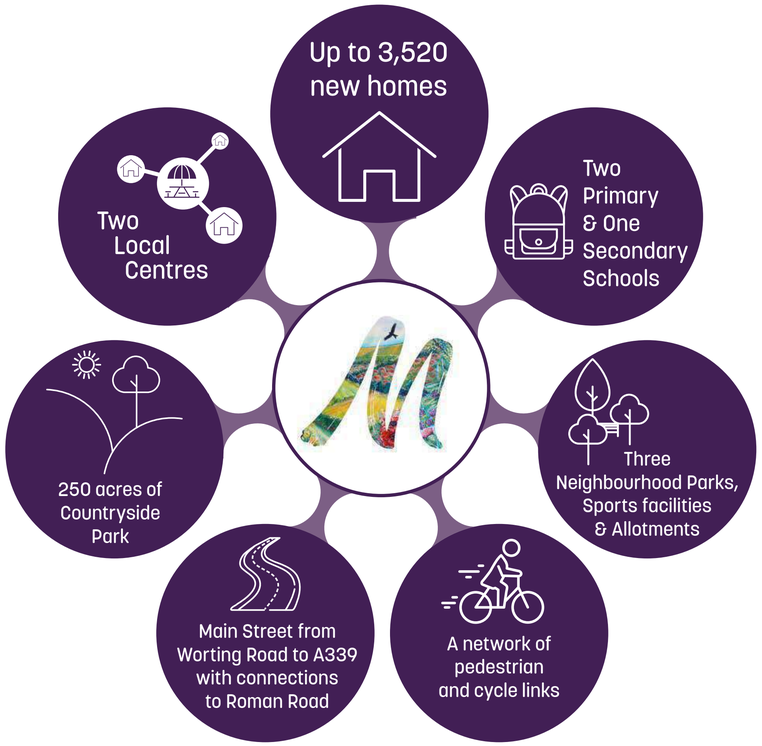
How Manydown Will Take Shape

Manydown will be built in stages over a number of years. Rather than planning everything at once, the development is divided into Key Phases, and within each Key Phase, more detailed plans, which are called Reserved Matters applications, are submitted, first for the main roads and green spaces, and later, the buildings.

"Manydown is a place of connections where characterful homes nestle into nature, healthy sociable communities evolve around shared interests, living and working are combined, and a wealth of opportunities lie within easy reach"



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Manydown's First Phase

This first phase will include:

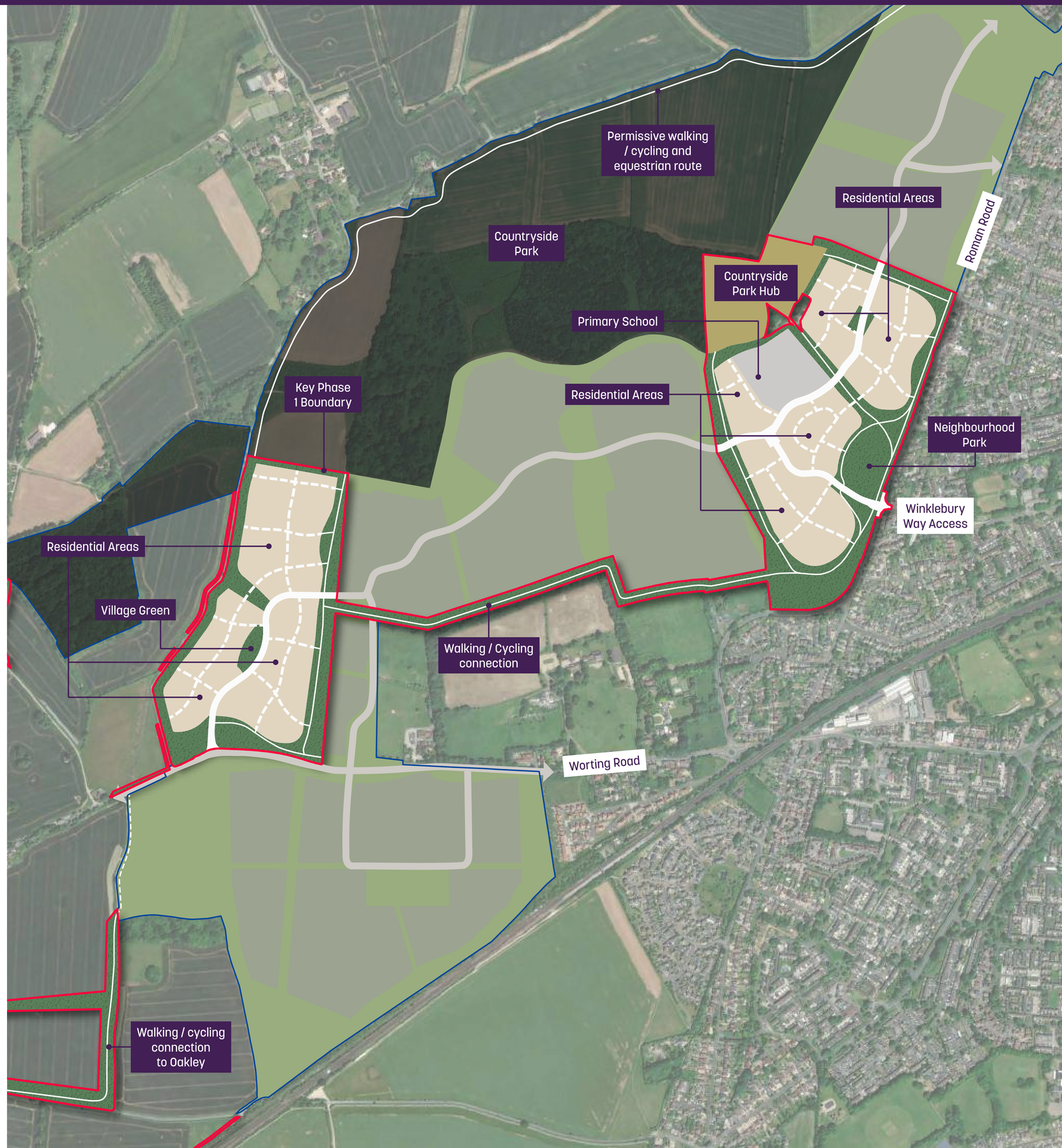
- Around 1,200 homes
- The first primary school
- The first neighbourhood park
- The first facilities at the Countryside Park Hub
- Connections to existing walking and cycling routes within the site and the wider surrounding area.

Because this phase alone will take around five to seven years to complete, the detailed plans will come forward gradually.



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Design in Progress

The first detailed plans we're progressing in Key Phase 1 focus on the main roads and open spaces along Roman Road, near the new Winklebury Way access. These designs are being brought forward in stages—one Reserved Matters application has been submitted, with more to follow.

Example of green space delivered by U&C at Waterbeach



Example of a Neighbourhood Equipped Area for Play (NEAP) by U&C at Houlton, Rugby



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CGIs of the ornamental pond and surrounding green space at the entrance to Manydown





CGI of a kickabout space

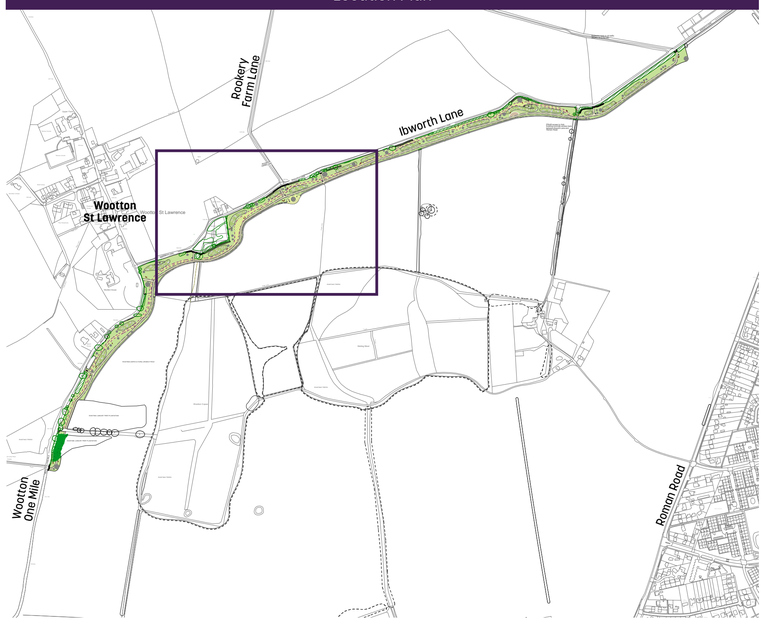


Access to the Countryside Park

We're developing detailed plans for the northern edge of the Countryside Park, including a new permissive walking and cycling path, alongside an equestrian route. These will run adjacent to Ibworth Lane and Wootton One Mile, creating safe and enjoyable ways for people to move through the landscape. The route will be approximately 2km long, and within a corridor of approximately 25m wide.

Along this corridor, we'll also be introducing new habitats to boost biodiversity and help people experience nature up close. Features such as chalk banks will support vibrant wildflower growth, providing food for pollinating insects, as well as shelter for reptiles and other small species.

Location Plan



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Permissive equestrian route - short mown grass through the landscape



Chalk banks - providing a sustainable way to re-use excess materials from the development while delivering a much needed habitat for wildlife

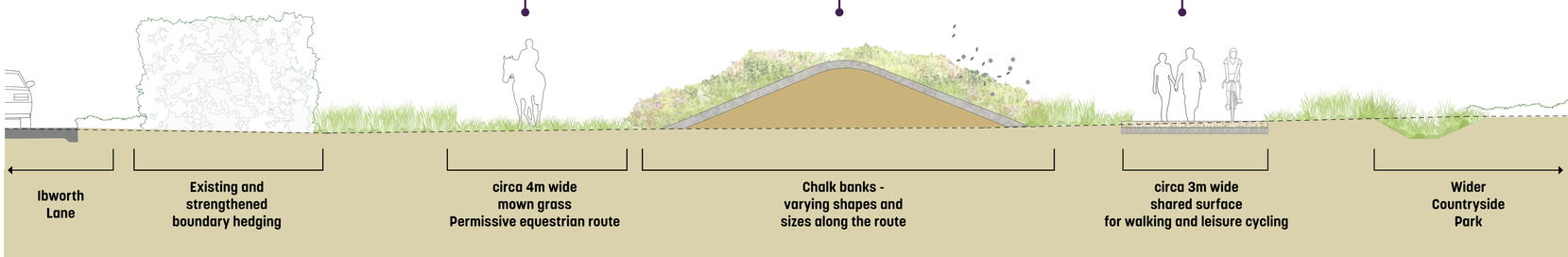


Shared path for walking and leisure cycling - connecting to the existing Public Rights of Way network within the Countryside Park, the wider development, and beyond



Interactive opportunities along the route to enjoy nature, take a break and to play





Timeline to First Homes

2025

Early Works and Preparing the Site



Enabling works, including archaeological surveys, general site management and completion of two construction access junctions

2026

New Access and First Detailed Plans



Delivery of first permanent access junctions, roads and open spaces

2027

Streets, Parks and First Housing Areas



First housebuilders are on site and the first Neighbourhood Park is complete

2028

First Homes and Community Spaces



Manydown's first residents arrive and new community buildings begin to take shape

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