relative to each phase of development will be required for all important biodiversity features requiring protection, maintenance and / or enhancement prior to, during and post-development. wildlife habitats.</u> These should set out the aftercare of newly created habitats or management of existing habitats/biodiversity features to mitigate impacts within the proposed development site. They should include information on the long-term management, <u>monitoring and funding</u> required to maintain the habitats/features in perpetuity'. |

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| 133 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.4.1 (Development Principle 4d: Ecological Enhancement) | Add 'where possible' to first paragraph that sets the aim to 'retain and enhance key habitat features, enhance landscape corridors, and provide protection to key species'. | No change necessary. Proposed change would dilute strength of principle. | |
| 134 | Mrs Marion Wolstencroft | Natural Basingstoke | 4.4.1 (Development Principle 4d: Ecological Enhancement) | The Development Principle and its supporting text seek to 'avoid the loss of ecological networks or any key habitats' but the existing ecological habitats have not been identified. It is also unclear how the LPA will determine what mitigation is appropriate qualitatively and quantitatively. | The SPD provides a framework for future planning applications. It will be necessary for planning applications' EIAs to identify the baseline conditions (through surveys etc.), identify what impact development will have upon biodiversity, and set out how any impacts can be mitigated. | |
| 135 | Trevor Codlin | Hampshire and Isle of Wight Wildlife Trust | 4.4.1 (Development Principle 4e: Ecological Buffers) | Welcomes the inclusion of buffers. However, the respondent requests that gardens are not backed on onto these habitats and sensitive lighting schemes incorporated into important corridors. | Development Principle 5c (Good Urban Design) would not support back gardens backing on to the public realm. Development Principle 4d has been amended to make specific reference to the impacts from light pollution along ecological networks. | Insert at end of Development Principle 4d, para 2: <u>'Impacts from light pollution from artificial lighting will need to be limited in order to retain the current intrinsically dark landscape along these important ecological networks'</u> |
| 136 | Rebecca Davies | North Wessex Downs AONB Office | 4.4.1 (Development Principle 4e: Ecological Buffers) | Should recognise multi functional role of ecological corridors. | Multi-functional nature of GI network recognised in supporting text 4.4.1 | |
| 137 | Margaret McGrath | BDBC - Parks and Open Spaces | 4.4.1 (Development Principle 4f: Green Space) | Set out a number of tracked changes to the original text to strengthen the section on green space. The respondent also recommends reference is made to the Planning Obligations SPD. | The suggested changes generally draw out requirements that are already set out in other adopted documents, so are considered reasonable and helpful. It is, however, not considered reasonable to include the specific requirement for the central park to be 10ha, as this would be a material change to the development principle and introduce new policy. New 'Relevant policies and strategies' box created for the Green Space section. | See Note 1 at end of Appendix for full track changed text. |
| 138 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.4.1 (Development Principle 4f: Green Space) | Add caveat about POS meeting quantum and catchments 'as closely as possible'. Development should not just meet quantity standards but respond to characteristics and opportunities of site to create a place of quality. | No change necessary. Proposed change would dilute the strength of the principle. Should applicant be able to demonstrate that a better design solution could be achieved in another way, that would be a material consideration and would be taken into account in the determination of that planning application. | |
| 139 | Trevor Codlin | Hampshire and Isle of Wight Wildlife Trust | 4.4.1 (Development Principle 4f: Green Space) | Concern that if there is insufficient greenspace within the development, it will place more recreational pressure on the country park. | Noted. Development would be required to comply with the borough's adopted POS standards. . | |

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| 140 | Mr Martin Small | Historic England | 4.4.1 (Development Principle 4f: Green Space) | Historic England welcomes and supports clause a) of development principle 4f the provision of a strategic green space in the general location of the Catterns Crossroads Scheduled Monument, although we will expect the green space to include the Scheduled Monument or it otherwise to be kept free of development and protected. | Details of how the Scheduled Monument should be treated are set out in Development Principle 4j: Archaeology - and these principles should be read together. | |
| 141 | Mrs Marion Wolstencroft | Natural Basingstoke | 4.4.1 (Development Principle 4f: Green Space) | Determines where principal areas of POS should be located without an understanding about what would be best for wildlife. | The Development Principle identifies the POS necessary to meet the Council's Green Space accessibility standards, but only at a very high level. As part of any subsequent planning application, it will be necessary for the applicant to review, through an EIA, the form and extent of mitigation necessary for biodiversity. | |
| 142 | Mrs Marion Wolstencroft | Natural Basingstoke | 4.4.1 (Development Principle 4f: Public Open Space) | LPA should quantify the area of each green space type that is incorporated into the development, including natural green space. | POS should be delivered in accordance with the adopted standards, and will be dependent upon the new resident population resulting from the development. | |
| 143 | Trevor Codlin | Hampshire and Isle of Wight Wildlife Trust | 4.4.1 (Development Principle 4g: Country Park) | Unclear what the principal purpose of the country park is. Concerned about recreational pressure upon ecological receptors in the country park. Particular impact upon ground flora in Ancient Woodland. May be necessary to create sanctuary areas with restricted access. | As part of any future planning application, it will be necessary for the applicant to demonstrate how the CP can satisfactorily align its various functions as set out in the Development Principle. | |
| 144 | Natural England | Dr Pauline Homes | 4.4.1 (Development Principle 4g: Country Park) | SPD does not make it clear when the country park will be delivered and how it will link to the proposed development phases. Also unclear how it will be funded. The country park should be accessible to the first phases of development without hindrance whilst construction on the other phases takes place. | The delivery mechanism and phasing of the CP will in part be informed by the mix of uses taking place within the CP and the degree to which the CP is therefore necessary to directly mitigate impacts of the development. | |
| 145 | Rebecca Davies | North Wessex Downs AONB Office | 4.4.1 (Development Principle 4g: Country Park) | Country park should be its own objective and have a clearer vision. Potential for conflict between recreation and biodiversity, with particular concerns if it becomes a local attraction. Existing farm buildings could be used as an educational research centre. | Country park is adequately addressed through an individual sub-section and development principle. As part of any future planning application, it will be necessary for the applicant to demonstrate how the CP can align its various functions. | |
| 146 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.4.1 (Development Principle 4g: Country Park) | Development Brief should recognise the cost of making provision for the country park and its influence on the overall viability of the development. | No change necessary. It is not the role of the SPD to make decisions about viability. This can be addressed through separate discussions with the LPA on the Community Infrastructure Levy, and could be considered as part of the planning application. | |

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| 147 | Mr Geoffrey Wallace | BDBC - Highways | 4.4.1 (Development Principle 4g: Country Park) | Country park could attract significant trip generation. | This would require assessment through the Transport Assessment submitted with any planning application. | |
| 148 | Revd Robert Bowskill | | 4.4.1 (Development Principle 4g: Country Park) | Respondent welcomes the inclusion of a country park. However, there is concern that the provision of a "hub" to welcome visitors will serve only to generate more traffic to and from the development | The impacts of the visitor facilities (and their access arrangements) would need to be considered as part of any future planning application. | |
| 149 | Mr Daniel Ayre | Conservation Team (Basingstoke and Deane Borough Council) | 4.4.1 (Figure 4.4.2) | Figure 4.4.2 could be enhanced with the inclusion of cross-sections. | Not considered necessary in the SPD. Likely to be required as part of planning applications to demonstrate suitability of proposals. | |
| 150 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.4.1 (Figures 4.4.1 and 4.4.2) | Minor changes to include keys and to ensure southern boundary of country park is shown where it overlaps with the boundary of the development site. | Agreed. | Figures 4.4.1 and 4.4.2 revised (as shown in part iv). |
| 151 | Mr Daniel Ayre | Conservation Team (Basingstoke and Deane Borough Council) | 4.4.2 (Heritage Assets) | Suggest revised wording to introductory text to better meet the requirements of the Planning (Listed Building and Conservation Areas) Act 1990. | Agreed as suggested (with additional text relating to sub-surface assets to provide full coverage of all heritage). | Revise introductory para: 'Manydown's heritage assets include the Worthing Conservation Area (and its significant buildings and structures) and a number of archaeological sites. The site's heritage assets should be protected and enhanced by new development. The special historic and architectural interest of Listed Buildings on or around the site should be preserved by the new development, whilst the character and appearance of the Worthing Conservation Area should be preserved or enhanced. Sub-surface heritage assets should be addressed in a manner appropriate to their significance. and also- Development provides an opportunity to create a strong sense of identity for the new community'. |
| 152 | Mr Daniel Ayre | Conservation Team (Basingstoke and Deane Borough Council) | 4.4.2 (Development Principle 4h: Listed Buildings) | Amendments to supporting text to explain relationship between Worthing House and its parkland and to refer to the Church's Grade II status. | Suggested wording agreed. | Revised text: 'The surrounding parkland complements the house spatially, aesthetically and historically and <u>is a key part of positively</u> contributes to the setting of the listed building. High status listed buildings, such as St. Thomas of Canterbury Church (<u>Grade II</u>)...' |

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| 153 | Mr Martin Small | Historic England | 4.4.2 (Development Principle 4h: Listed Buildings) | Historic England welcomes and supports Development Principle 4h. However, it is suggested that the first paragraph is re-worded to require a Heritage Impact Assessment to assess how the proposal would impact upon the significance of affected heritage assets. | Generally agreed. Changes made in conjunction with those recommended by BDBC Conservation Officer (recognising degree of overlap). | Text of policy revised to state: A Heritage Statement (<u>including a Heritage Impact Assessment</u>) should be provided with each relevant application to assess the significance of the affected listed buildings and their settings to <u>analyse the potential impacts that any development could have on them.</u> The findings should demonstrate how development would integrate positively with existing buildings and should ensure proposals would not compete, or would be detrimental to, the listed buildings and their individual settings. <u>A Heritage Impact Assessment should analyse how the proposal would impact on the significance of the heritage assets and demonstrate whether the impact would be positive, negative, neutral or harmful. In all instances harm to heritage assets should be minimised and where it cannot be avoided altogether it must be clearly justified.</u> In particular, development should take account of: |
| 154 | Mr Daniel Ayre | Conservation Team (Basingstoke and Deane Borough Council) | 4.4.2 (Development Principle 4h: Listed Buildings) | Proposes changes to development principle to better describe purpose of Heritage Statement | Generally agreed. Changes made in conjunction with those recommended by Historic England (recognising degree of overlap). | Text of policy revised to state: A Heritage Statement (<u>including a Heritage Impact Assessment</u>) should be provided with each relevant application to assess the significance of the affected listed buildings and their settings to <u>analyse the potential impacts that any development could have on them.</u> The findings should demonstrate how development would integrate positively with existing buildings and should ensure proposals would not compete, or would be detrimental to, the listed buildings and their individual settings. <u>A Heritage Impact Assessment should analyse how the proposal would impact on the significance of the heritage assets and demonstrate whether the impact would be positive, negative, neutral or harmful. In all instances harm to heritage assets should be minimised and where it cannot be avoided altogether it must be clearly justified.</u> In particular, development should take account of: |

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| 155 | Mrs Kerri Crutchfield | Southrope Developments Ltd (c/o Pro Vision) | 4.4.2 (Development Principle 4h: Listed Buildings) | The landowner's heritage reports (submitted) demonstrate that the area to the west of Worting House has less significance than the SPD indicated, and that development to the west of Worting House is acceptable. The Development Principle therefore misrepresents the value that the fields to the west have on the setting of the listed buildings. | No change necessary. The Conservation Officer considers that the text (as amended) accurately reflects the significance of the land around Worting House. | |
| 156 | Mrs Kerri Crutchfield | Southrope Developments Ltd (c/o Pro Vision) | 4.4.2 (Development Principle 4h: Listed Buildings) | The SPD fails to consider the extent to which the BDBC/HCC development on Manydown will change the character of the Conservation Area and in that context, the potential for new development at Worting to make a positive contribution to local character and distinctiveness. Worting would now effectively be surrounded by an expanded Basingstoke and that development in and around Worting to the west would have a limited impact on that part of the Conservation Area. | No change necessary. Appropriately-designed development adjacent to the CA can ensure that the most important characteristics of the CA are retained. | |
| 157 | Mr Martin Small | Historic England | 4.4.2 (Development Principle 4i: Worting Conservation Area) | Historic England welcomes and supports the references made to Worting Conservation Area in the SPD. However reference should also be included in the supporting text to the special character of Worting and the rural setting of the Conservation Area as a whole. | A new introductory paragraph has been inserted at the beginning of the Section on Worting Conservation Area to explain its special character. | New introductory paragraph: <u>'Worting village is significant as a noticeably independent village with a semi-rural setting, despite its location in close proximity to Basingstoke. It retains much of its historic character and appearance with a large proportion of the built stock within the village predating the 20th century. The character is influenced by the varied architectural styles prevalent within the area, the hierarchy of buildings within the village, and open spaces with well-defined boundaries within and around the Conservation Area. The rural setting of the Conservation Area is a key factor which influences its character, appreciable by the verdant hedges either side of Worting Road when approached from the west and the glimpsed views open fields to the east of Church Lane and south west of Worting Road'</u> . |

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| 158 | Mr Daniel Ayre | Conservation Team (Basingstoke and Deane Borough Council) | 4.4.2 (Development Principle 4i: Worthing Conservation Area) | Suggest inclusion of introductory paragraph explaining the significance of the Conservation Area. | Introductory paragraph agreed with BDBC Conservation Officer. | <u>New introductory paragraph: 'Worthing village is significant as a noticeably independent village with a semi-rural setting, despite its location in close proximity to Basingstoke. It retains much of its historic character and appearance with a large proportion of the built stock within the village predating the 20th century. The character is influenced by the varied architectural styles prevalent within the area, the hierarchy of buildings within the village, and open spaces with well-defined boundaries within and around the Conservation Area. The rural setting of the Conservation Area is a key factor which influences its character, appreciable by the verdant hedges either side of Worthing Road when approached from the west and the glimpsed views open fields to the east of Church Lane and south west of Worthing Road'.</u> |
| 159 | Mr Daniel Ayre | Conservation Team (Basingstoke and Deane Borough Council) | 4.4.2 (Development Principle 4i: Worthing Conservation Area) | Suggest revisions to development principle to tighten terminology, to include a new bullet point covering the 'importance of preserving the rural approach to the village from the west', and the requirement for new development to respond to the height of the existing. Other minor amendments suggested. | Agreed. Suggested bullet point about approach to village from the west expanded to address Historic England's concerns about new roads and junctions. | See Note 2 at end of Appendix for full track changed text. |
| 160 | Mr Martin Small | Historic England | 4.4.2 (Development Principle 4i: Worthing Conservation Area) | Development Principle should refer to 'rural' setting rather than 'semi-rural', and highlight potential impact of new roads and junctions. | Considered that semi-rural is a more appropriate description of Worthing given the urban backdrop of Basingstoke. A further criteria has been added to the Development Principle about the impact of new roads and junctions. | <u>New bullet point in Development Principle 4i: 'The importance of preserving the rural approach to the village from the west, including taking into account the impact of new roads and junctions;'</u> |
| 161 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.4.2 (Development Principle 4i: Worthing Conservation Area) | Should recognise that the land in the Conservation Area forms part of the allocation and thus the setting and character of the CA will be changed by new development within its boundaries. Suggest change to state, 'The Conservation Area can currently be characterised into...' | No change necessary. Such wording would imply that the character of the CA would change. Appropriately-designed development within and adjacent to the CA can ensure that the most important characteristics are retained. | |
| 162 | Mrs Kerri Crutchfield | Southrope Developments Ltd (c/o Pro Vision) | 4.4.2 (Development Principle 4i: Worthing Conservation Area) | The Local Plan inset map identifies the site as the first phase of development. There is a risk that if the draft Development Brief imposes unjustified constraints on the sites development potential, it could delay the delivery of this part of the Manydown allocation. | No change necessary. The Development Brief does not impose unnecessary constraints, but seeks to ensure that development responds sensitively to the heritage assets in and around Worthing. | |

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| 163 | Mr David Hopkins | Hampshire County Council | 4.4.2 (Development Principle 4j: Archaeology) | Concerned that the section as currently worded does not fully focus on the principles that should be applied to the determination of any future planning application. Respondent has suggested alternative wording for the section and Development Principle 4J. | Agreed - development principle and supporting text updated. Suggested wording used incorporating further minor tweaks subsequently agreed with the respondent (necessary to ensure the views of Historic England could be incorporated). | See Note 3 at end of Appendix for full track changed text. |
| 164 | Mr Martin Small | Historic England | 4.4.2 (Development Principle 4j: Archaeology) | Historic England welcomes and supports development principle 4J. However, more detail should be added to the principle about nationally important archaeological remains being retained in situ with their setting conserved or enhanced. | Agreed. | Additional text to require, ' <u>retention of nationally-important archaeological remains (whether scheduled or not) within green infrastructure and open space</u> '. |
| 165 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.4.2 (Development Principle 4j: Archaeology) | Clarify which landowner is being referred to with regards to the survey work. | This section has been rewritten with advice from the County Archaeologist to make clear that there are sub-surface heritage assets across the whole allocation. | |
| 166 | Mr Rhys Gilbert | BDBC | 4.4.4 (Development Principle 4l: Noise and Air Quality) | Support use of development principles for noise and air quality. These should inform and guide the design and layout of the site as a whole, and the respective phases as they come forward, by responding to any environmental constraints that may become apparent when the various studies are finalised. Clear development principles in this regard will ensure a proactive view on any constraints, rather than trying to mitigate the effects once a design/layout is agreed that doesn't consider these issues. | The respondent's suggesting wording has been taken into account in formulating amended supporting text to Development Principle 4l. This accords with Local Plan Policy SS3.10© (Manydown) and EM12 (Pollution). | <p><u>The layout and siting of new infrastructure relative to the layout and siting of residential areas and units should be designed so as to minimise as far as is possible, impacts from noise and air quality on residents, at the time of completion, and the foreseeable future.</u></p> <p><u>The national air quality objectives set the definitive parameters in relation to levels that ought not be exceeded for local air quality. In relation to noise, the objective levels for new development can be found in the council's 'Noise assessments and reports for planning application - Guidance note for developers and consultants' document.</u></p> <p>Development Principle 4l: Noise and air quality New development should not have a detrimental impact upon the quality of life of existing residents in relation to noise and air quality exposure. In addition, <u>residents of new development should not be exposed to existing sources of noise and or air-quality pollution that would have a detrimental impact upon the quality of life. of that development and its future occupiers.</u> In particular, the design and location of sensitive uses should take into account the transport infrastructure including the railway line, the A339, the B3400, and the new link road...'</p> |
| 167 | Revd Robert Bowskill | | 4.4.4 (Development Principle 4l: Noise and Air Quality) | Respondent supports Development Principle 4l and recommends that noise and air quality studies are carried out an early stage and notes existing problems for residents living close to Roman Road. | Noise and air quality information is likely to be required with planning applications. | |

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| 168 | Mrs Marion Wolstencroft | Natural Basingstoke | 4.4.4 (Noise and Air Quality) | Natural measures including trees can help to mitigate air pollution. | SPD sets a high level strategy. It identifies standards that should be met rather than dictating the specific means by which those standards are met. The suggestion is therefore considered unduly detailed. | |
| 169 | Mr Martin Small | Historic England | 4.5.1 (Development Principle 5a: Local Character) | Historic England welcomes and supports development principle 5a. | Noted. | |
| 170 | Rebecca Davies | North Wessex Downs AONB Office | 4.5.1 (Development Principle 5b: Character Areas) | Respondent is concerned about the building heights indicated. In particular, it is unclear what is meant by 2 storey - does this include 2 1/2 storey with windows in the roof space? There is also concern about 5 storey buildings. Further clarification on the height of buildings should be included in the SPD. | SPD sets out the very broad parameters for development. The specific proposals should be informed by much more detailed evidence (including a full LVIA and heritage assessment) to inform the heights of buildings in different parts of the site. The development principle clearly states that 5 storey development will be exceptional and only in 'key locations'. | |
| 171 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.5.1 (Development Principle 5b: Character Areas) | 'Only exceptionally' should be replaced with the words 'focal points up to five storeys permitted only in key locations'. | No change necessary. Suggested change provides additional flexibility that is not necessary. | |
| 172 | Mr Alistair Craig | | 4.5.1 (Development Principle 5b: Character Areas) | Development Principle 5b should include reference to the parts of Roman Road where the houses are set below the level of the Manydown land on the other side of the road, and take into account their views. | Development Principle 5b (part a) requires development to take into account 'existing landscape features and the impact of the scale and form of development for views into the site'. Development Principle 5c requires development to have 'a sensitive relationship to adjoining existing residential areas which maintains their residential amenity' (which would include Roman Road). No changes are therefore required. | |
| 173 | Mr Martin Small | Historic England | 4.5.1 (Development Principle 5b: Character Areas) | Historic England welcomes and supports development principle 5b. | Noted. | |
| 174 | Mrs Stacey Rawlings | The Manydown Company Ltd (c/o Bidwells) | 4.5.1 (Development Principle 5c: Good Urban Design Principles) | The Manydown Company notes that the final limb k of Development Principle 5c requiring public art is not compliant with CIL Reg 122 of the 2010 CIL Regulations or paragraph 204 of the NPPF. Respondent requests that Limb k should be deleted. | Although it is not an infrastructure requirement of the development, it is one way in which the developer can create a high quality place. Change proposed. | Insert text as follows: 'k) Introduce public art into the development <u>where it would help to deliver a successful residential environment</u> '. |
| 175 | Dr Pauline Holmes | Natural England | 4.5.1 (Development Principle 5c: Urban Design) | Natural England recommends that a further principle be added which encourages biodiversity enhancements such as green roofs to be considered where opportunities arise as part of good design. | Development Principle 4k: Flooding and Water Quality requires the use of SuDs, which could include green roofs. Development Principle 5e relates to sustainable construction, and would also support the provision of green roofs. | |
| 176 | Mr Martin Small | Historic England | 4.5.1 (Development Principle 5c: Urban Design) | Historic England welcomes and supports development principle 5c. | Noted. | |

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| 177 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.5.2 (Demonstrating Design Quality) | Clarify that requirement to submit a Schedule of Development applies to all landowners in the allocation to ensure that infrastructure delivery is comprehensively planned. | No change necessary. The requirements in the SPD apply to all developments across the allocation. | |
| 178 | Mr Geoffrey Wallace | BDBC - Highways | 4.5.3 (Parking and Refuse Collection) | BDBC Highways notes that waste routing layout within both the residential and commercial areas is critical to the determination of the overall residential and commercial site layouts. Waste collection vehicles must be able to access and collect without undue reversing and manoeuvring, i.e. limited cul-de-sacs. | Supporting text to Development Principle 5d cross-references to Appendix 6 (Storage and Collection of Waste and Recycling) of the Design and Sustainability SPD that covers these issues. | |
| 179 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.5.3 (Development Principle 5d: Parking) | Suggest change to criterion (c) to state, 'rear parking courts are discouraged unless they are well considered and contribute to creation of a high quality street scene'. | No change necessary. Sentiment is adequately expressed by principle as currently worded. | |
| 180 | Ms Barbara Bedford | Oakley and Deane Parish Council | 4.5.3 (Development Principle 5d: Parking) | In order to encourage more cycle use, should cycle parking exceed the standards? Car parking is an ever-increasing problem so 'parking needs to be properly provisioned using real data and not standards'. | The adopted car and cycle parking standards reflect the requirements of a sustainable development. They have been informed by car/cycle ownership data and there is no justification to deviate from them. | |
| 181 | Councillor Paul Harvey | Labour Group (BDBC) | 4.5.4 (Development Principle 5e: Sustainable Construction) | The Labour Groups notes that the SPD misses a number of key sustainability points such as energy efficiency in buildings, energy capture and water recycling. Respondent would welcome a firmer commitment to onsite energy management. | Following the Housing Standards Review, it is not possible for a planning document to require sustainability standards beyond that required by Building Regulations. Local Plan Policy SS3.10 requires development to incorporate and/or promote renewable and low-carbon technologies and Policy EM10 seeks to 'minimise energy consumption through sustainable approaches to design'. Development Principle 5e (Sustainable Construction) encourages the efficient use of natural resources (in terms of energy demands and water use), and the supporting text encourages the developers to consider the viability of district heating in the centres. | |
| 182 | Mr Martin Heath | | 4.5.4 (Development Principle 5e: Sustainable Construction) | Respondent notes that there is the opportunity for Manydown to be a zero carbon development in order to minimise its impact on the environment, using other examples of eco-towns. The SPD does not address this potential opportunity. | Following the Housing Standards Review, it is not possible for a planning document to require sustainability standards beyond those required by Building Regulations. Development Principle 5e (Sustainable Construction) encourages the efficient use of natural resources (in terms of energy demands and water use), and the supporting text encourages the developers to consider the viability of district heating in the centres. | |

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| 183 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.6.1 (Infrastructure Delivery Strategy) | The SPD should establish the delivery mechanism for the allocation-wide infrastructure requirements, and set out the structure for equalisation. Suggest deletion of paragraph 4. | No change necessary. As the other landowners have expressed concerns about the approach proposed by the principal landowner (both Worting Park and Flavia Estates have written to the LPA accordingly), it would not be reasonable to tie this approach into the SPD at this time. However, further wording has been introduced to strengthen the proposed approach and clarify how existing infrastructure capacity should be taken into account. | New penultimate sentence in para 4 beneath Figure 4.6.1: <u>'Where there is spare infrastructure capacity, this should be taken into account in the calculation of the allocation-wide infrastructure requirements, rather than offsetting the needs of the first site to come forward.</u> The following table sets out the LPA's suggested distribution of infrastructure across the site allocation that should be agreed through the IDS document'. |
| 184 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.6.1 (Figure 4.6.2) | Should be updated to reflect landowners' discussions on Infrastructure Delivery Strategy | Agree. Table updated. Now includes allotments and on-site transport infrastructure. | Allotments and on-site transport infrastructure added to Figure 4.6.2 |
| 185 | Mr Neil Massie | Hampshire County Council (County Planning) | 4.6.1 (Infrastructure Delivery Strategy) | Consideration should be given to the need for waste collection and disposal facilities for Manydown. The HWRC at Wade Road is already congested. HCC would therefore welcome discussion with BDBC/developers about how they envisage waste to be dealt with over the lifetime of the development and HCC would support consideration being given to incorporating additional waste collection infrastructure (such as HWRCs) in the development and/or waste disposal elsewhere to serve the development. | The SPD does not set new policy, but provides further detail on the approach set out in the Local Plan. It would not be reasonable to introduce a new requirement for an on-site HWRC. There is insufficient information to demonstrate that it would be reasonable or necessary to seek a contribution towards waste infrastructure, though in any case, this level of detail would not be appropriate to the SPD. | |
| 186 | Mr Neil Massie | Hampshire County Council (County Planning) | 4.6.1 (Infrastructure Delivery Strategy) | Development should contribute funding towards a School Crossing Patrol to encourage walking. | This is too detailed a requirement for the SPD. There is insufficient evidence to demonstrate that the requirement would meet the tests of CIL Reg 122. | |
| 187 | Mrs Stacey Rawlings | The Manydown Company Ltd (c/o Bidwells) | 4.6.1 (Infrastructure Delivery Strategy) | Refers to preparing a single S106 Agreement for the whole of Manydown. This is not appropriate, practical nor deliverable. | Agreed. This reference has been deleted. | This would best be demonstrated by a single IDS drawn up and agreed between all the landowners in Manydown, that would inform a single Section-106 agreement.' |
| 188 | Mrs Kerri Crutchfield | Southrope Developments Ltd (c/o Pro Vision) | 4.6.1 (Development Principle 6a: Infrastructure) | This Development Principle should acknowledge the special characteristics of Worting. It's entirely appropriate that the development proposals for Worting Park should be the subject of a separate planning application, and that any associated planning obligations relating to infrastructure excluded from the Regulation 123 List, should be limited to that which is directly related to the development, and fairly and reasonably related in scale and kind. | No change necessary. It is unclear how the respondent considers the special characteristics of Worting should be acknowledged. It is recognised that any planning obligations must meet the requirements of CIL Regulation 122. Prior to the adoption of CIL, the LPA's draft Reg 123 list is of no relevance. | |
| 189 | Mr Owen Neal | Sport England | 4.6.1 (Development Principle 6a: Infrastructure) | Sport England welcomes the inclusion of sports facilities within the IDS. Respondent notes that facilities should include both indoor and outdoor. | Minor amendment to Figure 4.6.2 to clarify that sports facilities are both indoor and outdoor. | |

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| 190 | Mrs Samantha Powell | Education Funding Agency | 4.6 (Infrastructure) | The EFA supports the use of CIL to fund schools. There is a need to ensure that the education contributions made by developers are sufficient to cover the increase in demand for school places that are likely to be generated by this strategic housing allocation. | The SPD sets out the infrastructure requirements necessary to meet the needs of the allocation (and to satisfy the tests in CIL Regulation 122). It is currently anticipated that Manydown's education contributions will be via S106 rather than CIL. | |
| 191 | Mrs Samantha Powell | Education Funding Agency | 4.6.1 (Development Principle 6a: Infrastructure) | The EFA supports Development Principle 6a, which requires the submission of an Infrastructure Delivery Strategy. | Noted. | |
| 192 | Mrs Julia Nethercott | | 4.6.1 (Infrastructure Delivery Strategy) | Should green infrastructure be included in Section 4.6.1 as part of the Infrastructure Delivery Strategy? | Public Open Space (listed in Table 4.6.2) includes green infrastructure. As established by Development Principle 4a, the provision of GI on each site would need to take account of surrounding landscape features and habitats. | |
| 193 | Mrs Marion Wolstencroft | Natural Basingstoke | 4.6.1 (Infrastructure Delivery Strategy) | Respondent notes that section 4.6.1 does not explicitly refer to green infrastructure. In addition a strategy should be compiled for the early delivery of semi natural/natural green space to enable the creation or substitution of habitats that will be destroyed, depleted or otherwise impacted by the development delivery strategy or by a need for adaptation to climate change. | Public Open Space (listed in Table 4.6.2) includes green infrastructure. It will be necessary for planning applications' EIAs to identify the baseline conditions (through surveys etc.), identify what impact there would be upon biodiversity, and set out how any impacts can be mitigated and to provide details about the timing of that mitigation. | |
| 194 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 4.6.2 (Development Phasing) | Incorrect to state that Manydown will be built over 15 years. | Agree. Corrected to reflect build period to 2030, in line with the Council's most up-to-date housing delivery trajectory. | The council's housing trajectory identifies a build-out period of 15 years to deliver <u>that the Manydown allocation will be built out by 2030</u> . |
| 195 | Revd Robert Bowskill | | 4.6.2 (Development Principle 6b: Phasing) | Respondent notes the importance of Development Principle 6b. In particular the emphasis on mitigating and minimising the effects and consequences of traffic movements, noise and potential pollution. | Development Principle 6b has been expanded to make clear that the principle applies to all infrastructure. A cross-reference to Local Plan Policy CN6 has been included in the supporting text. | Second sentence of first para of supporting text to commence with, <u>'In accordance with Local Plan Policy CN6 (Infrastructure)...</u> ' Development Principle 6b also amended to state: <u>'Development should be phased in a manner that ensures infrastructure is delivered when it is required to meet needs, which sees the introduction of</u> In particular, <u>essential services and facilities should be delivered early in the development in order to reduce the need to travel beyond Manydown and to begin to establish a local community'</u> . |

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| 196 | Ms Rachel Barker | Enterprise M3 | 4.6.2 (Development Principle 6b: Phasing) | The Infrastructure Delivery Strategy is welcomed but we would like each strategy submitted not only to outline how new infrastructure development will be jointly and comprehensively planned but also to outline how new infrastructure will be delivered in advance of development taking place. | As set out in the Local Plan glossary, the Infrastructure Delivery Strategy is required to provide information about phasing. Development Principle 6b (Development Phasing) establishes the principle that infrastructure should be delivered early in the development, and it is proposed that it should be expanded to reflect the supporting text and make reference to the delivery of broader infrastructure requirements. | |
| 197 | Mrs Samantha Powell | Education Funding Agency | 4.6.2 (Development Principle 6b: Phasing) | The EFA also supports development principle 6b which seeks to ensure new infrastructure, including schools, is provided as soon as possible to meet the needs generated by the new development. EFA requests that it is engaged at the earliest opportunity at pre-application stage and on relevant planning applications to help ensure this is achieved. | Noted. | |
| 198 | Ms Barbara Bedford | Oakley and Deane Parish Council | 4.6.2 (Development Principle 6b: Phasing) | Respondent is concerned that the infrastructure should be in place from the start of the development. Piecemeal planning should be avoided as this will not give a joined-up solution. | The requirement for an Infrastructure Delivery Strategy (ALP Policy SS3.10c and Development Principle 6a), should ensure that infrastructure is comprehensively planned and coordinated. Phasing requirements are set out by Development Principle 6b. | |
| 199 | Mrs Abigail Compton-Burnett | | 4.6.2 (Development Principle 6b: Phasing) | Respondent notes that community facilities should be developed before homes are occupied at Manydown. If facilities are not implemented at an early stage, it could take much longer to develop a community spirit and to establish community activities. | Development Principle 6b requires the timely provision of community facilities, and encourages them to be delivered early. Development Principle 3e seeks to secure a temporary meeting space from the outset of the development (or other provision, as identified through a Community Development Strategy) to help create a sense of community identity from the outset. | |
| 200 | Mr Neil Massie | Hampshire County Council (County Planning) | 4.6.2 (Development Principle 6b: Phasing) | Unclear if nursery/ pre-school provision will be made from the outset of the development, and whether there will be any locations suitable to suit 'park and stride' when the first school is open. | Development Principle 6b requires the timely provision of community facilities as and when they are required. It is expected that the detail would be established as part of any planning application in conjunction with consultees such as HCC. | |

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| 201 | Mr Mark Matthews | Thames Water Utilities Ltd | 4.6.3 (Development Principle 6c: Utilities) | Thames Water is already in discussion with the developer and an impact study is underway to assess what network upgrades are required and at what point of the phasing of the development. Thames Water supports development principle 6c and its supporting text as it is in line with previous representations. | Noted. | |
| 202 | Miss Clare Gibbons | Southern Water | 4.6.3 (Development Principle 6c: Utilities) | Southern Water has no comments to make. | Noted. | |
| 203 | Ms Barbara Bedford | Oakley and Deane Parish Council | 4.6.3 (Development Principle 6c: Utilities) | Waste water disposal needs to be sorted out before development starts. If a new pumping station is required, where will it be? | Noted. This is addressed by Local Plan Policy SS3.10r, with further detail provided by Development Principle 6c that requires planning applications to be supported by information about utilities provision to demonstrate that there are no insurmountable issues in the local area. | |
| 204 | Mr David Flint | | 4.6.3 (Utilities and Services) | Concern that there is no mention of the oil pipeline in the SPD which is indicated on the plan. Notes that the pipeline is a hazardous installation and further clearance from the pipeline should be made. Concern that the current siting of the housing and primary school in relation to the pipeline are unsafe. | Separate regulations control the type of development that can take place close to the oil pipeline. It is not considered necessary to replicate those controls in this document. | |
| 205 | Mr Richard Compton-Burnett | | 4.6.4 (Development Principle 6d: Broadband) | Respondent also requests that a fibre broadband link is available for the residents of Wootton St Lawrence from Manydown. | The LPA cannot require the broadband provider to provide a connection to Wootton St Lawrence, as it would be a commercial decision for the provider. | |
| 206 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 5.0 (Development Framework Plan) | Oil pipeline is obscured and should be illustrated more clearly. | Agree. | Development Framework Plan revised accordingly (as shown in part iv). |
| 207 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 5.0 (Development Framework Plan) | A main vehicular access arrow should be added from the indicative link road to Winklebury Way. | No change necessary. This access is not a requirement of the Local Plan. This link should be tested and justified through the Transport Assessment which will be submitted as part of the landowners' planning application. | |
| 208 | Mr Matthew James and Mrs Laura Taylor | HCC and BDBC (Joint Landowners) | 5.0 (Development Framework Plan) | Location of key centres should be shown | No change necessary. The location of the centres should be determined through the planning application process with reference to the full range of evidence including the Environmental Impact Assessment. | |
| 209 | Mrs Marion Wolstencroft | Natural Basingstoke | 5.0 (Development Framework Plan) | The Plan is not supported by an understanding of what ecological networks and green infrastructure are required. | SPD provides a high level framework. Specific proposals should be informed by the applicant's survey work. | |
| 210 | Mrs Marion Wolstencroft | Natural Basingstoke | Appendix 1 | Respondent is concerned that there are no proposals for off-setting a number of impacts resulting from increased growth in the borough, such as air pollution, flooding, etc. which could be mitigated through the creation of woodlands, etc. | It will be necessary for the planning application to demonstrate how its own environmental impacts can be mitigated. | |

PART ii: CHANGES ARISING FROM MEMBER MEETINGS

| | Section of the SPD/Development Principle | Summary of Issue | Officer's response | Change proposed |
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| 211 | 4.1 (A mix of homes) | Add BDBC Housing and Homelessness Strategy 2016-2020 to relevant policies and strategies box. | Agreed | Added to Policies and Strategies box ' <u>... BDBC Housing and Homelessness Strategy 2016-2020 (2016)</u> '. |
| 212 | 4.2.1 (Travel to and from the site) (Figure 4.2.1) | Traffic along Roman Road is not 'rat running'. | Agreed | Figure 4.2.1 changed to state 'heavy traffic on Roman Road'. |
| 213 | 4.2.1 (Development Principle 2b: Walking and Cycling) | Good pedestrian and cycling connections to key destinations should be provided early to establish good habits from the outset. | Agreed | Inset text to end of Development Principle 2b to state ' <u>... and delivered early in the development to establish good habits</u> '. |
| 214 | 4.2.1 (Development Principle 2f: Future-proofing) | Remove specific reference to 2040. There was no need for a backstop date. | Agreed | Text removed. |
| 215 | 4.3.2 (Development Principle 3d: Employment) | Principle about employment includes too many references to 'appropriate' – which is a poorly defined term and difficult for decision-making purposes. The principle should support home/work units with flexible space – to allow people to run businesses from home with a small number of employees. | Agreed | Development Principle revised to state: 'Development Principle 3d: Appropriate -Employment opportunities: The provision of employment facilities of an appropriate scale and type will be supported in appropriate locations that are well served by public transport, and that have good walking and cycling connections. <u>The provision of live/work units will be supported where they are compatible with the character of the surrounding area and are not detrimental to the amenities of neighbouring properties.</u> ' |
| 216 | 4.4.1 (Development Principle 4c: Landscape corridors) | Noted the importance of the field to the north of Worthing Road that was highly visible on the approach from Oakley. Suggest revision to Development Principle 4c – part 1d. | Agreed | Development Principle 4c (1d). Additional text: d) Along the western boundary of the site, both north and south of Worthing Road, to mitigate the impact of the development on the rural character of the area to the west and on views eastwards from Oakley towards the development. <u>This should also include greenspace at the entrance to the site to the north of the B3400 to provide a sensitive transition between the countryside and the development;</u> |
| 217 | 4.4.2 (Development Principle 4i: Worthing Conservation Area) | 4i: Last bullet point should 'preserve' local distinctiveness – not just 'engender' | Agreed | Considering the <u>varied design, variation</u> materials and architectural elements to preserve <u>engender</u> local distinctiveness'. |

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| 218 | 4.4.2 (Development Principle 4j: Archaeology) | 4f(a): Concerned about potential loss of Catterns Crossroads Scheduled Monument or cutting through it with the access road. Even if it is found to not be of national significance, it is still locally significant – and development should use this as an opportunity to enhance the public realm and include interpretation. | Development Principle 4f(a) seeks a strategic green space in the general location of the Catterns Crossroads Scheduled Monument. Approach in Development Principle 4j revised taking into account comments from County Archaeologist and Historic England. | See revised Development Principle relating to archaeology in row 163. |
| 219 | 4.5.1 (Development Principle 5c: Good Urban Design) | Concern about reference to a 'gateway' in DP 5c(f) – concerned about what a gateway feature might mean in practice, and considered that it was important to have a sensitive transition between rural and urban at the western entrance to the B3400. | Agreed | Development Principle 5c(f) revised: ' <u>f) The main entrances to the scheme from the A339, Roman Road and the western section of Worting Road should provide a clear sense of arrival into the development with the sensitive siting and massing of buildings, open space and hard and soft landscape features. The need for suitable, high-quality gateway features at the main entrances to the scheme from the A339, Roman Road and Worting Road to provide a clear sense of arrival into the development. The approach from the west (on Worting Road) should provide a sensitive transition between rural and urban.</u> |
| 220 | 4.5.1 (Development Principle 5c: Good Urban Design) | Should include specific reference to respecting the setting of the children's cemetery. | Agreed | Additional text to bullet point i) ' <u>Development should also respect the setting of the children's cemetery.</u> |
| 221 | 4.5.3 (Development Principle 5d: Car Parking and Refuse) | Should add refuse requirements. Collection points need to be safe or they won't be collected. Storage points also need to be near collection points or this will lead to bins being left outside the front of houses. Also need to be mindful of impact upon appearance of streetscene. | New text inserted relating to streetscene impact. Other issues addressed through reference to Appendix 6 of the Design and Sustainability SPD 'Storage and Collection of Waste and Recycling'. | Insert new text at end of Development Principle 5d: ' <u>Arrangements for refuse storage and collection should minimise the potential for bins to be located in visually prominent locations such as on a street frontage.</u> |
| 222 | 4.6.2 (Infrastructure Delivery Strategy) Figure 4.6.2 | Reference to self-build should also refer to custom build for clarity. | Agreed | Figure 4.6.2 updated accordingly. |

PART iii: FURTHER CHANGES PROPOSED BY LPA (excluding minor grammatical changes/typos etc.)

| | Section of the SPD/Development Principle | Explanation of change | Change proposed |
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| 223 | Foreword | Updates to reflect status of document | Introductory text updated to reflect status of document (and remove reference to consultation etc). |

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| 224 | 1.2 | | Factual correction. The woodlands are outside the land allocated for residential development. | It includes a Scheduled Monument and a <u>Site of Importance for Nature Conservation</u> , and adjoins a number of areas of woodland, some of which are also designated as Sites of Importance for Nature Conservation (SINCs)'. |
| 225 | 4.1.2 | | Additional text to cross-reference to Housing and Homelessness Strategy. | Insert text: ' <u>Reflecting the adopted Council Plan theme of 'Preparing for controlled and sustainable growth', the Council's Housing and Homelessness Strategy (October 2016) defines the maximised supply of affordable housing as a key priority'.</u> |
| 226 | 4.1.3 (Self Build) | | Amendment to reflect release of further Self Build Regulations in October 2016. The duty for Local Authorities to meet their need for plots came into force on 31 October 2016. | The Housing and Planning Act (<u>2016</u>) sets a duty for local authorities to meet the full demand for such plots which will come into force with future legislation. ' |
| 227 | 4.1.4 (Gypsy and Traveller accommodation) | | The borough's overall need reduced (since the 2015 GTNA) as a result of permission being granted elsewhere for one pitch. This consequently reduced Manydown's pro-rata requirement. | This currently indicates a requirement for ten <u>nine</u> pitches on Manydown.' |
| 228 | 4.2.1 (Travel to and from the site) | | Highlighting the importance of the railway station (within the town centre). | Development should provide connectivity from the site to key destinations including: Basingstoke town centre <u>and the railway station</u> '; |
| 229 | 4.3.3 (Facilities) | | Clarification that this statement refers to the temporary facilities. The location of the permanent community buildings is set out in Development Principle 3a. | The location of the <u>temporary</u> community meeting space should be accessible to new residents from across the whole allocation.' |
| 230 | 4.3.5 (Relationship with surrounding communities) | | Updated to reflect the restructuring/renaming of the document and its recent adoption in October 2016. | The council is preparing <u>has adopted</u> a Community Investment Framework Strategy for Western Basingstoke <u>which is expected to be adopted by the end of 2016</u> will be used to inform actions in <u>western Basingstoke</u> '. |
| 231 | 4.4.1 (Biodiversity and Ecological Buffers) | | Strengthen description of site's ecological importance. | Parts of the site in combination with the wider <u>Manydown Estate</u> are of national importance for <u>their rare arable flora</u> '. |
| 232 | 5.0 (Development Framework Plan) | | To provide clarity it is not showing an access onto unallocated land to the south. | Plan amended to move arrow at southern access point to entirely within the area of land covered by SPD. |

CONSULTATION STATEMENT: APPENDIX G NOTES

Note 1 (Row 137)

Green Space

Relevant policies and strategies: Local Plan Policy SS3.10(e) (Manydown), EM5 (Green Infrastructure), Green Infrastructure SPD (2013), BDBC S106 Planning Obligations and Community Infrastructure (2015)

A high quality network of different types of green space should be provided. As well as traditional types of green space such as kickabout and children's equipped play areas, encouragement is given to significantly enhancing the 'green' character of the area through the provision of varied a variety of different green spaces such as including ornamental garden areas squares, pocket parks, flower beds and herb and community food-growing areas. Open spaces should be ready and available for use prior to the occupation of the dwellings they serve.

Development Principle 4f: Provision of green space

The development should provide a network of the following types of green space for children and adults in accordance with the quantum and catchments set out in the council's Green Space Standards and the council's Green Infrastructure Strategy.

- Equipped play for children of all ages.
- Amenity Green Space (including informal play space and kickabout).
- Parks.
- Accessible Natural Green Space.
- Biodiversity sites and landscape features.
- ~~Green Ecological~~ corridors and green buffers.
- Allotments.

The council supports the principle of providing fewer but larger spaces, provided they meet the required standards and catchments.

The provision of this green space should include the following ~~general areas~~ strategic green spaces, with the specific locations dependent upon more detailed masterplanning:

- a) A strategic green space in the general location of the Catterns Crossroads Scheduled Monument; this green space should be designed to provide informal green space and could include accessible natural green space and kickabout to meet the distance thresholds
- b) A centrally-located, principal Neighbourhood Park that will provide a focal point for the entire site. centrally-located and linked to other community facilities This must be a cohesive multi-functional green space, not dissected by roads, with well-defined boundaries and a strong sense of place and design. It must relate directly to other community facilities such as schools, community centre, shops etc. and be safely accessible by pedestrians and cyclists. It must contain a range of facilities which cater for a wide range of users including young children, teenagers, families and the elderly as follows:

- open grassed areas,
- tree and shrub planting,
- play and informal sports facilities including a NEAP (minimum 750sq.m.) and MUGA,
- sitting areas and ornamental garden areas,
- space for community events,
- wildlife areas

b)c) A Neighbourhood Park to the south of Worthing Road meeting the open space needs of the surrounding housing ; this green space must be a minimum of 2ha in size, be designed – in accordance with the specifications contained in the Green Space Standards and include a LEAP (minimum 300 sq.m).

Note 2 (Row 159)

Development Principle 4i: Development affecting Worthing Conservation Area and its setting

The ~~special qualities and historic characteristics~~ character and appearance of the conservation area and its setting, including its designated and non-designated heritage assets, should be preserved or enhanced.

Development should preserve or enhance the existing character and appearance of the conservation area ~~to create a strong sense of place,~~ and to use contextual cues to inform the layout, landscaping strategy, and detailed design of these areas.

Development should take account of the sensitivities highlighted in the council's conservation area appraisal on themes including:

- Responding to and respecting the urban grain, historic development pattern, density, hierarchy, height and special characteristics of the conservation area;
- Having regard to the semi-rural character of the conservation area including the important open areas such as the ~~planned designated historic~~ landscape at surrounding Worthing House, as well as the tranquil setting of Church Lane;
- Ensuring the retention of the visual and physical gap between Basingstoke and Worthing;
- The importance of preserving the rural approach to the village from the west, including taking into account the impact of new roads and junctions ;
- Positioning development back from either side of the B3400 and employing buildings with appropriate heights to preserve the verdant character of the east-west corridor through the conservation area;
- Protecting and enhancing the trees and hedgerows; and
- Considering the varied design~~variation~~, materials and architectural elements to ~~engender~~ preserve local distinctiveness.

To preserve the wider landscape setting of the conservation area, development should provide appropriate buffers to mitigate the potential urbanising effects of development on the elevated land to the north, east, and north-west of the conservation area. Of particular value is the western approach to the conservation

area where views through the open fields either side, and along the B3400, currently reflect the transition from the open countryside into the more urban areas to the east. Any development here should be carefully considered to ensure this relationship is preserved.

Planning applications should be supported by illustrative material including accurate visual representations and sections, to demonstrate the impact that development would have on the Conservation Area.

Note 3 (Row 163)

Archaeology

The site allocation also includes areas a number of known archaeological sites as well as having a high archaeological potential. These include the nationally important interest, including a scheduled Roman site monument at Catterns Crossroads, which may be the remains of a Roman building or villa, and other Roman and Iron Age enclosures. The area is also noted for Bronze Age sites and earlier prehistoric activity.

The Roman road from Silchester to Winchester forms the eastern boundary of the site and is an ancient landscape feature. much of the proposed allocation, and there have been Roman and Iron Age finds in the area. The landowners' sSurveys should be undertaken to understand the known and the potential archaeology of the allocation to promote an understanding of the most important archaeological sites and how development might respond to them. The development will also need to address other archaeological sites that are likely to be encountered but are as yet unknown. These will inform the future community's understanding of the origins of Manydown and support to sense of place and local identity that can be positively employed. work has identified further areas within the site that may be sensitive to archaeology, and require further investigation. It is necessary to understand the significance of these heritage assets to inform how development should respond to them.

Development Principle 4j: Archaeology

Development should positively respond to the sub-surface heritage assets (archaeology) and their setting, and retained historic landscape features, in a manner appropriate to their significance.

The layout of any development and its green infrastructure and open space should be informed by an understanding of the archaeological and historic landscape significance of archaeological assets, including retention of existing features such as the Roman road and retention of nationally-important archaeological remains (whether scheduled or not) within green infrastructure and open space.

, incorporating appropriate setbacks, a sensitive landscaping strategy, and the appropriate scale, massing and design response of the surrounding built form.

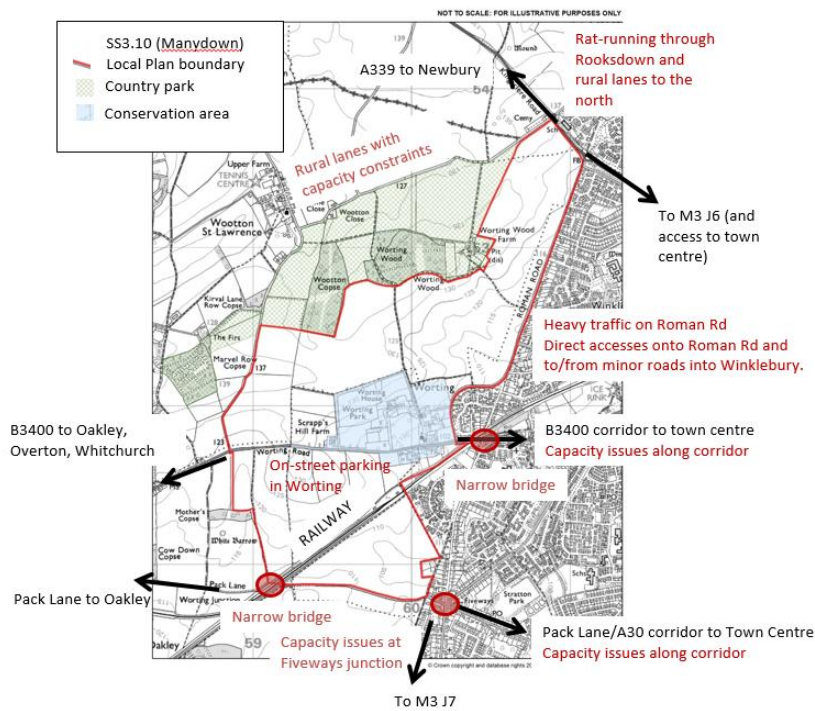
Development should explore opportunities for interpretation of both retained archaeological sites and the archaeological knowledge recovered and recorded ahead of development, to enrich the multi-functional role of green infrastructure, share the heritage of the development and support a sense of community and place.

CONSULTATION STATEMENT: APPENDIX G

PART IV: SHOWING CHANGES TO FIGURES IN DOCUMENT

Figure 4.2.1: Constraints on the highway network local to the site (Figure amended with new key, and annotation on Roman Road changed from 'rat running' to 'heavy traffic').

In final version:



In consultation draft:

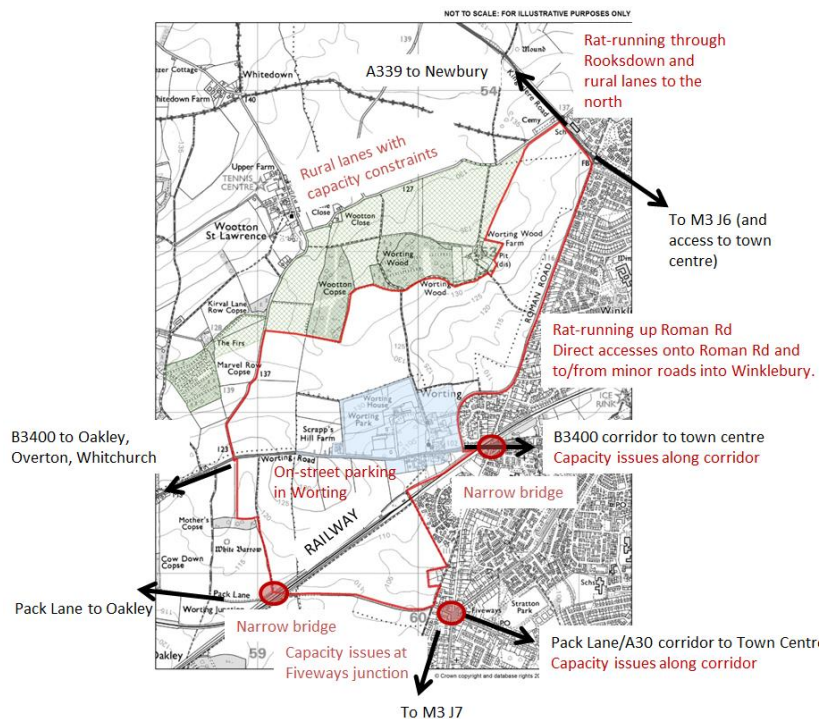
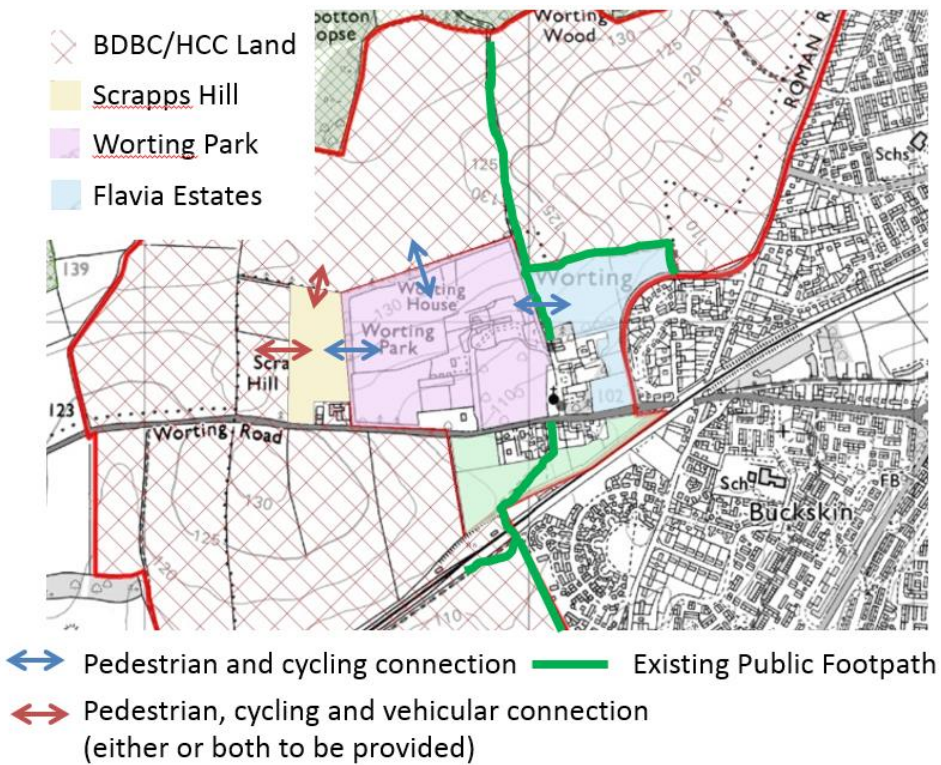


Figure 4.2.3: Map illustrating principle of connections between sites in different land ownership (Figure changed to include key showing land ownership)

In final version:



In consultation draft:

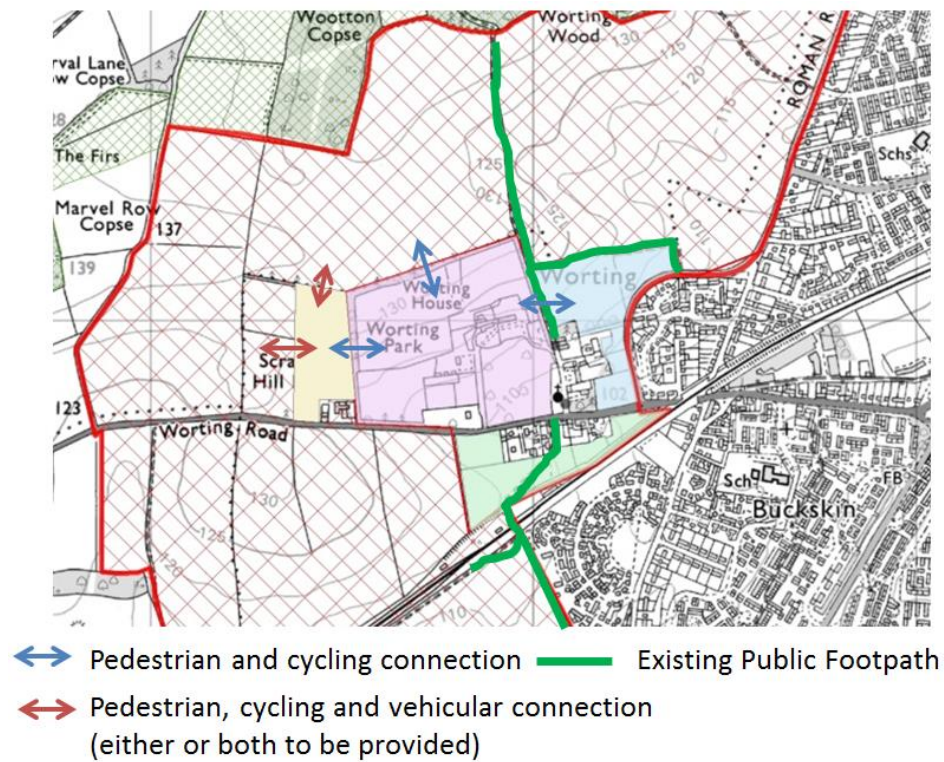
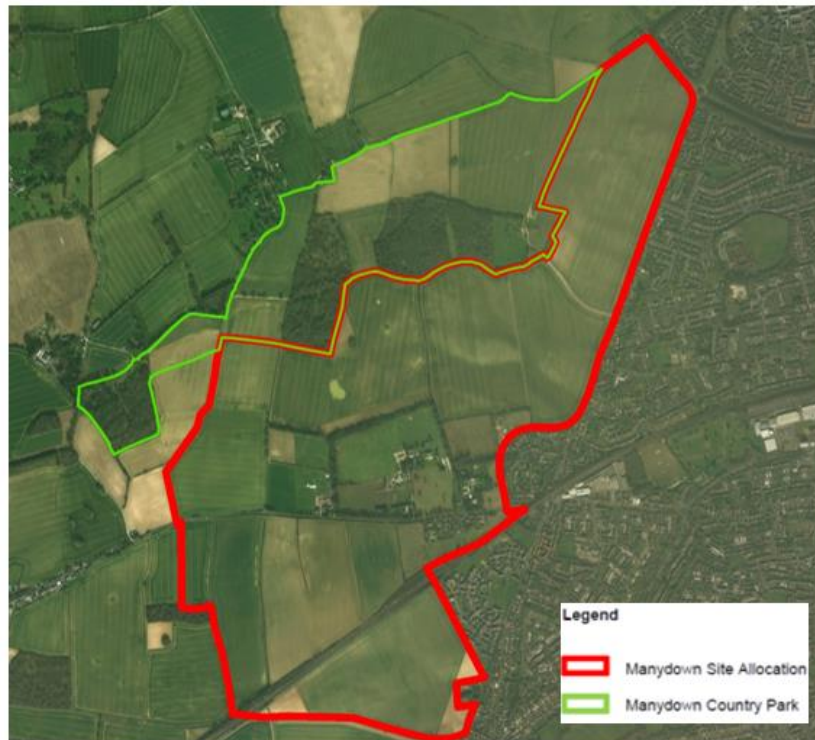


Figure 4.4.1: Aerial photo illustrating the habitats within Manydown including arable fields, tree belts, hedgerows and woodland. (Figure changed to include key and show southern boundary to country park. Aerial photograph also updated)

In final version:

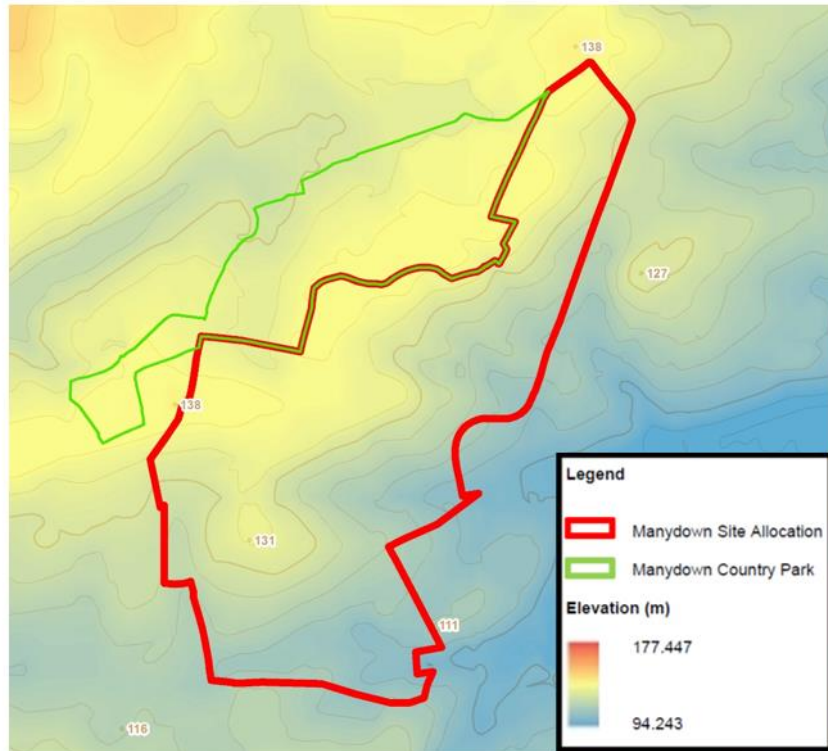


In consultation draft:

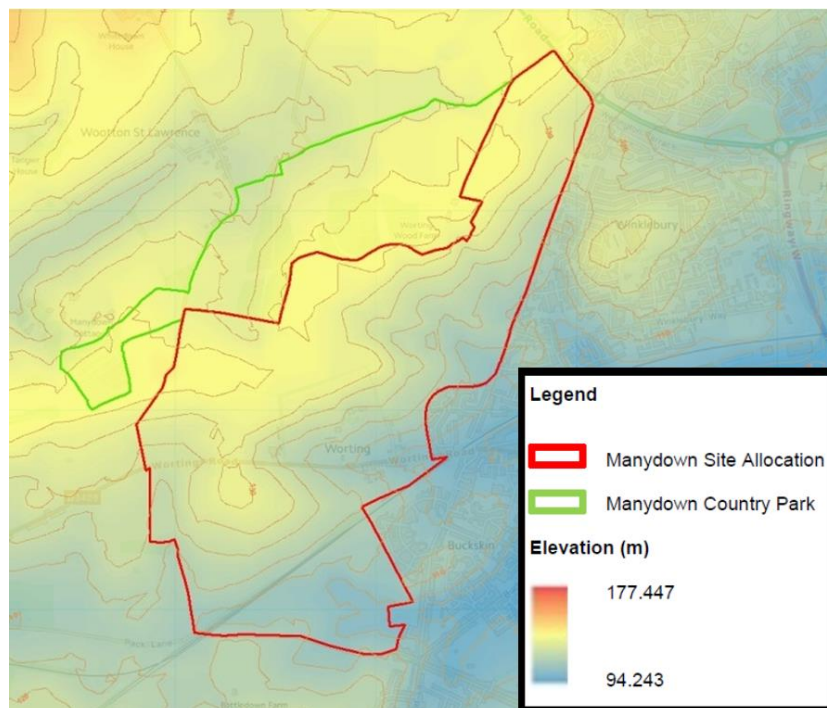


Figure 4.4.2: The topography of Manydown and the surrounding area (Figure changed to show southern boundary of country park)

In final version:

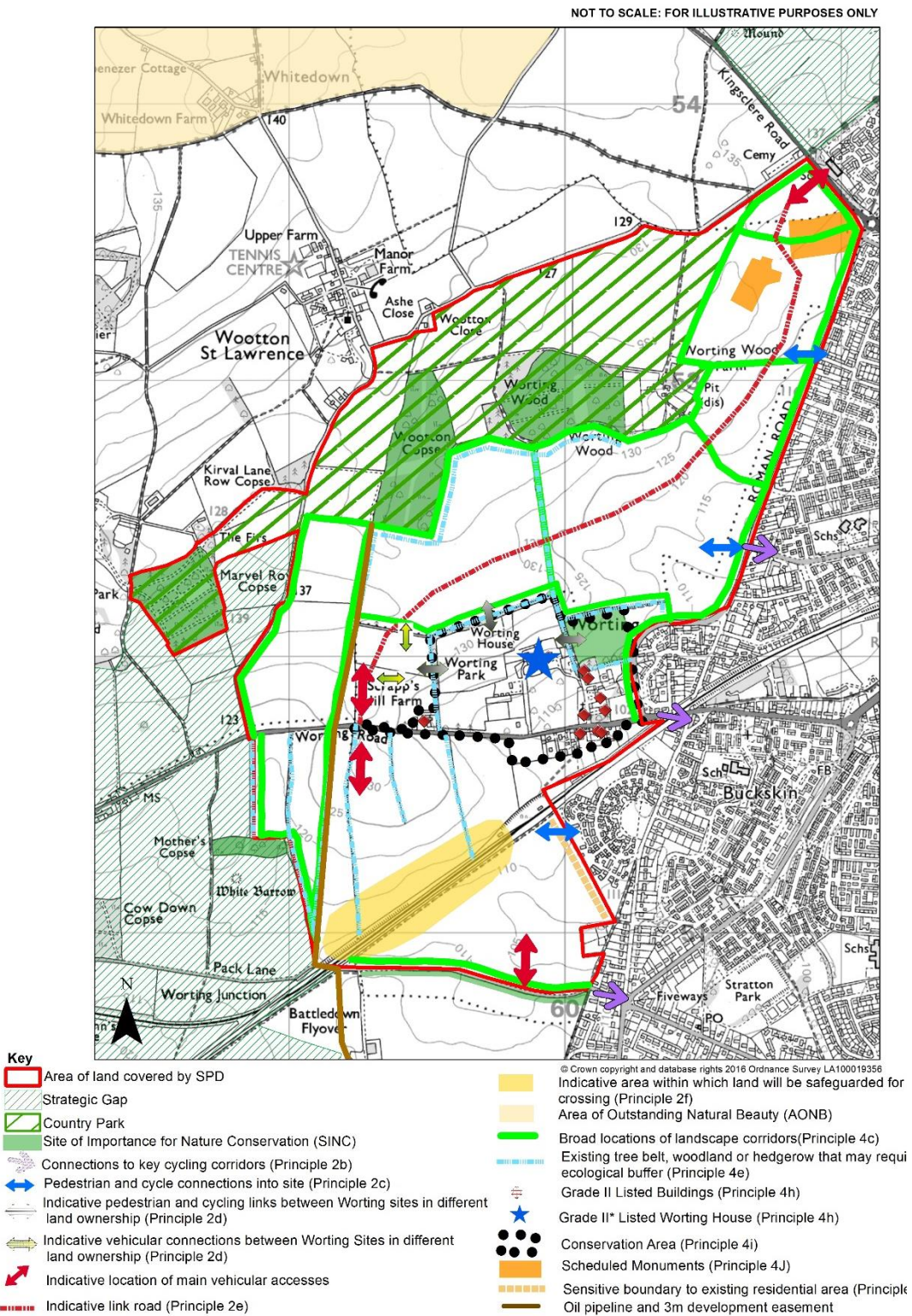


In consultation draft:



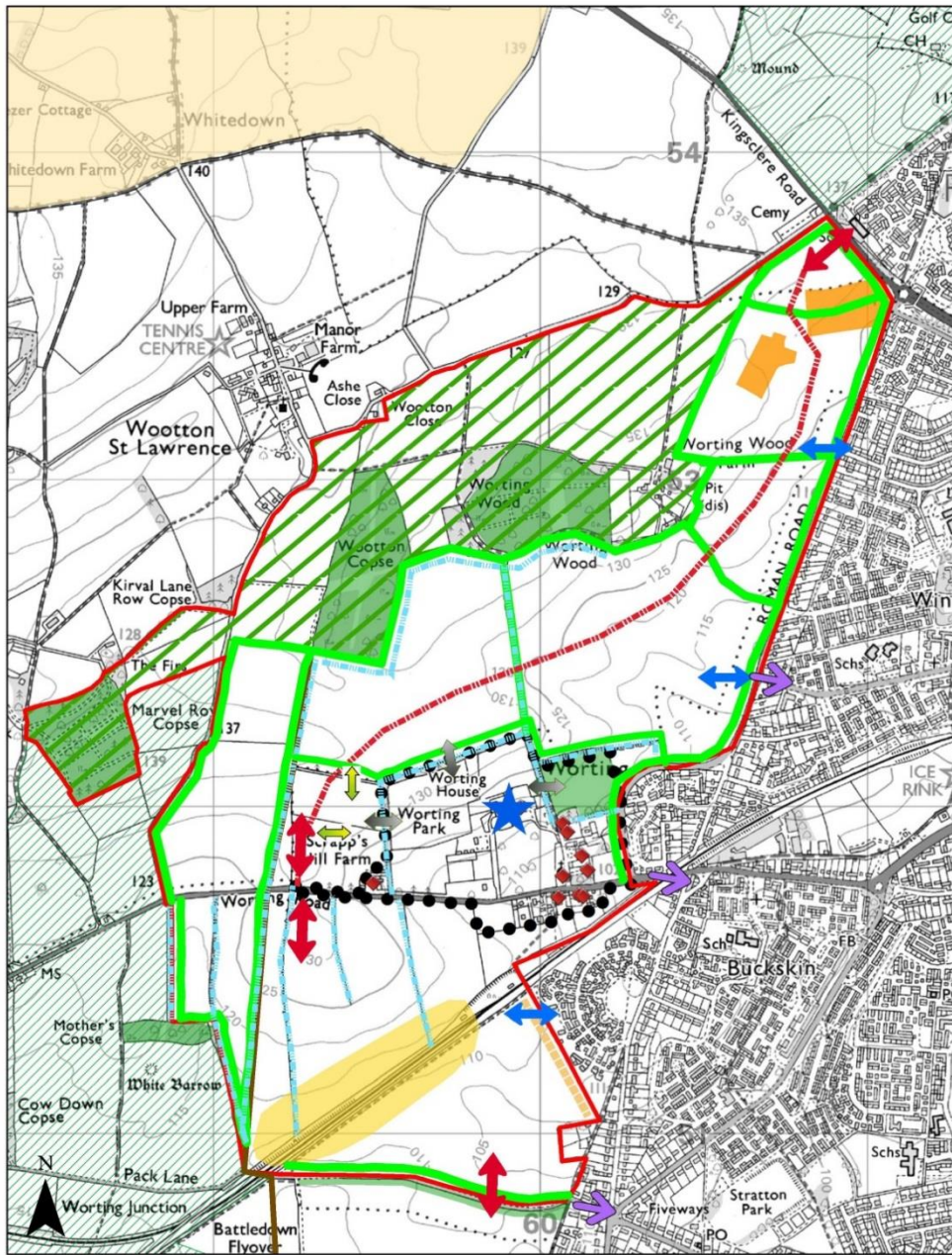
5.0 Development Framework Plan (Changed to improve clarity of the oil pipeline and to move the arrow showing the southern access wholly to within the site)

In final version:























In consultation draft:

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



Key

- | | | | |
|---|--|---|---|
|  | Area of land covered by SPD |  | Indicative area within which land will be safeguarded for railway crossing (Principle 2f) |
|  | Strategic Gap |  | Area of Outstanding Natural Beauty (AONB) |
|  | Country Park |  | Broad locations of landscape corridors(Principle 4c) |
|  | Site of Importance for Nature Conservation (SINC) |  | Existing tree belt, woodland or hedgerow that may require an ecological buffer (Principle 4e) |
|  | Connections to key cycling corridors (Principle 2b) |  | Grade II Listed Buildings (Principle 4h) |
|  | Pedestrian and cycle connections into site (Principle 2c) |  | Grade II* Listed Worting House (Principle 4h) |
|  | Indicative pedestrian and cycling links between Worting sites in different land ownership (Principle 2d) |  | Conservation Area (Principle 4i) |
|  | Indicative vehicular connections between Worting Sites in different land ownership (Principle 2d) |  | Scheduled Monuments (Principle 4J) |
|  | Indicative location of main vehicular accesses |  | Sensitive boundary to existing residential area (Principle 5c) |
|  | Indicative link road (Principle 2e) |  | Oil pipeline and 3m development easement |

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