

**Report to Manydown Overview  
Committee**

**01 September 2014**

<b>Subject:</b>	<b>Manydown – Project update</b>
<b>Status:</b>	<b>Routine Matter for Discussion</b>
<b>Report ref:</b>	
<b>Ward(s):</b>	<b>All</b>
<b>Key Decision:</b>	<b>Yes</b>
<b>Key Decision/Ref:</b>	<b>869 PF</b>
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<b>Appendices:</b>	
<b>Papers relied on to produce this report:</b>	<b>None</b>

**1 Executive Summary**

1.1 This report has been prepared for the newly constituted Manydown Overview Committee and provides an update on the progress with the project.

**2 Recommendation**

2.1 It is recommended that the Manydown Overview Committee notes the progress made with the Manydown project.

## **PRIORITIES, IMPACTS AND RISKS**

### **Contribution to Council Priorities**

This report accords with the council's Budget and Policy Framework and directly supports the Council Plan priority/priorities of planning policies that safeguard local distinctiveness to:

*“Promote the use of Manydown land to deliver much needed high quality homes and facilitate wider borough benefit, which protects local communities”*

### **GLOSSARY OF TERMS**

<b>Term</b>	<b>Definition</b>
BDBC	Basingstoke and Deane Borough Council
CIL	Community Infrastructure Levy
EPP OSCOM	Economic Prosperity and Performances Overview and Scrutiny Committee
EIP	Examination in Public
HCC	Hampshire County Council
LPA	Local Planning Authority
Manydown OSCOM	Manydown Overview and Scrutiny Committee
MAP	Members' Advisory Panel
MEC	Manydown Executive Committee
NPPF	National Planning Policy Framework
OJEU	Official Journal of the European Union

## MAIN CONSIDERATIONS

### 3 The Proposal

#### 3.1 Background

3.1.1 The council resolved in July 2012 to actively pursue the development of Manydown in order to secure the proper planning of the area in which it is situated and enable it to be considered in the Site Allocation work for the revised draft Local Plan. This together with its inclusion in the 2014/15 Council Plan constitutes the policy framework within which the Manydown Executive Committee has been acting to pursue the council landowner interests with the Manydown Overview Committee providing oversight of this work from a landowner perspective.

#### 3.2 Manydown Governance

3.2.1 At its meeting on 27 February 2014, Full Council approved the following Governance arrangements for Manydown (see paragraph 2.1 of the report):

- Under the JDPA, joint liaison arrangements would be effected between the relevant Portfolio Holders of BDBC and HCC (these would be non-decision making);
- The Portfolio Holder arrangement would report to and recommend to their respective executives, in the case of BDBC the MEC (but with prior consultation with a Manydown OSCOM);
- A continuation of the MEC at BDBC which, as a committee of the Cabinet, has Executive powers to take decisions in line with the Full Council decision of July 2012;
- BDBC would set up a politically balanced Manydown Overview and Scrutiny Committee to be implemented with immediate effect in advance of the conclusion of the work on Governance arrangements currently been carried out by the Constitutional Working Party.

3.2.2 The paper presented to Full Council meeting on 27 February 2014 confirmed that the Governance arrangements for Manydown are to cover the phase to planning permission. Future phases of the project relating to the construction and management of Manydown may require either an evolution of these Governance arrangements and/or some separate Governance arrangements depending on the existence of partners/investors, all of which is the subject of further work to be undertaken over the next 1-2 years and the subject of separate reports to Members.

3.2.3 At the Full Council meeting on 5 June 2014 the Manydown Overview Committee was constituted.

3.2.4 It is proposed to hold Manydown Overview Committee meetings at least five working days prior to any scheduled MEC meeting and that initially there would be a minimum of two meetings a year for the Manydown Overview

Committee and MEC not including update briefings or site visits for Committee and respective HCC members.

### 3.3 Update on Progress

3.3.1 Since the meeting of the Manydown OSCOM on 24 March 2014, written representations have been submitted to the BDBC Revised Pre-Submission Local Plan and also progress has been made on the programme of work to secure planning permission for the phases of the Manydown development to be included in the Local Plan period to 2029. This report provides an update on the Local Plan submission and programme of work to secure planning permission together with confirmation of the supporting budget.

### 3.4 BDBC Pre-Submission and Revised Pre-Submission Local Plan

3.4.1 On 4 October 2013, BDBC in its capacity as a joint landowner of Manydown submitted its response to the Pre-Submission Local Plan consultation that was undertaken by BDBC in its capacity as an LPA. The BDBC landowner response highlighted the need to address a number of policy and site allocation issues to ensure that the Manydown project can be deliverable and viable. The written representations were in line with the proposed response outlined in the paper submitted to the EPP OSCOM on 19 September 2013 and thereafter to the MEC on 24 September 2013.

3.4.2 On 13 June 2014, BDBC in its capacity as a joint landowner of Manydown submitted its response to the Revised Pre-Submission Local Plan that was undertaken by BDBC in its capacity as an LPA. The BDBC landowner response provided support for the revised site allocation boundary together with some further comments on proposed changes to policies that related to the Manydown project. The written representations were in line with the proposed response outlined in the paper submitted to the Manydown OSCOM on 24 March 2014 and thereafter to the MEC on 8 April 2014.

3.4.3 Following receipt of representations to the Revised Pre-Submission Local Plan, it is the intention of BDBC LPA to review and submit the Local Plan to the Planning Inspectorate for an Examination in Public (EIP). BDBC landowning officers and HCC Officers will continue to provide information to the LPA in order to ensure that the Local Plan contains a site allocation and policy wording for Manydown that is deliverable and viable. In that respect, officers will review the actual wording contained in the Local Plan submission to the EIP and work with the Portfolio Holder to respond in accordance with the proposed landowner representations referenced above.

### 3.5 Draft Vision and Draft Masterplan

3.5.1 At the Manydown OSCOM meeting on 24 March 2014, the draft Vision (produced by Beyond Green) and the draft Masterplan (produced by URS) documents for Manydown were reviewed.

3.5.2 The draft Vision and draft Masterplan documents have both been produced to provide the appropriate amount of information to the Inspector at the Local Plan EIP to evidence that it is possible to deliver a viable residential development that can provide approximately 3,400 houses on the land within the site allocation boundary at Manydown in the Local Plan period to 2029.

Consequently, both the draft Vision and the draft Masterplan have by necessity concentrated on land both north of the railway line and at Plot 6a.

### 3.6 Planning Permission - Programme & Budget

3.6.1 The joint landowners have developed a work programme to secure planning permission for the area of land to be included in the Site Allocation Boundary for Manydown in the emerging Local Plan. The main elements of this work programme are outlined below:

- Planning Strategy: identifying and implementing the most efficient strategy for achieving planning permission which also includes the costs for providing representations at the Local Plan EIP and any potential Manydown Planning Inquiry as well as obtaining legal advice as appropriate;
- Masterplan: undertaking detailed masterplanning work on the parts of the Manydown site that are allocated in the emerging Local Plan to provide the necessary level of information for any potential Planning Inquiry on Manydown and to enable public consultations to be undertaken with the local communities;
- Delivery/Financial Strategy: developing and implementing a strategy for delivering Manydown including the potential for BDBC and HCC to directly invest in the project and also consideration of the mechanisms for BDBC/HCC to partner and/or contract developers together with the associated Governance arrangements.

3.6.2 The following progress has been made since the Manydown OSCOM meeting on 24 March 2014 on the main elements of work outlined above:

- Planning Strategy: BDBC and HCC landowners have jointly appointed URS to review and appraise options to obtain planning permission for the Manydown project with particular emphasis on the land that is proposed to be allocated in the emerging BDBC Local Plan. This work is due to be completed soon with a report to be presented for consideration at the Manydown Overview Committee on 27 November 2014 and following that at the Manydown Executive Committee;
- Masterplan: BDBC and HCC landowners have agreed to jointly fund the appointment of a team of consultants to undertake the detailed Masterplanning required to enable public consultations to be undertaken with the local communities, to obtain planning permission and to inform the delivery and construction of the Manydown project with particular emphasis on the land that is proposed to be allocated in the emerging BDBC Local Plan. HCC will procure the consultants with input from BDBC officers and this process will continue in a phased manner throughout Autumn 2014;
- Delivery/Financial Strategy: BDBC and HCC landowners have jointly appointed GVA Grimley Limited to develop a series of options to enable the partners to consider how they might deliver and finance the

development of the Manydown project. This work is due to be completed in the next two months with a report to be presented for consideration at the Manydown Overview Committee on 27 November 2014 and following that at the Manydown Executive Committee.

- 3.6.3 In relation to stakeholders, an initial meeting was held with Wootton St Lawrence Parish Council on 21 July 2014 to discuss the Manydown project in relation to its emerging neighbourhood plan and a similar initial meeting is due to be held with Oakley Parish Council on 04 September 2014. Further meetings have also been held with the Manydown Development Company (the Trustees) and the landowners at Worting. Finally, a meeting has been held with Mr Paul Beevers from Natural Basingstoke to discuss and agree the terms of reference and setting up of a Seed Collection Project Group.
- 3.6.4 The BDBC medium term financial plan 2014/15 received approval by the Full Council at its meeting on 27 February 2014 and contains a total budget allocation of £1.575m for Manydown over four years beginning April 2014 to meet its share of the costs of securing planning permission.

#### **4 Options Analysis**

- 4.1 This paper is an update and has no options to be considered by the Manydown Overview Committee.

#### **5 Corporate Implications**

##### **5.1 Financial Implications**

- 5.1.1 As part of the budget report for 2014/15, Council agreed to increase the Manydown reserve to £1.575m and release £250,000 of this into the 2014/15 revenue budget. The same amount of funding has been agreed by Hampshire County Council resulting in a total combined budget of £500,000 in 2014/15 which will support the following three work programmes:

Planning Strategy	£80,000
Masterplanning & Public Consultations	£360,000
Delivery & Financial Strategy	£60,000

In addition, Cabinet has approved a carry-forward of £43,900 of this from 2013/14 to 2014/15 to reflect the phasing of the completion of the work.

Under the terms of the Manydown lease, promotional costs including the above works would be recoverable by both councils against any future sale proceeds, if the land is sold for development.

Annual expenditure on the land and income from rents is managed by the Joint Manydown Committee, with the net income divided equally between the two councils at year end.

##### **5.2 Risk Issues**

5.2.1 The principal risks identified in and addressed by this report would arise from the LPA not having, or taking, the opportunity to consider the comments and the proposed representation that it is proposed the joint landowners submit to the re-consultation on the Local Plan in order to protect the value of the investment made by BDBC when it purchased the 999 year lease in 1996.

### 5.3 **HR Issues**

5.3.1 There are no HR implications arising from the report

### 5.4 **Equalities**

5.4.1 There are no Equalities implications arising from the report

### 5.5 **Legal Implications**

5.5.1 The written representations submitted by the joint landowners to both the BDBC Pre-Submission and Revised Pre-Submission Local Plan together with the draft Vision and draft Masterplan have been designed to protect the landowners position and reduce the risk of potential legal implications arising from BDBC not being able to actively promote Manydown in a deliverable and viable manner

### 5.6 **Any Other Implications**

5.6.1 There are no other specific implications arising from the report

## **6 Comment from Portfolio Holder**

6.1 The Portfolio Holder fully supports the position outlined in the update paper.

## **7 Communication and Consultation**

7.1 The Manydown MAP were kept apprised and were involved in the preparation of the draft Vision and draft Masterplan. More recently, the Manydown OSCOM provided comments on both of those documents.

## **8 Conclusion**

8.1 The Manydown Overview Committee is scheduled to meet on 27 November 2014 at which it will receive reports on the Planning Strategy and Delivery & Financial Strategy together with an update on the detailed Masterplanning.