

**Statement of Common Ground** in relation to Document PS10 between  
Basingstoke and Deane Borough Council as Local Planning Authority  
And  
Basingstoke and Deane Borough Council and Hampshire County Council together as Long Lease  
Holders of the Manydown Site

11<sup>th</sup> January 2018

Dear Ms Nurser

Following on from the session yesterday you requested a short statement to provide the common ground between Basingstoke and Deane Borough Council (BDBC) and Hampshire County Council (HCC) (together as long lease holders of the Manydown Site) and BDBC as the Local Planning Authority (LPA) regarding the rebasing of the infrastructure costs to 2015 prices to allow for comparison.

It was noted at the session by Three Dragons, acting on behalf of BDBC as LPA, that the summary costs provided with the 'Response from the Manydown Leaseholders on Development Costs' (Library Document PS10) appears to have rebased differing Cost Elements at different rates.

BDBC and HCC as long lease holders of the Manydown site have now reviewed the Infrastructure and Planning Costs estimates used to form PS10 and can confirm that the costs provided have been rebased consistently. However, it appears that as the costs estimates has been part of a 'live' document throughout the project, the most recent costs have been used to form the basis of the calculations, and these differ slightly from those shared earlier in the CIL process. For example, Highways information (including bus contributions), revised Country Park (build cost) and utilities delivery costs have been updated prior to applying the standard rebasing formula. This has resulted in what appears to be a varying rebasing value when compared to earlier costs.

BDBC as LPA is broadly content with this justification and accepts the position in relation to document PS10.

However, there remains issues that are unresolved between the parties. BDBC as the LPA continue to be concerned with the level of detail that has been made available by the long lease holders, including the cost plan, and concern around the robustness of figures. The long lease holders position is that there is a commercial sensitivity to sharing the detail, and that these summaries have been provided on best available information in good faith.