

Manydown Life

SPRING 2022

Keeping you up to date with the latest development news.



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Explore

What's been happening
on site

Discover

First look: find the
map inside

Learn

How we will deliver
more than homes

Contents

PAGE 2

The partnership behind Manydown

PAGE 3

Where community comes first

PAGE 4

What we've been doing

PAGE 6 - 7

An infrastructure-led approach

PAGE 8

More than just buildings

PAGE 10

How to contact us



CGI of how Manydown could look.

The partnership behind Manydown

Basingstoke and Deane Borough Council, Hampshire County Council, master developer Urban&Civic and global charitable foundation, the Wellcome Trust have formed a unique partnership to deliver Manydown, designed to bring out the best in public and private sector working.

The long-term commitment of the two Councils to delivering high quality homes and sustainable communities is combined with the expertise and track record of a master developer.

The partnership oversees the character of the development, such as where homes, green spaces and other community facilities will go as well as working to ensure the sustainability, integration and success of Manydown.

Master developer, Urban&Civic (U&C) is the partnership's development manager and is responsible for delivering Manydown on behalf of the partnership. You can find out more about U&C's development experience on page 8.

Urban&Civic

wellcome trust



Basingstoke
and Deane



Hampshire
County Council

Where community comes first

A very warm welcome to the first edition of Manydown Life, our newsletter keeping you up-to-date with all the latest news from the Manydown development.

We're excited to start this journey, creating a community that connects people and nature; bringing facilities and green spaces for everyone to enjoy.

In the following pages, you'll find out about what has been happening to better understand and prepare the site for the start of building new homes in 2023 and how we've been engaging with the local community.

As this is our first newsletter, we wanted to send out a printed version to our closest neighbours. In future, we want as many of our communications and newsletters to be sent electronically, either by email or through other digital channels to help address the climate emergency. To find out how to sign up for updates, please see page 11.

Understanding what matters

We are meeting with local parish councils, community groups and other interest groups, either virtually or face to face where possible, to better understand local issues and aspirations and use this local knowledge and experience to inform our development plans.

This is an integral part of our approach to building Manydown and ensuring that it is a place to be enjoyed by everyone.

If you are involved in a community group that we haven't spoken to yet please contact us by email at manydown@urbanandcivic.com and we can arrange a chat.



Rebecca Smith, communications, communities & partnerships for Urban&Civic at Manydown.

What is a Master Developer?

A master developer takes the lead on construction of the new community, putting social infrastructure such as schools and other community facilities in place early and preparing the site for house builders to deliver homes efficiently. They oversee the planning, design and delivery of the entire site, working with like-minded partners and focusing on making a place for the long-term.

An infrastructure-led approach

Building a place is about so much more than houses. We know that schools, green spaces and other community facilities are important to both existing and new residents. The timeline on page 7 shows how this infrastructure will come about before and alongside homes.

We appreciate the desire to understand how long these things will take, and whilst we cannot give definitive timings, we would expect it to take about four years from infrastructure work starting to build the first 300 homes.



Wild walk with Mike Dilger at Houlton, one of U&C's developments.

What we've been doing

Understanding Manydown today is crucial in planning for tomorrow.



Paul Chester, lead ecologist on-site at Manydown.

How we've been preparing

We are currently preparing the site for work to take place during 2022 and beyond.

Wherever you stand on Manydown, nature will be all around you. The 250-acre countryside park will allow wildlife to thrive in existing and new habitats and the green corridors, pathways and open spaces will help both you and wildlife to get around.

We are working with partners who are experts in ecology and designing green places to create a sustainable plan that will allow us to enhance the biodiversity of the area and respond to the ecological emergency. We want to improve how Manydown's ancient woodland and arable fields are looked after and create an environment that encourages species that have not been seen for many years, or have diminished over time, to return.

We plan to increase the area's chalk grassland to support a diverse range of plant and insect life. This type of area is commonly found in southern counties in England, but is under threat from things like cattle grazing and pesticides. Manydown will create new areas for this vital habitat, which is flower-rich (up to 40 different species of plant can be found in chalk grassland) and humming with insects in the summer.

A window into the past

Archaeological surveys and investigations have been taking place to help us understand the area's history, and preserve any significant findings. This will help us ensure that local history is acknowledged in the design of the new community.

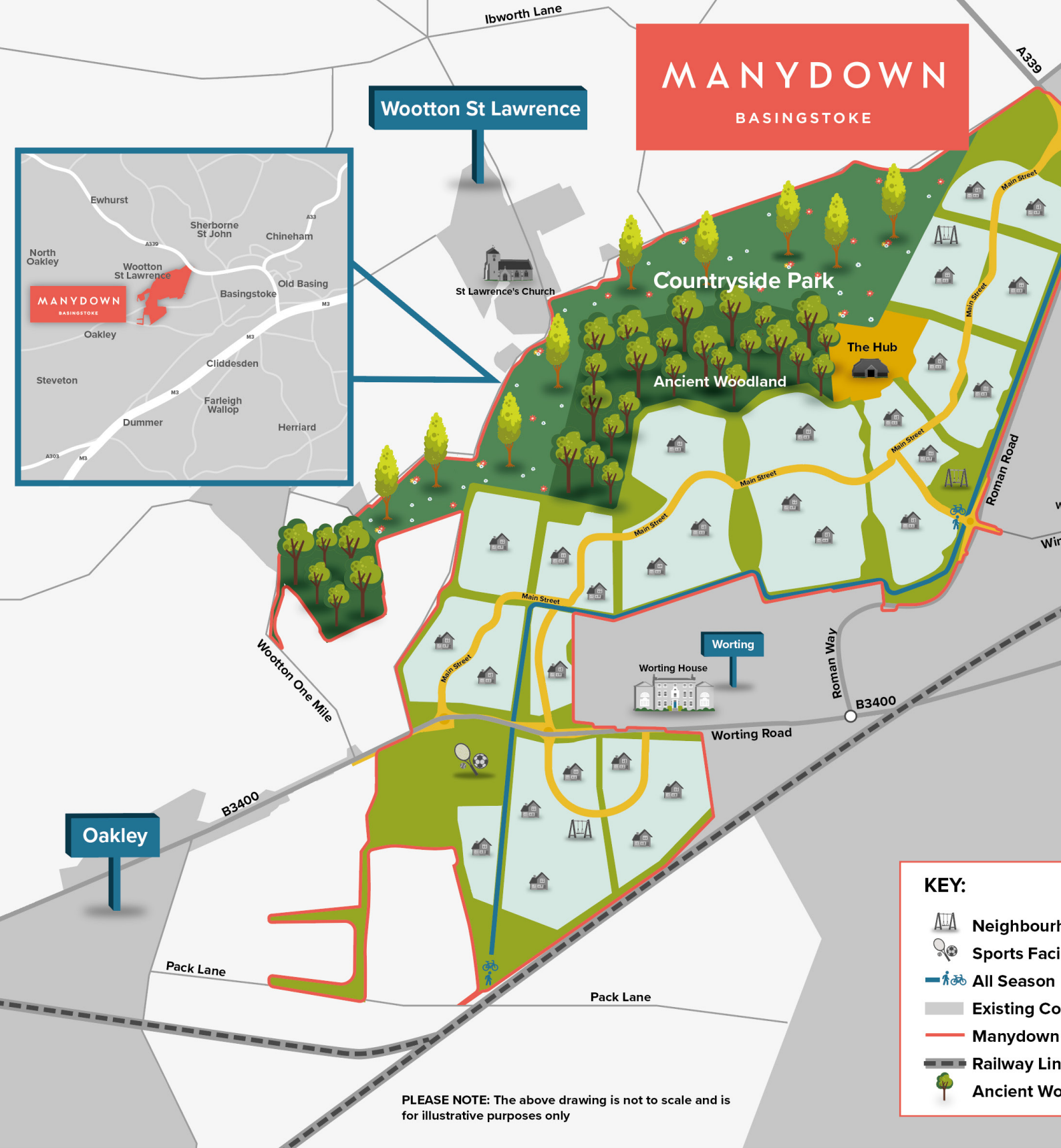
The surveys undertaken so far have included trench digs which you may well have seen as you have passed by or walked through the site. This work allows us to get a fuller picture of Manydown's character.

We were delighted to welcome Basingstoke Archaeological Society to the site to speak with our experts and we are also working with Hampshire Cultural Trust to bring local schools to site and enable pupils to understand more about the area's past.

We will share updates on the findings from this work and activity on site in future e-newsletters and on our website.



Archaeology works at Manydown in 2021.



New Homes

Up to 3,520 new homes



Countryside Park

Access to 250 acres of countryside park



Local Centres

Shops, facilities and amenities

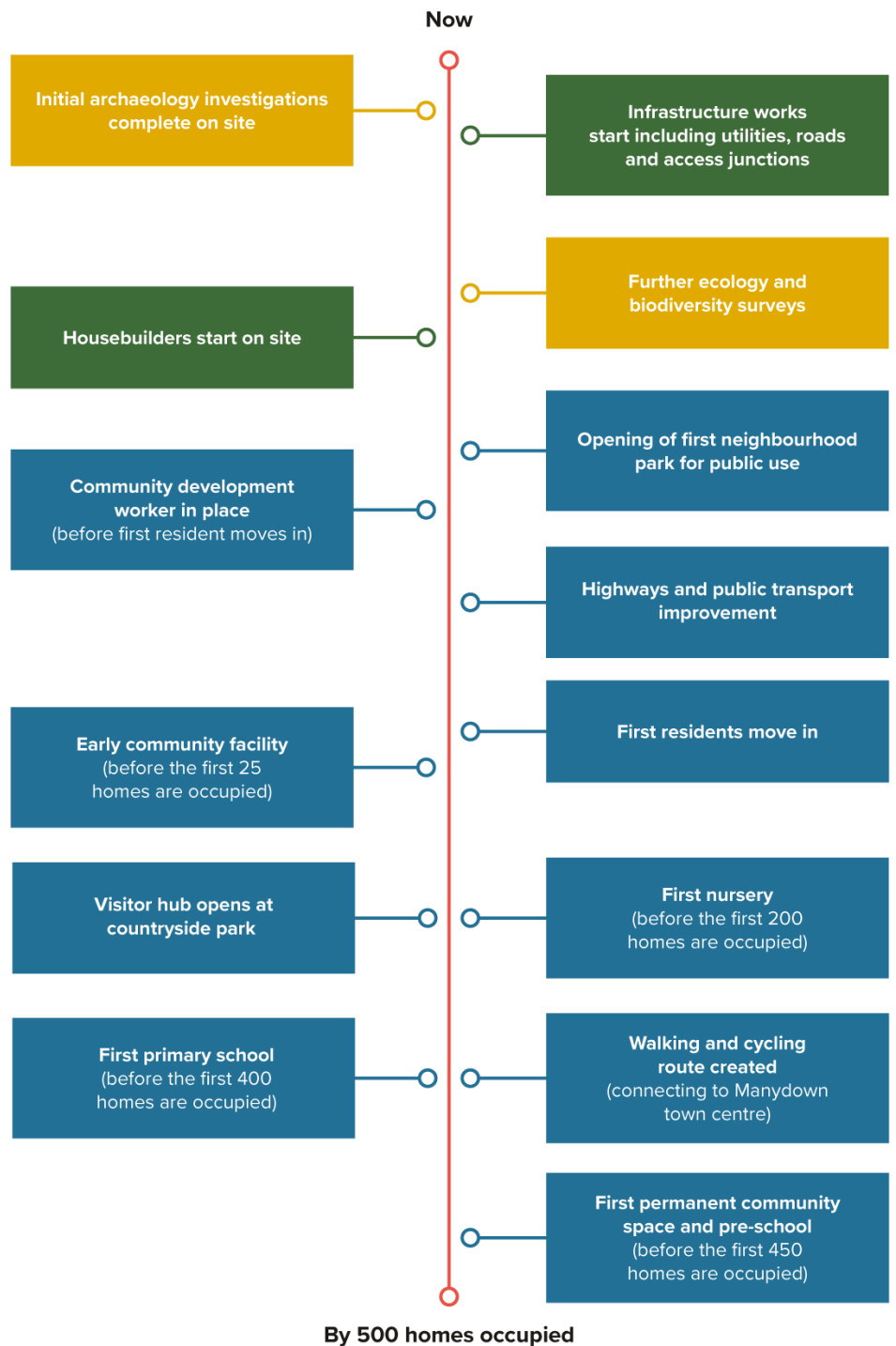


Open Space

Over 130 acres of open spaces



An infrastructure-led approach



Facilities

Sports hall, facilities and pitches



Primary Schools

2 new primary schools



Secondary School

Financial contribution for 1 secondary school



Parks

3 neighbourhood parks



Urban&Civic



One of the play areas at Houlton, one of U&C's developments.

More than just buildings

Within the partnership, Urban&Civic is the master developer, taking the new community all the way through its development.

Over the past 11 years U&C has become the UK's leading master developer of large-scale sites and deliver places and environments which residents are proud to call home.

They understand that working with local communities is essential to build great places to live, not just at the planning stages but throughout delivery.

Their communities, communications and partnerships lead, Rebecca Smith, is on the ground in Basingstoke working on behalf of the partnership to better understand the views of existing residents and to build relationships to support growing communities.



Alconbury Weald, one of U&C's developments.

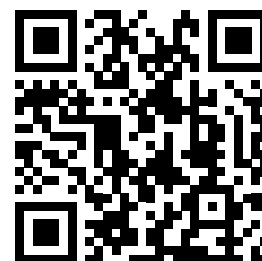


Dollman Common, Houlton, one of U&C's developments.

Their Houlton site near Rugby now has over 800 homes completed, a new primary school, community centre and cafe and a new link road to the town centre.

The team have also restored the Grade II listed Rugby Radio Station building into a state-of-the-art secondary school which opened to pupils in September 2021.

Alconbury Weald in Cambridgeshire is now home to the Cambridgeshire County Council Headquarters as well as over 800 new homes, a new primary school, community facilities, play areas, extensive green spaces and over 16 miles of roads, cycleways and footpaths.



Their sites are at different stages of delivery but across all of them, sustainability, quality homes, heritage and community engagement are at their core. Manydown is no different. If you'd like to read their annual report, scan the QR code or visit www.urbandandcivic.com.



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How to contact us

Two-way conversations help
make a community for everyone.



ManydownLife



@ManydownLife



0800 0129106



manydown@urbanandcivic.com

Keep in touch

Keeping our local communities informed is a key part of being a good neighbour.

We want to be as open as possible and share information as early as we can. Our website www.manydownlife.co.uk will provide updates on development and our regular e-newsletter will launch soon, for people across the borough and beyond to stay informed about Manydown. If you'd like to receive our newsletter, scan the QR code on the next page to sign up or visit our website.

Our social media channels (@ManydownLife on Facebook and Twitter) will also be regularly updated so please follow us and stay in touch.

We are planning to hold engagement opportunities with local residents in the coming months to enable us to hear from people we haven't met yet. Because current circumstances mean that last minute changes are still a possibility, we will be keeping up to date information on the details at www.manydownlife.co.uk/connect and will also publicise information on our social media channels.



Manydown Life website.

Save the date for your local Bee Fayre

We are excited to be supporting this local community event right on our doorstep, which shares many of our ambitions and aspirations for the green spaces and nature at Manydown.

A wonderful family day out for children and adults alike, bringing together local communities and key organisations concerned with bees, beekeeping, education and wildlife. Experience the whole bee story at the Pastoral home to Charles Butler - Father of British Beekeeping - through local market stalls, honey tasting workshops, presentations, craft activities and live demonstrations.

Meet the beekeepers, smell the beeswax, learn about wild flowers and their importance to sustain our natural environment, our farmers and our gardens.



Saturday 6th August 2022 10:30am to 5pm at Wootton St Lawrence Church and Meadows RG23 8PE.

Sign up to our e-newsletter

Scan the QR code or visit www.manydownlife.co.uk/connect



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manydown@urbanandcivic.com