

# Manydown, Basingstoke – Strategic Land

Property Services



Hampshire County Council (HCC) and Basingstoke and Deane Borough Council (BDBC) acquired a 999-year lease for over 800 hectares of farm land west of Basingstoke in 1996, called the Manydown Estate. HCC Property Services has played a key strategic role in acquiring the site and preparing it for development, in partnership with BDBC.

The two councils jointly work on the project, with HCC Property Services providing client-side and professional advice on land and property related issues. This has enabled the project to progress through the visioning and local plan stages, leading to the submission of an outline planning application for the northern part of Manydown in March 2017.

The vision is for the development at Manydown to be carried out sensitively and responsibly, designing an attractive, sustainable and connected community where people want to live, work and play. HCC Property Services is co-ordinating infrastructure funding bids, and Manydown's importance as a strategic housing site has been recognised under the Government's Garden Town programme.

A core feature of the project has been engagement with the local community and stakeholders to help shape the masterplan. The team and our consultants have worked with the public and community representatives, as well as local school pupils, via detailed consultation events over 18 months.

Following an extensive procurement process, Urban&Civic and Wellcome Trust have been selected as the preferred development partners.

## Key Benefits

- A vision to build and create a thriving new community, combining the best of Hampshire villages and towns with contemporary sustainable design
- The involvement of local authorities in not only the design and building of the Manydown development, but also the long term community support to make it a great place to live and work
- The opportunity for significant financial returns, including investment returns and revenue, some of which could be re-cycled within the development and also support public services in Hampshire
- 3,520 new homes, 6,000m2 of commercial space for businesses and shops, and community facilities including three new schools and a range of green spaces from allotments and urban squares to a new 250 acre country park

**Location:** Manydown, Basingstoke, Hampshire

**Client:** Basingstoke and Deane Borough Council and Hampshire County Council

**Value:** £2bn (capital value)

**Completed:** Outline planning application submitted March 2017

Specialist teams: HCC Property Services' Estates and Development Services, Basingstoke and Deane Borough Council, Tibbalds Planning and Urban Design, Campbell Reith (engineers), Systra (UK mobility and mass transit schemes), The Environment Partnership (landscape and ecology), PCKO (architects), CgMS (archaeology)

*“Our two councils are working together, drawing on our joint strengths as public bodies dedicated to and co-investing in our vision for a ground-breaking development on land in our ownership.”*

**Cllr John Izett**  
Cabinet member for Manydown, Basingstoke and Deane Borough Council

*“We see this as a key site and a major opportunity that will reflect the great character of Hampshire as a place to live, work and prosper.”*

**Cllr Roy Perry**  
Leader of Hampshire County Council



## Manydown, Basingstoke – Strategic Land



Illustrative sketch of the higher density development around the eastern centre



Illustrative sketch of the lower density development on the western edge