

Upper Swallick



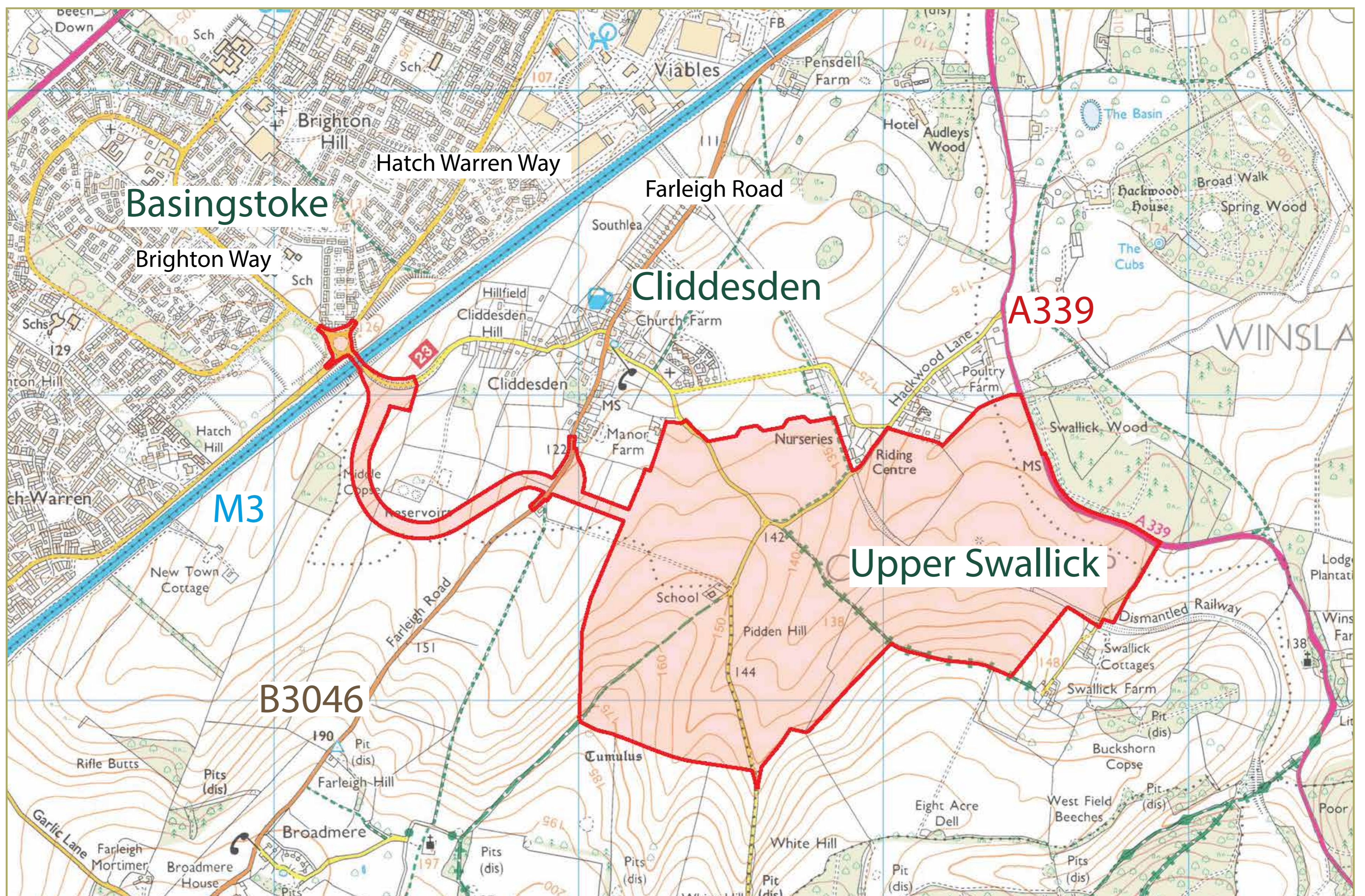
Welcome to the public consultation event regarding our proposals for Upper Swallick.

Guided by the draft Local Plan, our vision is to create a high-quality, well-connected village which respects its landscape setting and that both new and existing residents can be proud of.

This consultation is being held in advance of an outline planning application which will be submitted to Basingstoke & Deane Borough Council in the coming months.

Today is about sharing our proposals and hearing your views on how Upper Swallick should be shaped. Please take the time to read the information before filling out a feedback form.

Members of the project team are on hand to answer any questions you may have.



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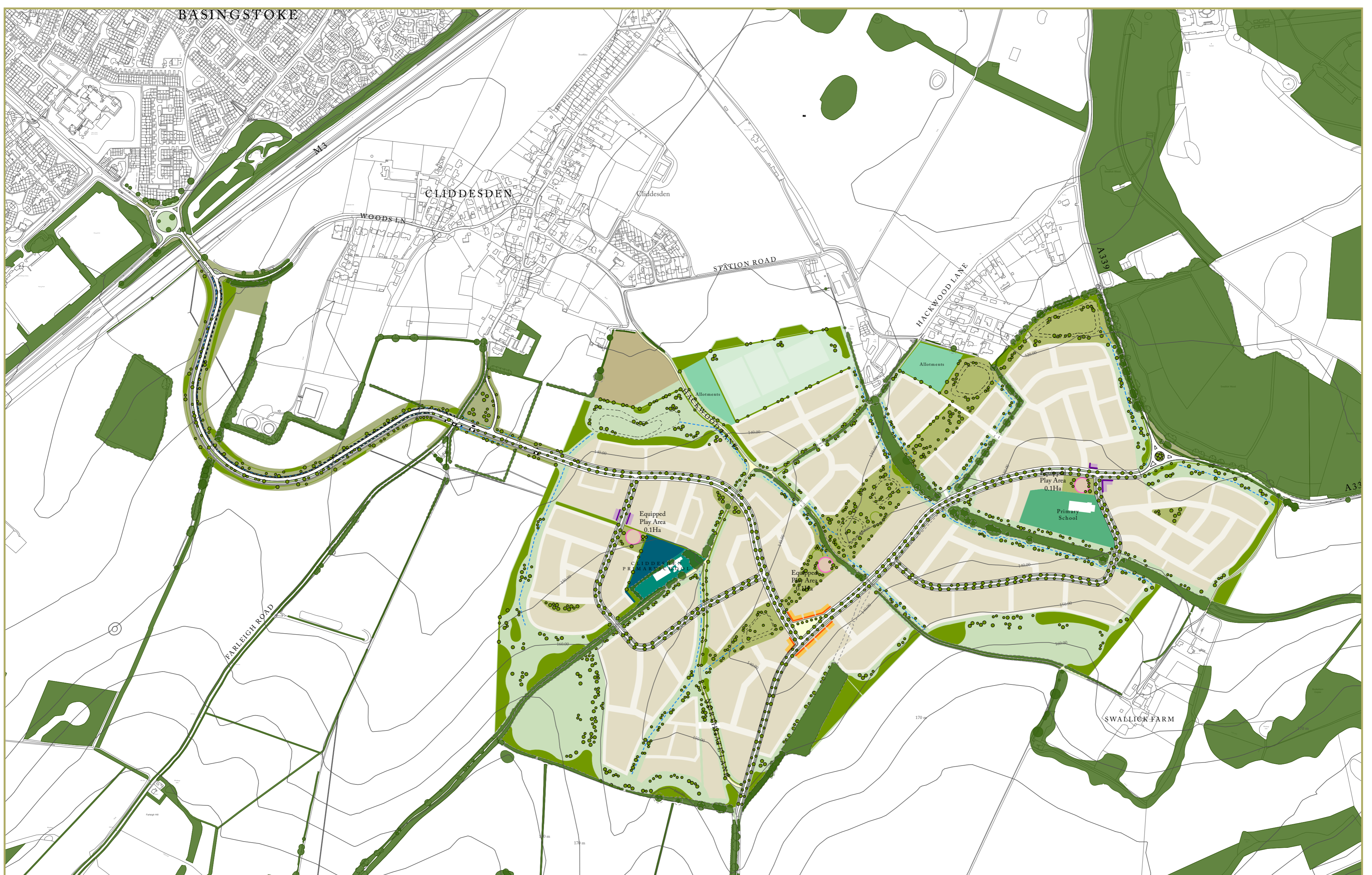
Site location



The proposed site is located less than a kilometre from the southern urban edge of Basingstoke and the M3, between the A339 and Farleigh Road B3046.

Our proposals:

- Up to 2,500 homes, including 40% affordable, helping to address the borough's housing needs;
- A new primary school, expansion of the existing primary school and nursery provision;
- Shops, a community centre, sports pitches and commercial space;
- Funding for local GP services, either provided on-site or through the expansion of existing facilities;
- Extensive open space connected by a network of footpaths and cycleways;
- Protection and improvement of the existing public rights of way and cycling route;
- Public transport enhancements and improvements to the existing road network;
- Ecological enhancements delivering a projected biodiversity net gain (BNG) of over 10%.



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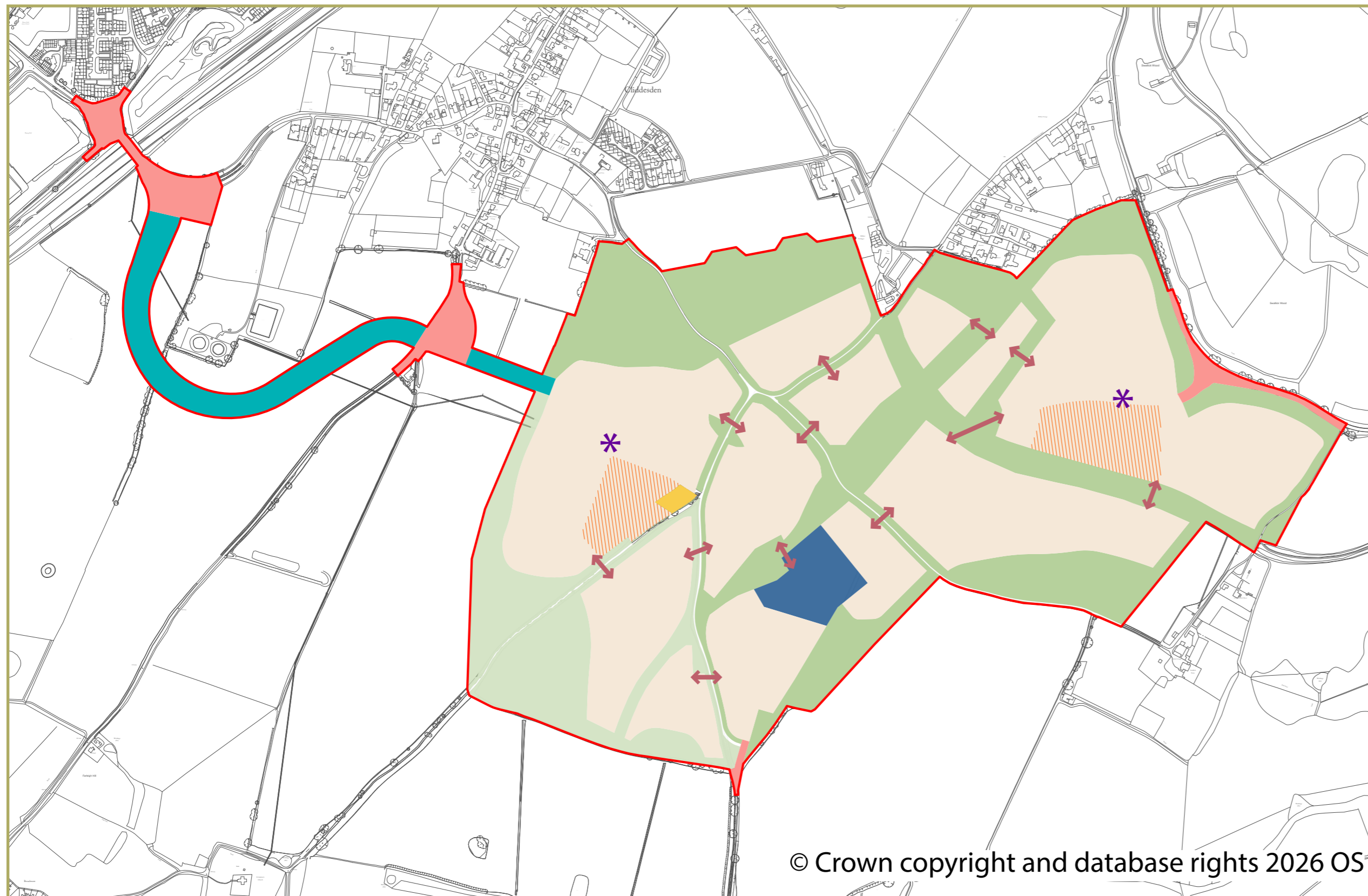
Indicative masterplan

Parameter plans



The planning application will include parameter plans which will fix key principles for the development.

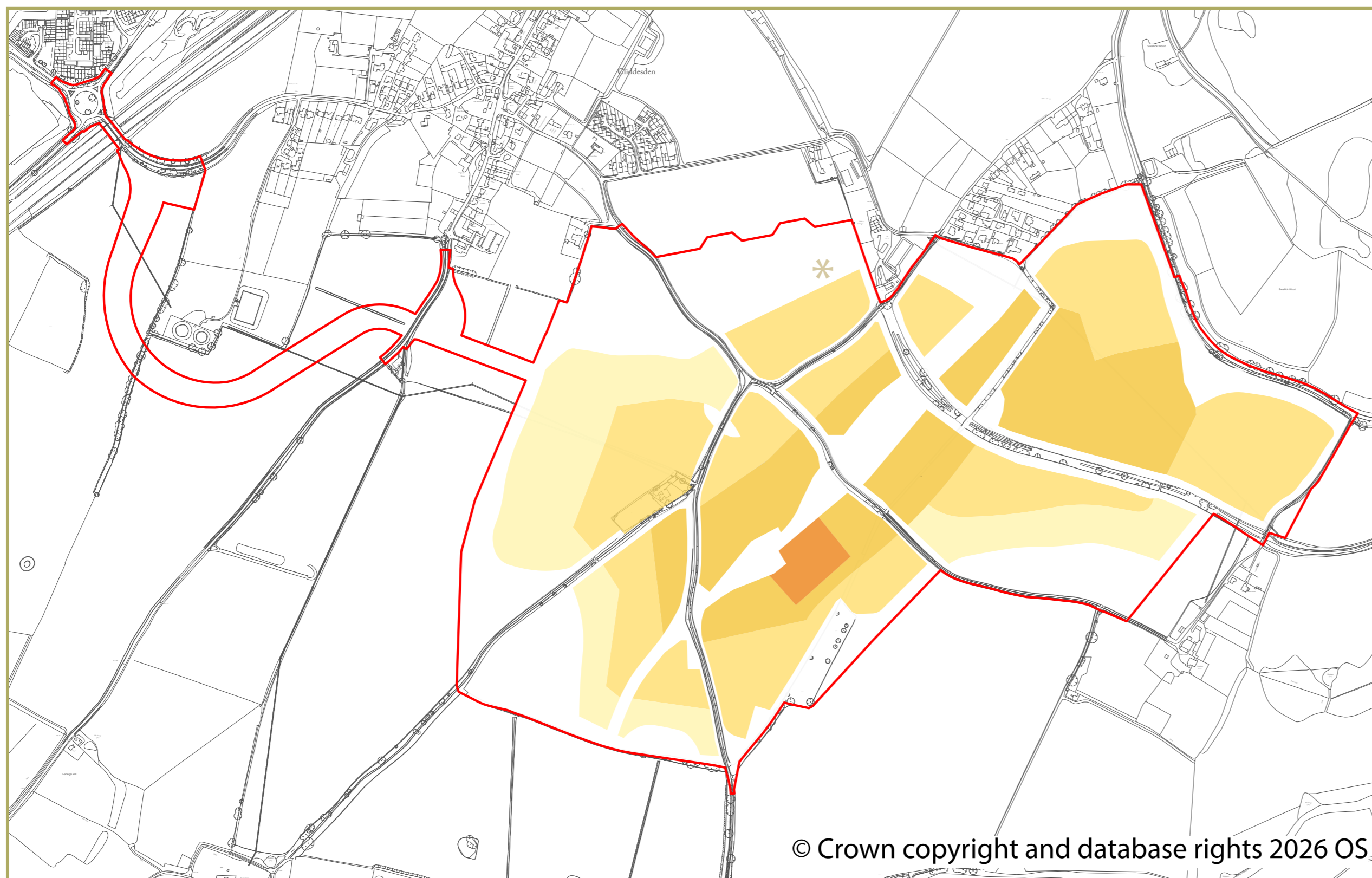
Land use parameter plan



Key

- Planning Application Boundary
- Residential
- Village Centre including Commercial & Residential
- * Indicative Location for Secondary Centres including Residential & Commercial
- Education
- Education & Residential
- Green/ Blue Infrastructure
- Highways & Green/ Blue Infrastructure with Highway Design Submitted in Detail
- Highways & Green/ Blue Infrastructure
- ↔ Indicative Parcel Connections

Building heights parameter plan



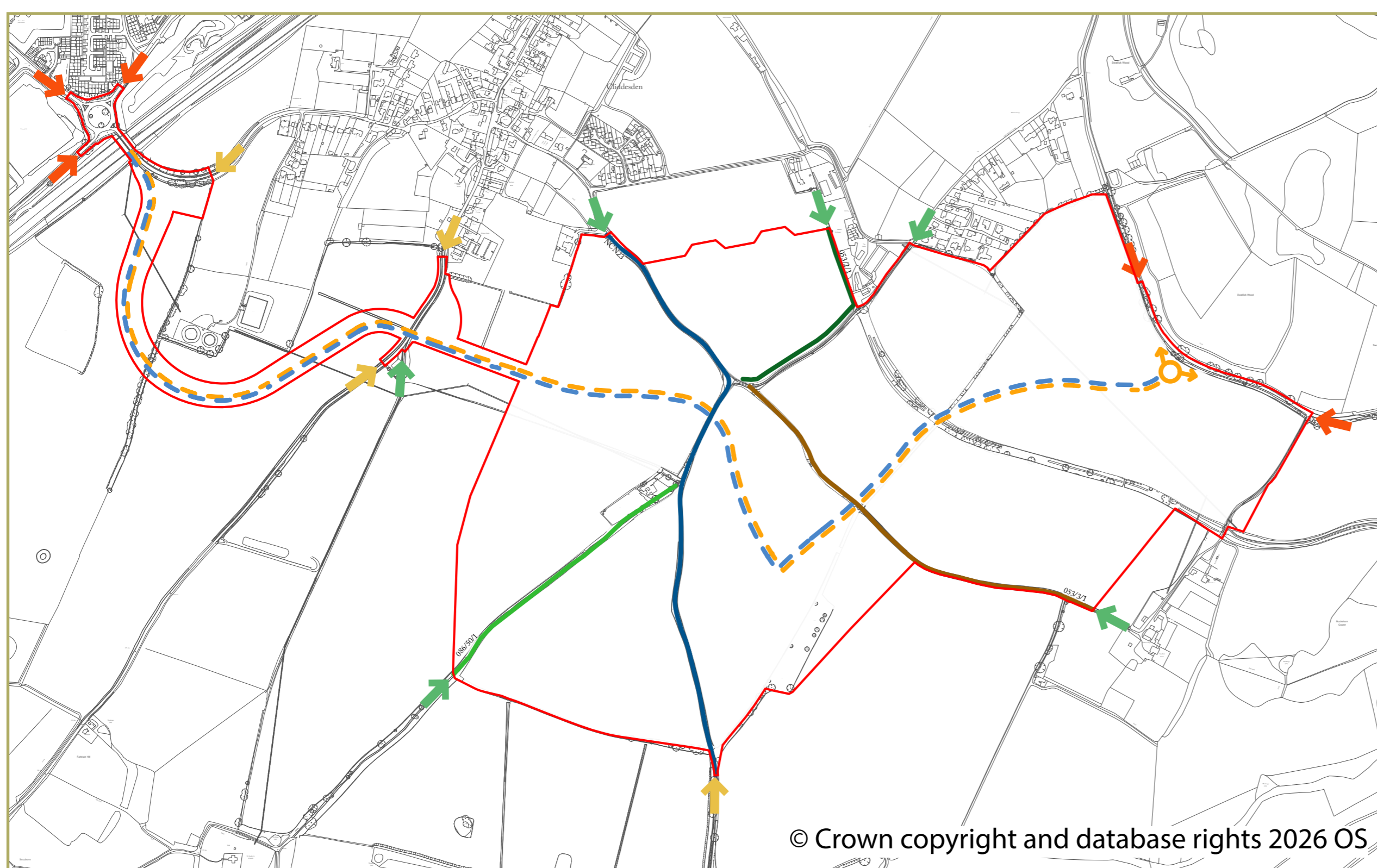
Key

- Planning Application Boundary
- Max Ridge Height 16m (No more than 25% of the area, remainder to be max ridge height 14m)
- Max Ridge Height 14m
- Max Ridge Height 12.5m
- Max Ridge Height 10m
- * Indicative Location for Changing Rooms - Max Ridge Height 5m

Building heights are subject to +/- 1 m above existing AOD

Where building heights straddle two height parameters, the higher height parameter shall apply

Access parameter plan



Key

- Planning Application Boundary
- Indicative Primary Road & Bus Network
- Indicative Primary Cycle/ Pedestrian Route
- PRoW Footpath
- PRoW Bridleway
- PRoW Byway
- National Cycle Network Route 23
- Roundabout Access on A339
- ➔ Principal Access & Active Travel Access
- ➔ Existing Access
- ➔ Active Travel Access



Our proposals for Upper Swallick have been shaped by the Council's emerging policy. The Council's vision and concept plan are set out below.

The Council's vision

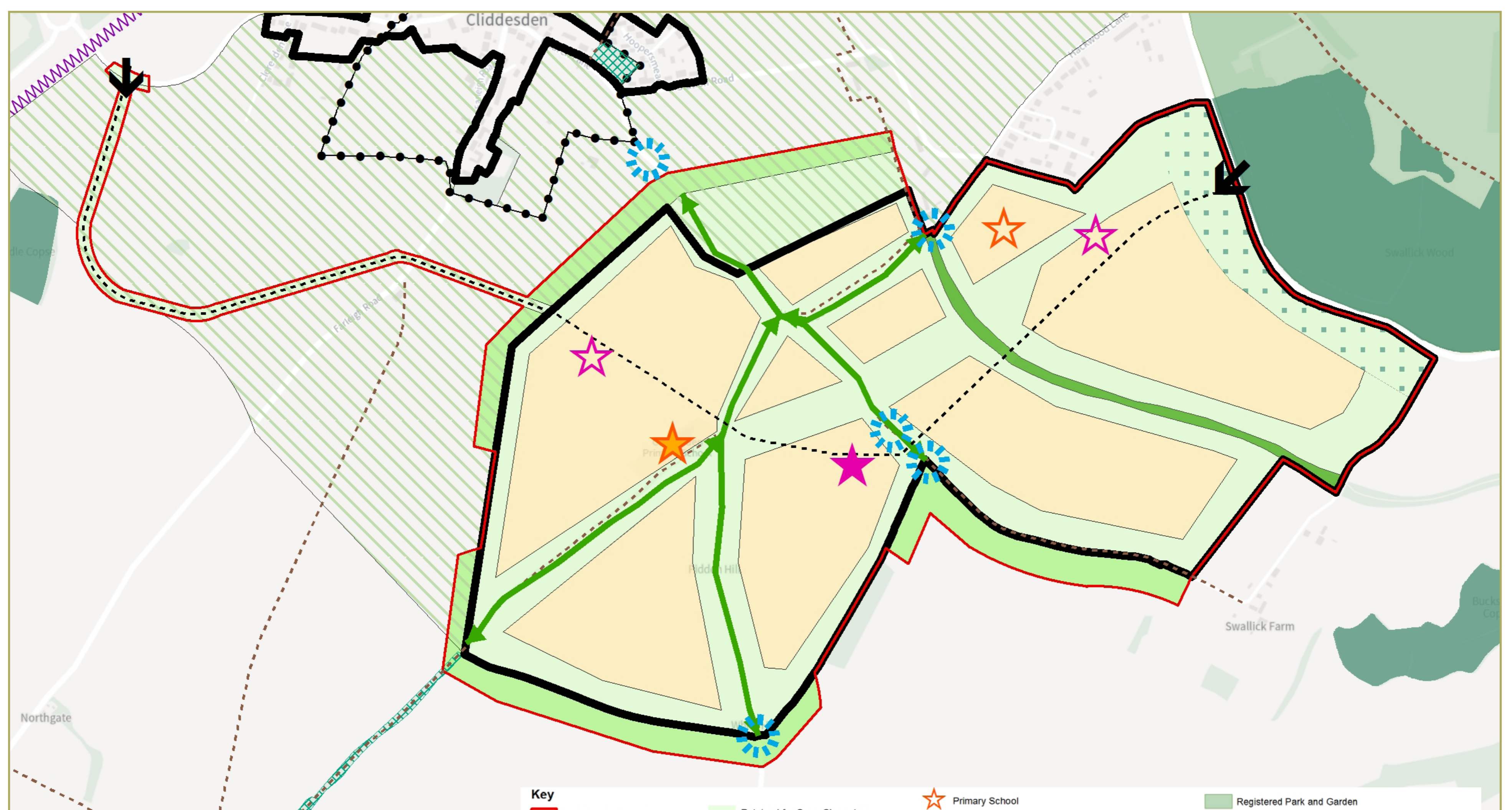
"Upper Swallick Garden Village will be a sustainable new community with a strong and clearly defined village character. The new Garden Village will maximise the opportunities presented by its attractive rural setting in a sensitive and positive manner, and create a high quality environment for residents with high quality characterful architecture and generous green spaces.

It must be a biodiverse and high-quality place that is well integrated with the landscape, provides ecological enhancement and green corridors that link new and existing features and creates clear links with the surrounding countryside.

To ensure the development fulfils its potential, the Garden Village must include high quality facilities and services for existing and future residents providing a sustainable and healthy environment in which to live, work and play.

There will be a meaningful physical and visual separation between the new settlement and existing villages such as Cliddesden and Ellisfield to retain their separate and historic identity.

It is essential that the Garden Village is a well-connected place with high quality transport infrastructure supporting links to Basingstoke Town Centre (including Basingstoke Rail and Bus Stations), supported by public transport and active travel corridors. It will need to be a place which is highly walkable, with convenient access to local facilities and services within the development to meet the majority of people's day to day needs. Access to the site will be managed to minimise the impact of traffic upon both the surrounding rural roads and nearby rural communities, and urban roads and communities in southern Basingstoke."



Basingstoke and Deane Borough Council's Upper Swallick Concept Plan

- | | | | |
|----------------------------|-----------------------------|---|---|
| Site Allocation Boundary | Retained for Open Character | Primary School | Registered Park and Garden |
| Settlement Policy Boundary | Retained for Open Space | Existing Primary School | Site of Importance for Nature Conservation (SINC) |
| Principal Access | Developable Area | Indicative Green Corridor | Public Right of Way |
| Potential Link Road | Primary Village Centre | Indicative Buffer Planting | Road Noise |
| Access to be managed | Secondary Village Centre | Existing Trees/Hedges to be retained and enhanced | Conservation Area |
| | | Ancient Woodland (SINC) | Strategic Gap |

Landscape-led



Our proposals are shaped by a landscape-led approach to ensure Upper Swallick is distinct from, and sensitive to, the rural character of surrounding villages.

Open spaces will range from more formal areas in the centre of the site, to more informal green spaces towards the edge of the development. Play spaces will be placed throughout whilst sports pitches will provide space for more formal sports.

Parameter plans and the Design Code, which will be submitted as part of the Outline Planning application, will ensure that Upper Swallick respects and preserves the character of existing villages and communities through a combination of sensitive woodland planting and open spaces.

The aim is to complement not compete with the character of nearby communities and their setting.



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Illustrative landscape masterplan



Our proposals have been thoughtfully prepared to deliver meaningful ecological improvements. These have been informed by detailed ecology and habitat surveys.

The majority of ecology is concentrated in the hedgerows and tree belts that cross the site. The masterplan will largely retain and enhance these key corridors, protecting them for the wildlife that uses them. Where mitigation is not possible on site, for example for ground nesting birds, alternative habitats will be created.

Delivering biodiversity net gain

Beyond preserving the existing biodiversity, we will achieve a Biodiversity Net Gain (BNG) of at least 10% by:

- Creating a network of green corridors to connect new and existing habitats;
- Improving existing hedgerows;
- Extensive tree planting;
- Planting a series of native copses which reflect the landscape pattern;
- Introducing areas of species rich natural grassland.

Managing flood risk and surface water

Best practice Sustainable Drainage Systems (SuDS), which respond to the existing hydrology and chalk landscape, will be used throughout to manage flood risk. These features will improve water quality, enhance biodiversity and ecological value, promote groundwater recharge and contribute to climate resilience.

The SuDS network will manage water in times of heavy rainfall before infiltrating to ground. It will be designed to manage rainfall up to a 1 in 100 year +40% climate change event, in line with best practice.

The built area lies outside the designated Source Protection Zone (SPZ), meaning it is away from the most sensitive groundwater area. Protective measures will be included along the link road to ensure local groundwater resources remain safeguarded.



Investing in transport infrastructure

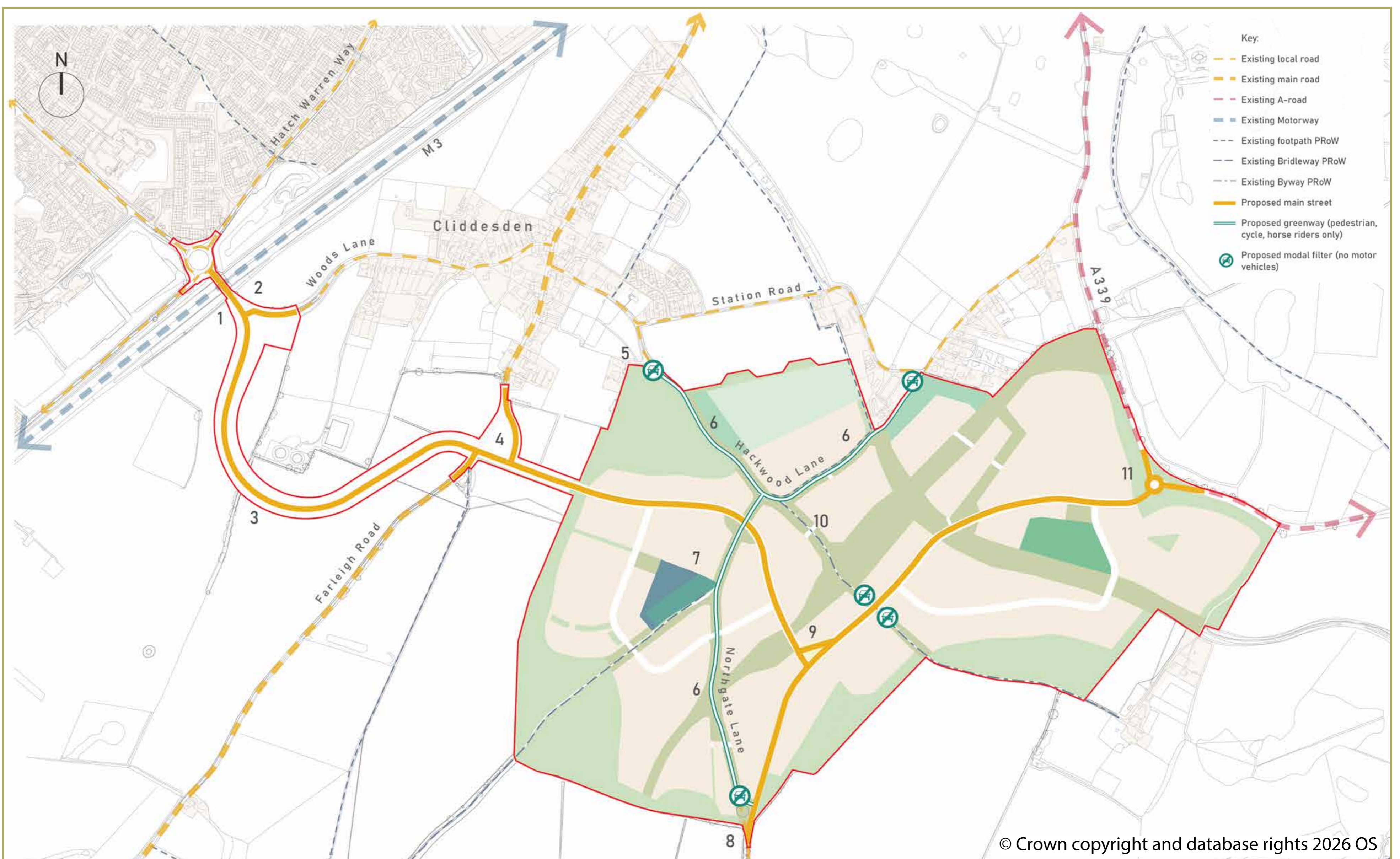


Improvements to the surrounding road network will include:

- A new link road between Upper Swallick and the existing M3 underpass at Woods Lane, bypassing Cliddesden village;
- A new roundabout access on the A339;
- New junctions at Woods Lane and Farleigh Road providing opportunities for traffic calming within Cliddesden;
- A new road from the south through the village centre, allowing the downgrading of Northgate Lane through Upper Swallick.

Non-car travel options will help to create a healthy and sustainable community:

- Pedestrian-friendly streets including dedicated footpaths and cycle routes;
- A new walking and cycling corridor, running alongside the link road, connecting Basingstoke with Upper Swallick and the surrounding countryside;
- Enhancement of National Cycle Route 23 through the creation of car-free green lanes, improving safety and amenity;
- Preservation of and improved access to the existing rights of way;
- Improved bus services will make public transport a real option for residents.



Indicative access and movement plan

- 1 Primary western access via M3 underpass with footpath / cycle route
- 2 Woods Lane change of junction priority enabling downgrading of Woods Lane
- 3 New link road with segregated footpath / cycle route
- 4 Staggered junction on Farleigh Road discouraging traffic through Cliddesden
- 5 Access to Cliddesden Village Hall maintained before modal filter
- 6 Proposed downgrading of lanes to Greenways (pedestrian, cycle, horse riding only)
- 7 New vehicle access to Cliddesden Primary School via new street network
- 8 Vehicles diverted off Northgate Lane through village centre
- 9 Village centre including mobility hub (car club, bus stop, ebikes, parcel hub)
- 10 Public rights of way including byway maintained
- 11 Primary eastern access from new roundabout on A339

Community and wellbeing



Upper Swallick will provide the essential amenities and infrastructure needed to support everyday life, and focused on creating a genuine sense of community.

Services and facilities will include:

- A new primary school, expansion of the existing primary school and nursery provision;
- Funding for expansion of local GP services either provided on site or through the expansion of existing surgeries;
- A community centre providing space for a range of activities;
- A village centre with shopping opportunities, a central market square, and commercial space.
- Generous open spaces, including a central park, sports pitches and areas of natural green space, significantly improving access to public open space;
- Extensive walking and cycling routes;
- Allotments and opportunities for community food growing.

Fostering healthy lifestyles

Upper Swallick is designed as a walkable village, with services and facilities situated within easy walking distance of homes. This will reduce the need for car journeys and help residents meet their day-to-day needs close to where they live.



Long term stewardship

Residents will be at the heart of managing and caring for the community over the long term.

Management structures will be established to ensure community assets are well maintained, resilient and viable for years to come.

Stewardship will extend from public open spaces and green infrastructure to community buildings and shared facilities.



Overview and next steps



Upper Swallick will provide a diverse range of homes to meet the needs of current and future generations.

- Up to 2,500 homes, of which 40% (up to 1,000 homes) will be affordable;
- Up to 150 homes designed for older people;
- A range of homes from 1-bed apartments to larger family houses;
- Mix of private sale, affordable rented and shared ownership homes.

The exact mix and tenure of homes, including any Gypsy and Traveller provision, will be informed by local housing need and agreed with Basingstoke and Deane Borough Council.

Prioritising sustainability

We are committed to prioritising sustainability in all new homes at Upper Swallick, helping to keep fuel bills low and support clean energy.

Every home will be gas free and designed around being net zero carbon. To maximise energy efficiency this will include features such as, solar PV panels, air source heat pumps and electric vehicle charging.

Have your say

Thank you for taking the time to hear about our emerging proposals for Upper Swallick. Ahead of submitting an outline planning application, the project team are keen to hear your thoughts. We will use your suggestions to help shape the detail and design of Upper Swallick.

Please take some time to fill out one of the feedback forms.

To view the online versions of the boards presented today or complete an online feedback form please visit www.UpperSwallickConsultation.com.

Any questions?

You can contact the project team in the following ways:



Freepost

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