

Marnel Park BASINGSTOKE

Local authority: Basingstoke & Deane

Client: Sovereign Housing Association

Developer: David Wilson Homes

Cost: £2.3m

Number: 12 rented and 13 shared ownership flats and houses.



Sovereign's 11th development with David Wilson Homes has provided 12 rented and 13 shared ownership properties at Marnel Park, Basingstoke. Pic July 07

The site

In 2000, the borough council identified the Popley area, on the northern edge of Basingstoke for a new sustainable suburb. Bounded by the main roads to Newbury and Reading, the area was divided into seven major development areas in 2001, with a design brief for each.

Popley is a 1960s neighbourhood of 3400 homes, started in the 1960s, and in need of regeneration. The 72ha Popley extension development area was earmarked for 1600 homes, on two sites owned by Hampshire County Council and a private landowner. David Wilson Homes bought the private site, and secured planning consent for 750 homes – over five phases – in 2005.

Access and ecological work began in 2005, and Phase 1 started on site early 2006.

The scheme

The development will provide 750 homes, including 150 affordable for rent and shared ownership, with open space, allotments, play areas and two sports pitches. All residents within 5min walk of bus stops coming through main estate road, and safe pedestrian/cycling route to nearby facilities.

Phase 1 of the site is made up of 226 homes, including 50 affordable, split between Sovereign and Thames Valley Housing Associations.

This is Sovereign's 11th scheme with David Wilson Homes, and our share provides 12 rented and 13 shared ownership in the Warner Close cul-de-sac, a mix of small houses, apartments and mews-style homes.

Completion date: Jan 2007 (final phase due to complete 2012).