

Minutes of the Manydown Overview Committee meeting held on Wednesday, 13 February 2019 in Committee Rooms 1 & 2 - Deanes, Basingstoke and Deane Borough Council at 6.30 pm

Members of the Manydown Overview Committee in attendance: Councillor R Bean (Chair), Councillor G James (Vice-Chair), Councillor K Carruthers, Councillor R Cooper, Councillor S Frost, Councillor P Gaskell, Councillor S Grant, Councillor P Harvey and Councillor D Sherlock

Also present:

Councillor J Izett – Portfolio Holder for Property and Development
Hilary Satchwell – Tibbalds
Hazel Morton - Systra
David Ainsworth – Urban & Civic
Richard Coppell – Urban & Civic

16/18 Apologies for absence and substitutions

There were no apologies for absence

17/18 Declarations of interest

There were no declarations of interest.

18/18 Urgent matters

There were no urgent matters.

19/18 Minutes of the meeting held on 17 October 2018

The minutes of the meeting held on the 17 October 2018 were confirmed by the committee as a correct record and signed by the Chair.

20/18 Project Update Report

The Cabinet Member for Property and Development introduced the report and advised that the Manydown project continued to progress its work to obtain outline planning permission and to enter into contract with the selected private sector partner (PSP) in order to deliver the development. He confirmed that updates to the outline planning application had been submitted to the Local Planning Authority (LPA) in January 2019 and were currently subject to a statutory consultation process. It was the current intention to secure an outline planning permission in spring 2019.

He stated that the outline planning application set out proposals for land use and

quantum of development and the main access points onto the A339, B3400 and Winklebury Way/Roman Road.

The Cabinet Member for Property and Development advised members that in response to the July 2018 consultation, the Highways Authority confirmed they had no objection in regards to the design of the three main points of access to the Manydown site however, there remained some outstanding queries in relation to the Transport Assessment. Over recent months the project team had continued to work positively with the Highways Authority to clarify and resolve the outstanding matters.

The work had resulted in a further Addendum to the Transport Assessment and preparation of a Movement Strategy and updated Public Transport Strategy for Manydown (which references the draft Basingstoke Transport Strategy Consultation document) by the applicant's consultant team, which formed part of the updates to application.

The Movement Strategy for Manydown considered key movement corridors to and from the site from the perspective of new trips and the impacts on the existing travellers on the local transport network. It detailed highway, public transport, cycling and walking measures proposed as part of the delivery of the Manydown development and how it would integrate with the wider transport initiatives in and around Basingstoke.

He confirmed that in accordance with Policy CN1 of the Local Plan and the BCBC Housing and Homelessness Strategy 2016/20, Basingstoke and Deane Borough Council (BDBC) and Hampshire County Council (HCC) as joint applicants were committed to delivering 40% of the homes at Manydown as affordable housing and to provide a range of tenure options to meet local need that take account of changes over the life of the development.

He clarified the current position on the Government Funding Housing Infrastructure Fund (HIF) and said that Marginal funding of up to £10 million was submitted by BDBC in their capacity as joint landowners at Manydown. Notification was received from Government in February 2018 that Manydown had been successful in being provisionally awarded the funding subject to due diligence with Homes England.

HCC had also submitted an expression of interest bid for up to £61million to Homes England to cover the initial phase of enabling works package for Manydown which included the spine road, internal junctions, drainage and utilities. The bid was successfully selected to bring forward a full business case (FBC). A bid to Homes England had also been made under its Accelerated Construction Fund. Approval was granted on 21 June 2018 for £4.69m in grant towards early works required for the first 250 homes to be delivered at Manydown, subject to further due diligence.

The Project Director advised that the Manydown Movement Strategy was to look at the overall movement around Manydown and the impact on Basingstoke, key junctions and corridors and the mitigation of the growth of traffic.

He then introduced Hilary Satchwell from Tibbalds and Hazel Morton from Systra who provided a presentation to the committee. The presentation consisted of the

guiding principles which informed the movement strategy, the strategy for securing delivery through planning, key movement principles for public transport, private vehicles and walking and cycling. They identified the key movement corridors to and from the site and the impacts for new and existing travellers on the local transport network. A proposed package of mitigation measures and benefits for each corridor which included junction improvements, traffic calming and measures to encourage people to use other forms of transport.

The Chair invited visiting speaker Stephen Reid to address the committee with his comments. Mr Reid's main concern was that the accumulative transport assessment for the site south of the proposed development excluded the golf course and the critical treatment hospital. He stated that he would like to see the transport assessment repeated to consider those sites.

The Project Director responded and advised that the planning application for the critical care unit had now lapsed and that proposals for the golf club site had only recently come forward. In contrast The Manydown planning application had already been submitted to the local authority for determination.

Hazel Morton concurred that the Manydown planning application had been a formally submitted application for an extended period of time. All of the transport requirements for Manydown form part of the committed development case for the transport assessment that was submitted. The golf site application would need to identify how they proposed to accommodate their development with Manydown and it's associated package in place. This would require the applicants for the golf course to contact the Manydown team to discuss their proposals and any adjustments required. It was more than feasible that those discussions could and should take place but it was the responsibility of the applicant for the golf course to identify what those needs were and find a way to accommodate them. Until there was a formal application with data associated that had been verified by Hampshire Highways Manydown team would be unable to assess any potential requirements.

The Cabinet Member for Property and Development added that it was important not to delay the application as there was a local need for housing and there was a strong robust strategy in place.

The Committee discussed the report and made the following comments which included:-

- Assurance was required for maximum access for all the routes during the phasing of road improvements on the B3400.
- It was acknowledged that Manydown was a complicated, important and significant development in Basingstoke and Officers were commended for their work to date.
- Requested that any issues experienced by the communities impacted along the direct routes to and from Manydown would be heard.
- Would like the railway to be explored as another mode of transport.

- Important that public transport would be sustainable during the development of Manydown.
- Concerned over the safe transit for secondary school children to Cranbourne School in particular by foot or cycle route and requested that Officers review.
- Concern was expressed over the provision for secondary school education and it was requested that HCC were held accountable for a resolution.
- A request was made for further work to establish the provision of secondary school education with HCC and the impact on transport.
- Requested that Officers evaluate the implications for transport impacts for various schools in the Borough.
- Welcomed that the draft S106 Head of Terms stated, “to provide 40% affordable housing within each key phase”.
- Did not agree with the statement on the equalities impact in the report, that there were no anticipated adverse effects to the community phase 1. It was felt that the wording was complacent, Officers agreed to review the wording.

Resolved: That the Manydown Overview Committee:

- notes the progress made on the Manydown Phase 1 project.
- reviews and provides comments on the content of this report for consideration by the Cabinet Member for Property and Development.

21/18 **Delivery Vehicle Report**

The Cabinet Member for Property and Development introduced the report which provided an update on the procurement process for Basingstoke and Deane Borough and Hampshire County Council appointing a private sector partner (PSP) for the Manydown Development Joint Venture (JV) vehicle; and an update on the governance arrangements for the Manydown Garden Communities LLP (MGC LLP).

He stated that at the last committee meeting held on 17 October 2018, Urban & Civic provided a presentation on their master developer approach to development and their vision for Manydown.

The councils, along with their technical advisors had been undertaking a complex process with the preferred bidder to conclude the drafting of the contract, legal documentation and financial model based on the Final Tender submission.

At Final Tenders Stage it was envisaged that at point of Contract the PSP would produce a Dev Co Overarching Business Plan and a Phase 1 Business Plan to be

approved by the councils.

As the preferred bidder stage had progressed all parties had agreed that there should be an initial Interim Dev Co Business Plan that would cover the programme of work and associated cost plan for the first 12 months of Dev Co. It would then be possible for key factors which would warrant further exploration and confirmation to be progressed and there would be a contractual requirement that the Overarching Business Plan and Phase 1 Business Plan would have been finalised and approved within 12 months.

In July 2018 the two councils approved the setting up of the Manydown Garden Communities LLP. The LLP was incorporated at Companies House on 6 August 2018.

The Board remained in shadow form until the Members' Agreement had been signed by the Members (the two councils). Work continued to ensure the LLP was operationally ready. It included the appointment of technical advisors to provide legal, financial, accounting, tax and insurance services; development of protocols and policies which included procurement and the production of the MGC LLP Business Plan.

The councils would sign the short form Members' Agreement shortly and the full Members' Agreement would be entered into when contract documentation is entered into with the Preferred Bidder.

The first annual Business Plan was currently being developed and would be presented at a future meeting in order for the MOC to review and provide comments on prior to Cabinet approval later in 2019.

The Chair proposed that due to the confidential nature of information contained within the presentation, the Council pass a resolution that by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, the public be excluded from the meeting.

On resumption of the open session the Chair summarised that the committee had a discussion and noted the presentation provided by Project Director and David Ainsworth and Richard Coppel from Urban & Civic

Resolved: That the Manydown Overview Committee:

- Notes the progress made to establish the Delivery Vehicle for the Manydown Garden Communities North (Phase 1) project;
- Notes the progress made on the set-up and operation of the Manydown Garden Communities LLP;
- Notes the proposed wider governance framework review; and
- Reviews and provides comments on the contents of this report which will be considered by the Cabinet Member for Property and

Development.

22/18 **Review of work programme**

The Project Director confirmed the work programme, which the committee noted.

The meeting ended at 20:50

Chairman