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To: All Members of the Manydown Overview Committee

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  
Councillor D Sherlock

Dear Councillor

## **Manydown Overview Committee Wednesday, 13 February 2019**

Your attendance is requested at a meeting of the Manydown Overview Committee on:

Date: Wednesday, 13 February 2019  
Time: 6.30 pm  
Place: Committee Rooms 1 & 2 - Deanes

Yours sincerely

A handwritten signature in black ink, appearing to read "M Barrett".

Melbourne Barrett  
Chief Executive

For more information please contact the Democratic Services team: 01256 844844  
Or email: [democratic.services@basingstoke.gov.uk](mailto:democratic.services@basingstoke.gov.uk)  
Visit: [www.basingstoke.gov.uk/committeemeetings](http://www.basingstoke.gov.uk/committeemeetings)

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Members of the public are invited to address the committee on all items presented at a committee meeting. Public speaking on these items will take place at the same time that the item is considered.

If members of the public wish to address the meeting they should notify Democratic Services prior to the meeting.

The public participation scheme is available to access through the council's website - [www.basingstoke.gov.uk/participation](http://www.basingstoke.gov.uk/participation)

**COMMITTEE PAPERS**

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Alternatively all documents associated with this agenda can be accessed through the Council's website on <http://www.basingstoke.gov.uk/committeemeetings>

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## **AGENDA FOR THE MANYDOWN OVERVIEW COMMITTEE**

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**Members are encouraged to obtain any points of clarification on the reports on the Agenda in advance of the meeting.**

**Members of the public will be invited to speak at the relevant item**

- 1. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**
- 2. DECLARATIONS OF INTEREST**
- 3. URGENT MATTERS**

To consider any items of business, other than those shown on this agenda and which, by reason of special circumstances to be stated at the meeting, in the opinion of the Chairman, should be considered at the meeting as a matter of urgency.

- 4. MINUTES OF THE MEETING HELD ON 17 OCTOBER 2018** 7 - 10

The Chair will move that the minutes of the meeting be signed as a correct record. The only part of the minutes that can be discussed is their accuracy.

- 5. PROJECT UPDATE REPORT**

Contact Officer: Andrew Reynolds

This report provides an update on the outline planning application for Manydown.

Report to follow.

- 6. DELIVERY VEHICLE REPORT**

Contact Officer: Andrew Reynolds

This report provides an update on the delivery strategy for the Manydown project and the process to appoint a joint venture private sector delivery partner.

A verbal confidential update will also be provided by the Project Director.

Report to follow.

**7. REVIEW OF WORK PROGRAMME**

11 - 12

The committee is asked to note and review its Work Programme.

**8. EXCLUSION OF PRESS AND PUBLIC**

To consider whether, in view of the nature of the remaining items on the agenda, any of them are likely to involve the disclosure of exempt or confidential information within the terms of Schedule 12A of the Local Government Act 1972

**9. CONFIDENTIAL / EXEMPT ITEMS FOR INFORMATION**

Confidential Item 6 - Delivery Vehicle Report Appendix 1

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**Minutes of the Manydown Overview Committee meeting held on Wednesday, 17 October 2018 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 and Councillor D Sherlock

**Also present:**

Councillor J Izett – Portfolio Holder for Property and Development  
James Scott – Urban Civic  
Richard Coppell – Urban Civic

**9/18 Apologies for absence and substitutions**

Councillor Harvey sent his apologies.

**10/18 Declarations of interest**

There were no declarations of interest.

**11/18 Urgent matters**

There were no urgent matters.

**12/18 Minutes of the meeting held on 18th July 2018**

The minutes of the meeting held on the 18 July 2018 were confirmed by the committee as a correct record and signed by the Chair.

**13/18 Manydown Project Update Report**

The Chair invited James Scott and Richard Coppell from Urban Civic to provide an introductory presentation to the Committee. The presentation consisted of an overview of Urban Civic, the master developer approach and details of their previous experience of delivering large scale strategic sites. The Project Director confirmed that the presentation would be circulated to Members of the Committee after the meeting and an all Member Briefing would be arranged later in the year which would include representatives from Urban Civic.

The Cabinet Member for Property and Development introduced the report and advised the Committee 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 promote the development. He advised that

the updates to the Outline Planning Application were submitted to the Local Planning Authority (LPA) in July 2018 and had been subject to a statutory consultation process. It was the intention to obtain Outline Planning Permission in winter 2018.

He stated that in response to the consultation the Highways Authority had confirmed it had no objection in regards to the design of the three main points of access to the Manydown site. However there remain some outstanding queries in relation to the Transport Assessment, in particular, additional off-site measures required to mitigate the impacts of the development along the A339 corridor.

He advised that an Addendum to the Transport Assessment had been prepared by the applicant's consultant team and would be issued to the LPA imminently to enable additional public consultation on the updated information.

He confirmed that the negotiations had now commenced with the Local Planning Authority and statutory consultees in order to progress the drafting of the Section 106 agreement with a view to completing negotiations by the end of the year.

The Chair invited visiting speaker Paul Beevers to address the committee with his comments. Mr Beevers main concern was the outline planning application process and lack of consideration for natural green infrastructure. He stated that natural green infrastructure planning should be equivalent to hard infrastructure and roads in the outline planning application, to prevent fragmented and suboptimal designs and outcomes.

The Cabinet Member for Property and Development thanked Mr Beevers for his comments and the concerns he raised regarding green infrastructure and suggested that they meet to discuss the topic further in relation to Manydown.

The Project Director advised that the principles for Manydown had already set out a need for strong green infrastructure in the masterplan. He confirmed that there would be a staged approach in the planning of Manydown which would be crucial in informing and developing the green infrastructure. In addition he advised that the work from the bio-diversity consultancy team had identified that there would be some negative impacts on building a development on a Greenfield site of this scale but highlighted that there would be considerable opportunities to add and support wildlife and habitat. The Project Director stated that he would also provide Mr Beevers with a written response to the issues he had raised.

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

- Concern was expressed with the additional traffic implications to Roman Road.
- It was requested that the Addendum to the Transport Assessment be circulated to the Committee.
- Further to the queries raised by the Hampshire Highways Authority the Committee asked for a report to be timetabled on Highways Solutions.

- It was highlighted that Manydown was farmland and there would now be an opportunity to enhance and recreate the wildlife that had previously been lost due to pesticides and farming practices.
- Members were disappointed that there had been earlier opportunities in the process for the Highways Authority to identify any queries in relation to the Transport Assessment.
- The Committee thanked both the young people and the Manydown Project Team for their participation and subsequent outcomes from the workshops held over the summer.
- The arrangement of an all Member Briefing to update and introduce representatives from Urban Civic was endorsed by the Committee.

**Resolved:** That the Manydown Overview Committee:

- notes the progress made with 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.

#### 14/18 **Manydown Delivery Vehicle Report - Governance and Procurement**

The Cabinet Member for Property and Development introduced the report which provided an update on the procurement process for 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 continued progress has been made with the procurement process for appointing the PSP, Urban&Civic, to be a partner with the MGC LLP in the Delivery Vehicle Dev Co to deliver Manydown Phase 1.

He advised that following approval of the governance and operational arrangements by BDBC Cabinet and HCC EMPR in July 2018, the MGC LLP was incorporated and the first Board meeting was held on 7 September 2018 in shadow form as the Members' Agreement between BDBC and HCC was not yet signed. The Agreement was now in a final form and being reviewed by each councils' Legal department. One of the first actions for the Board was to ensure that MGC LLP was operationally ready. It agreed a programme of work to put in place the necessary requirements for accounting, insurance, resources, procurement and protocols.

The Chair invited visiting speakers Shelia Peacock and Martin Heath to address the Committee with their comments:-

- The Intergovernmental Panel on Climate Change (IPCC) report was referred to which stated "that a number of serious impacts of climate change could be reduced by global warming being kept below 1.5 deg C rather than 2 deg C.

Therefore, CO2 emissions would need to decline by about 45% levels by 2030, reaching net zero around 2050”.

- In light of the IPCC report it was felt that it was important to develop Manydown to be carbon neutral.
- Concern was raised over air quality and the potential impact from the Manydown development.

The Cabinet Member for Property and Development thanked the speakers for their comments and confirmed that they were aware of the recent IPCC report and that the ambition for Manydown would be to reduce the carbon impact of the new development. However, the report would need to be reviewed and assessed against the proposals for Manydown.

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.

**Resolved:** That the Manydown Overview Committee:

- Notes the progress made to establish the Delivery Vehicle for the Manydown Phase 1 project;
- Notes the progress made setting up the Manydown Garden Communities LLP; and

Reviews and provides comments on the contents of this report which will be considered by the Cabinet Member for Property and Development.

#### 15/18 **Review of work programme**

The Project Director confirmed the work programme.

The Committee noted the work programme and asked that a Highways Solutions Report be timetabled.

The meeting ended at 8.30 pm.

**Chairman**

## MANYDOWN OVERVIEW COMMITTEE

### PROVISIONAL REPORTS AND TIMETABLE

No.	Item	Context	Lead	Date/Period
1.	Project Update Report	To provide members with an update on overall project progress	Jess Harris	February 2019
2.	Delivery Update Report- Update on Appointment of Preferred Bidder and the setup of Manydown Garden Communities LLP (MGC LLP 'TopCo')	To provide members with an update on Preferred Bidder Contract Award including the Interim DevCo Business Plan and the setup and operation of MGC LLP	Faye Arnatt	February 2019
3.	Project Update Report - Stakeholder engagement	To consider and inform a framework for future communications and engagement and how this will be aligned with the preferred bidder	Jess Harris	June 2019 (tbc)
4.	Delivery Update Report- Update on MGC LLP Business Plan and Governance arrangements	To provide members with an update on the MGC LLP Business Plan and the wider governance arrangements for the Manydown project	Faye Arnatt	June 2019 (tbc)
5.	Project Update Report - Planning Strategy for Delivery	To consult on the overall Planning Strategy for DevCo and the initial Site wide Strategies and Frameworks	Debbie McLatch	Sept 2019 (tbc)
6.	Project Update Report - Country Park Strategy	To consult on and inform proposals for the Country Park	Jess Harris	Sept 2019 (tbc)

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