



*Basingstoke  
and Deane*



## Examination of the Basingstoke and Deane Local Plan (2011 to 2029)

### **STATEMENT OF COMMON GROUND**

between

Basingstoke and Deane BC and Hampshire  
County Council Property Services, Worthing  
Business Park Ltd (Pro Vision), Flavia Estates  
(WoolfBond)

And

Basingstoke and Deane Borough Council  
(Local Planning Authority)

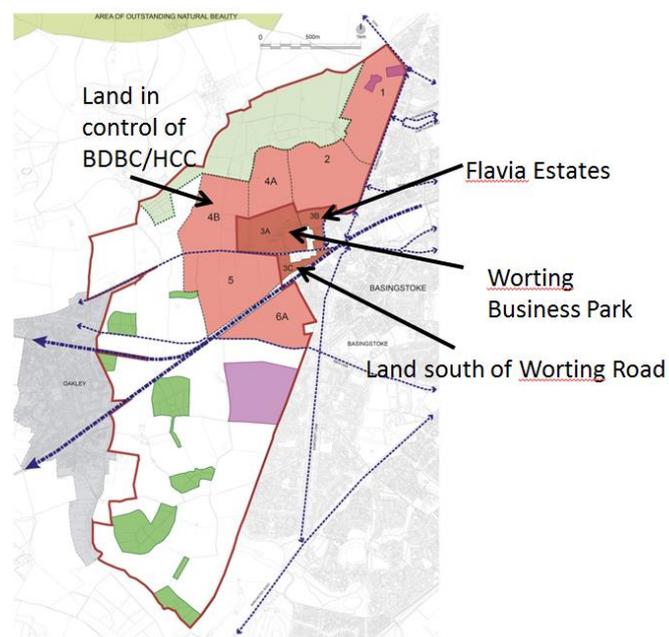
Local Plan Policy: SS3.10

October 2015

1. The purpose of this Statement of Common Ground is to identify areas of agreement and disagreement between the Local Planning Authority (LPA) and the landowners/promoters of the Manydown sites (those parts currently without planning permission). These parties are:
  - Basingstoke and Deane BC and Hampshire CC
  - Worting Business Park (represented by Pro-Vision)
  - Flavia Estates (represented by WoolfBond)
2. This statement seeks to agree:
  - Delivery rates and timescales;
  - Affordable housing; and
  - Masterplanning and infrastructure delivery.

### Capacity of the site allocation

3. The submission Manydown policy (SS3.10) seeks to allocate 'approximately 3,400 dwellings'. The land within the site is within four areas of separate ownership, as shown on the plan below. The land south of Worting Road already benefits from detailed planning consent for 70 dwellings, and so the landowners are not party to this agreement.



4. The LPA's Housing Land Supply Statement (as updated August 2015, PS/02/43) identifies that the rest of the allocation can yield 3,400 dwellings.
5. The smoothed delivery rates in this document were agreed with BDBC/HCC through the Statement of Common Ground (PS/02/48) with the intention

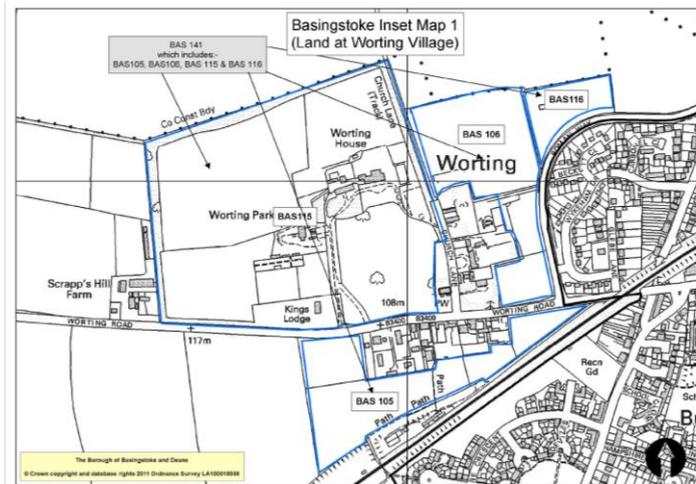
that they reflect delivery across the wider allocation. These are shown in columns A and B of the following table.

	<b>Smoothed delivery trajectory (as set out in SoCG between LPA and BDBC/HCC, August 2015 PS/02/48) and BDBC Housing Land Supply Statement</b>	
	<b>Annual yield (A)</b>	<b>Total (B)</b>
2015/16	0	0
2016/17	0	0
2017/18	50	50
2018/19	200	250
2019/20	300	550
2020/21	300	850
2021/22	320	1170
2022/23	320	1490
2023/24	320	1810
2024/25	320	2130
2025/26	320	2450
2026/27	320	2770
2027/28	320	3090
2028/29	310	3400

*Table 1: Delivery trajectory for Manydown (across all sites)*

### Worting sites

6. The promoter of Worting Business Park has identified a potential site capacity of 300 dwellings (PS/04/39). They have undertaken supporting technical work including a heritage assessment and transport appraisal, which has informed a masterplan, and they are preparing to submit a planning application in 2016. The promoter of the land to the east of Worting (Flavia Estates) has identified a potential site capacity of 200 dwellings (PS/04/15). The LPA recognise that there is scope for residential development on the relevant sites and both promoters have indicated that their land can be brought forward for development within the first five year period of the Local Plan.



*(Extract from 2015 SHLAA showing location of sites in Worting and SHLAA reference numbers)*

7. The global delivery trajectory for Manydown (Table 1) includes the contribution from the Worting sites in the early years. For the purposes of the trajectory, the capacity of the Worting sites has been based on the SHLAA. The Worting landowners have undertaken further master planning work which indicates that the capacity of Worting could be higher. The parties agree that the ultimate capacity of Worting will be determined through the Development Management process, based upon a full assessment of the opportunities and constraints of the sites, and that the scale of development can be accommodated within the overall allocation of 'approximately 3,400 dwellings'.
8. Land at Worting could provide an early phase of development at Manydown, comprising a distinct setting for new development which would assist in providing a choice of housing and thus support housing delivery rates.

It is common ground between the LPA and the promoters of Worting Business Park and Flavia Estates that:

- The Worting sites are suitable, available and achievable for residential development.
- The Worting sites can be brought forward within the first five year period of the Local Plan to provide an early phase of development. The first dwellings could be delivered in 2017/18.
- It is common ground that the overall delivery trajectory in Table 1 is reasonable and that the sites' capacity can be accommodated within the requirement for 'approximately 3,400 dwellings'.

BDBC/HCC site

9. BDBC/HCC have submitted a land parcel schedule (in their Statement, PS/04/26b) identifying that at least 3,200 homes could be accommodated within their land. However, due to the size of the site and the nature of such

an allocation, both the landowners and the LPA accept that housing capacities can only be calculated roughly. The precise capacity will depend upon the type and form of development built and the outcome of more refined analysis of the site's opportunities and constraints that will be undertaken as part of the Environment Statement to support the future planning application as well as the outcome of future engagement. Given the time horizon for the development, and likely changing trends and economic circumstances, the form of development is also liable to change over time.

#### BDBC/HCC site: Delivery

10. The delivery of the Manydown site is a significant corporate priority for BDBC and HCC, and both councils are committed to the early delivery of housing and infrastructure. This is reflected in the suitable resourcing of the relevant council functions.
11. The landowner has already undertaken significant technical work to support their planning application in relation to masterplanning, highways and landscape. Ecological surveys are currently underway across the site. The proposals will be refined through community engagement due to take place later in 2015, in advance of the planning application being submitted in 2016.
12. The promoter's Statement recognises the lead-in time required for a development of this size, and sets out a realistic timetable, taking into account the need for pre-application consultation and determination of the planning application, which would result in the first housing delivery on their land in 2018/19.
13. In summary, the timescales proposed are:
  - Community consultation and EIA baseline work: Late 2015 – early 2016
  - Submission of planning application: Autumn 2016
  - Determination of planning application: Early 2017
  - Discharge of conditions and commencement of development: Early 2018
  - First housing delivery: 2018/19 monitoring year
14. It is anticipated that the first phases of development can be initially opened up with only a modest amount of strategic infrastructure, enabling development to commence quickly.
15. It is thereafter considered that completions as high as 320 dwellings per annum are achievable on the site, with up to four sales outlets. These delivery rates are considered reasonable and achievable in light of the following:
  - The public ownership of the wider site by BDBC and HCC enables the councils to forward fund and implement the strategic infrastructure. This would enable the infrastructure to be put in 'up front' either for serviced

plots to be sold to developers to build homes or as part of an overall joint delivery company involving private sector developers. For developers, the Councils' participation in the development of the scheme presents less risk than the traditional 'developer-led model', and this has the potential to boost delivery rates and facilitate comprehensive masterplanning.

- The scale of development (and public ownership) will allow a mix of products and tenures (such as publicly-owned private rented housing and older persons' housing), and a range of differently priced housing within distinct character areas, that would not occur on smaller sites. This diversity in product can allow delivery to be increased and rates to be more consistent.
- BDBC and HCC have a long-term interest in the site and its delivery is a key priority for both councils. It will be brought forward in line with corporate priorities with the overall objective of meeting the needs of both councils and the residents and businesses that they serve.

16. In light of the above, it is considered that the site capacity and delivery schedule is both realistic and robust.

It is common ground between the LPA and BDBC/HCC that:

- The principal Manydown site is suitable, available and achievable for residential development.
- Parts of the site can be brought forward within the first five year period of the Local Plan, and the first dwellings can be delivered in 2018/19.
- It is common ground that the overall delivery trajectory in Table 1 is reasonable and that the sites' capacity can be accommodated within the requirement for 'approximately 3,400 dwellings'.

### Comprehensive development

#### *Masterplanning*

17. The Manydown landowners and the Worthing landowners agreed to work collaboratively in early 2013. This work has included:

- a. A series of landowners meetings to advance the principle of collaborative working, and to understand the relationship and connections between the three areas of the allocation;
- b. Preparing a draft Memorandum of Understanding;
- c. Consulting and updating one another on respective applications including masterplanning and community and stakeholder development;
- d. Presentation to the Worthing landowners of the draft Manydown Vision Document and Masterplan;

- e. The Worthing landowners preparing and sharing a First Stage Visioning document (setting out master planning principles as they relate to Worthing);
  - f. Considering representations to the draft Local Plan;
  - g. The Worthing Business Park landowners presenting their draft master plan and sharing the supporting evidence base; and
  - h. Agreement on delivery rates (ref. Trajectory as contained in Table 1)
18. The parties agree that there will be a phased approach to delivery across the whole allocation, which will result in the need to work collaboratively. Planning permission for individual phases will not be granted unless it can be demonstrated how the proposals meet the objective of promoting an integrated vision and masterplan for Manydown

#### *Infrastructure delivery*

19. The sites form part of a single allocation set out in submission Policy SS3.10. The LPA and the landowners understand the importance of planning and delivering infrastructure in a comprehensive manner. It is therefore agreed that any application should be supported by an Infrastructure Delivery Plan (IDP), produced by the developers/landowners, to show how their development would contribute to the wider infrastructure needs of the allocation.
20. It is therefore proposed to amend criterion (c) accordingly:
- ‘c) Include the provision of social and physical infrastructure, including community facilities, local shopping facilities, and sports and leisure facilities including playing pitches, with an Infrastructure Delivery Strategy<sup>1</sup> to demonstrate that the infrastructure requirements of the Manydown allocation have been comprehensively planned and will be met.’
21. The proposed wording has been agreed by all parties, however the Manydown landowners would like further adjustment to the criterion to make it more specific in relation to its treatment of infrastructure across the allocation.

#### *What would the Infrastructure Delivery Strategy include?*

22. It is agreed that each outline/full planning application within the allocation should be accompanied by an Infrastructure Delivery Strategy (IDS). This would be produced by the landowners jointly or in consultation with other landowners in advance of submission.

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<sup>1</sup> To be defined in the Local Plan glossary.

23. The IDS would set an overarching framework for appropriate mechanisms for delivery of infrastructure, reflect the Council's Regulation 123 List, and provide the suitable assurances that infrastructure is being jointly and comprehensively planned, and proportionately funded.
24. It is agreed that the IDS should demonstrate that the development in question would:
- contribute towards a comprehensive infrastructure plan for the Local Plan Policy SS3.10 allocation area
  - mitigate its own impacts (in accordance with the tests in CIL Reg 122); and
  - not prejudice and, in fact, facilitate the delivery of future development in the allocated site.
25. The document should include:
- A list of the area-wide infrastructure requirements required to mitigate the wider allocation (in the absence of any adopted document detailing the infrastructure required, this should include those identified in the Borough-wide Infrastructure Delivery Plan);
  - Details of how (and broadly where) that infrastructure would be delivered or funded (including costs, levels of funding and timings); and
  - A high-level infrastructure phasing strategy.
26. The IDS will cover those elements of infrastructure:
- to be provided solely by one development site to meet their own needs (for example, on-site amenity open space);
  - to be delivered on one site but serve the entire development area or a wider area (for example, outdoor sports pitches);
  - to be delivered on site but to be funded by an alternative means (for example, CIL);
  - to be delivered off site (for example, off-site highway improvements);
  - included on the Reg 123 list, that may be delivered off-site by CIL.

It is common ground between the LPA and the landowners that infrastructure on Manydown should be comprehensively planned and delivered.

It is common ground between the LPA and the landowners that criteria c) of Policy SS3.10 should be amended to include reference to comprehensive infrastructure delivery and the need for the landowners to provide an Infrastructure Delivery Strategy.