

### **Topic 6 Level of Detail (paragraph 6.1-6.3) Flavia Estates**

The plan (policy SS3.10) – Manydown, Basingstoke includes a number of criteria in order to secure a high quality mixed use development. Two of these relate to Worting and its Conservation Area.

The previous Local plan Inspector accepted that development within the Conservation Area could be acceptable. He concluded at paragraph 1.16.53 that:

***“Given the work that is still needed on the final MDF, it would be wrong for the Inset map to identify first phase land now. The Council accepted at the Inquiry that land within and adjoining parts of the Worting Conservation Area would provide a distinct setting for new development which would assist in providing a choice of housing and thus high completions rates. I agree. I also accept that the land in the vicinity of the junction of Roman Way and Worting Road forms a prominent site on the edge of the MDA and that there would be benefits to the setting and promotion of any MDA for this land to be positively managed from the outset, which might encompass development. This location also has the most frequent existing bus services.”***

The proposed allocation includes all of Worting and its conservation Area and this is supported. Whilst a detailed Masterplan has been submitted by HCC and BDBC covering land within their collective control (referred to by the council in response to the inspectors concerns) this also acknowledges (paragraph 3.5) that land under different ownerships (the areas within Worting) may also come forward for development during the plan period.

The Worting Conservation Area represents a discrete area within the Manydown development area that can be planned independently from the remainder of the development scheme, without prejudicing the future comprehensive planning of the area. In past the council’s Manydown Development Framework Document had identified the Conservation Area as a parcel to be planned as a discrete area. There is no reason why this part of the allocation cannot come forward as part of Manydown development area. This was also agreed with the Council in a Statement of Common Ground at the time of the last local plan inquiry.

The availability of this area, or part of it as an additional start location, will help in the important deliverability of this sustainable urban extension.

Development of this discrete component part of the allocation would neither prejudice nor predicate development of the wider area of search. The sustainability credentials of the Manydown development area apply equally if not more to the areas around Worting.

Against the above background, with the allocation of the entire area and a policy addition allowing for the discrete planning of development within the Worting Conservation Area that has the capacity for approximately 300 dwellings we believe there is sufficient detail and safeguards in the plan to cover the what, where and when questions.