

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)	SE Plan Sub-Region
BAS098	Manydown	Basingstoke	819 ha	Western Corridor Blackwater Valley
Description of site (neighbouring uses; present use)		Previously Developed Land: No		
A major site lying between the eastern urban boundary of Oakley and the western urban boundary of Basingstoke, extending from Kingsclere Road (A339) in the north to beyond Oakley and Kempshott at its southern end. The site comprises arable farmland and pasture, with some pockets of woodland, including ancient woodland.				
Relevant Planning History				
Part of the site was promoted through the review of the local plan as a 'Major Development Area' with a potential maximum capacity of up to 8000 dwellings. The inspector concluded that the local plan should have a time horizon of 2011 so Manydown was not required to meet the structure plan housing requirement for the borough. The Inspector also concluded that further infrastructure assessments should be undertaken.				
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)				
<p><u>Policy restrictions/constraints:</u> The site is located outside the Settlement Policy Boundary (SPB) for Basingstoke, as defined under Policy D5 of the ALP. Development on this site is therefore contrary to current planning policy and any allocation would need to be taken forward through the LDF process. The boundary of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) lies in relative close proximity of the northern and western boundary of the site and the potential landscape impact on the AONB would need to be mitigated. The Worting conservation area lies immediately adjacent to the site and within the curtilage of other SHLAA sites and development would need to consider Policy E3 of the ALP. There are no other ALP designations affecting the site.</p> <p><u>Physical problems:</u> The site contains agricultural land assessed as being of Grade 2, 3a and 3b (very good to moderate) quality. For the southern part of the site there is insufficient sewerage infrastructure capacity within the existing network and any development would need major new sewerage infrastructure. For the northern part a new strategic foul sewer has already been constructed and a second phase planned. Detailed surface water and drainage master planning would be required in this location.</p> <p>This area also has a very low Standard Percentage Runoff leading to very low greenfield runoff rates. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc). Infiltration techniques would therefore be mandatory and impermeable surfacing minimised. A hydrological investigation would be required to ensure that infiltration mechanisms will not adversely impact on groundwater recharge and subsequently river flows in the River Loddon and Test. This could impact upon the available developable area.</p> <p>In taking forward any development consideration will need to be given to the management of traffic generation and the development of mitigation measures and interventions to minimise the impact of development on both the local and strategic highway network. Initial indications do not highlight any significant impacts on the network that could not be overcome.</p> <p><u>Potential impacts:</u> The Landscape Capacity Study assessed the site as part of the Enclosed Worting Mixed Farmland (BA24) Local Character Area, which covers the south of the site (to the south of Worting), whilst the north of the site was assessed as part of the Worting-Rooksdown Open Arable Farmland (BA25) Local Character Area. These two separate areas vary in character, with the south of the site (BA24) assessed as having a "low" overall capacity to accommodate development due to its importance in providing physical separation between Worting and Basingstoke, and visual separation between Oakley and Basingstoke. However, the north of the site (BA25) was assessed as having an overall "medium" landscape capacity, indicating that the area is able to accommodate areas of development in parts of the site, providing the layout of any development respects the ridge to the west of the area, and has regard to the views from the AONB.</p> <p>In terms of biodiversity the main constraints are the ancient woodland Sites of Importance for Nature Conservation (SINCs) and areas of importance for rare arable flora. There are also likely to be indirect impacts on habitats and species. However, there are also significant opportunities for improving habitat</p>				

<p>linkages between existing woodlands through the creation of new woodland and improved management of areas of importance for rare arable flora, subject to farming of these areas remaining viable. Further work to assess the scope for mitigation and compensation will be required.</p>	
<p>Availability (legal/ownership issues)</p>	
<p>The site is owned jointly by Basingstoke and Deane Borough Council and Hampshire County Council, through a lease agreement. The Joint Manydown Committee (comprising Members of the borough and county councils), at its meeting of 1 April 2009, considered a report by Hampshire County Council which stated that: "...the Manydown land should not be actively promoted further through the borough council's preparation of its first Local Development Framework.", and goes onto say: "Hampshire County Council continues to recognize as landowner that Manydown retains the long term development potential for which it was acquired under the agreement between the two councils..."</p>	
<p>Achievability (economic viability; market factors; cost factors; delivery factors)</p>	
<p>If allocated for development by the Core Strategy, or a subsequent review, there is a strong prospect that some of the site could be developed for housing within the plan period.</p>	
<p>Conclusion (Deliverable / Developable)</p>	
<p>This site is likely to be available for development within the plan period, may, in principle, be suitable as an urban extension, subject to further testing through the LDF Core Strategy, and achievable. The site should therefore be assessed further through the LDF process.</p>	
<p>Potential Density and Yield (including development type)</p>	
<p>Given the site's size there is opportunity to provide significant strategic landscaping, green infrastructure and non-residential uses. As a result of the landowners stated position in relation to short term availability, it is assumed that development would be unlikely to commence before 2021/22 and, therefore, the dwelling yield for the purposes of the SHLAA, up to March 2026, is limited to 1350 dwellings, with the bulk of the new housing likely to come forward thereafter. This dwelling yield figure represents a reduction from 4400 in version 1 of the draft SHLAA and 3000 dwellings in version 2. This reflects the statement made to the Joint Manydown Committee of 1 April 2009 and the subsequent agreement by the County and Borough Councils to the current course of action.</p>	
<p>Phasing:</p>	<p>2019-24: 650 (216 per year); 2024-26: 700 (350 per year) leading to 1350 between 2018-26. There is potential for up to 8000 units in total, with completion beyond the end of the plan period</p> <p>The change to the Manydown delivery rate is a reflection of the report and recommendation to the Joint Manydown Committee on 1 April 2009, which was subsequently noted and agreed at Cabinet on 23 June and the minutes noted by Full Council on 16 July, that is: "...the Manydown land should not be actively promoted further through the Borough Council's preparation of its first Local Development Framework."</p> <p>On the basis that Manydown was not promoted by its owners for development through the current LDF Core Strategy, then any subsequent promotion would need to wait until a revision to the Core Strategy is undertaken. The current Core Strategy is not scheduled to be adopted until October 2011. Any subsequent review would be dependent on a review of the South East Plan. Realistically it would be unlikely that any review of the Core Strategy would be adopted until c. 2016, at the earliest. Given the long lead-in times to development proposals of this scale (i.e. gaining outline planning permission and then reserved matters permission and then the lead in times on site before any completions have been achieved), it is suggested that a date of 2021 for the start of completions is a reasonable estimate at this stage.</p>