## SUMMARY

### 1 This Report

1.1 This report provides an update on progress with the Manydown project.

1.2 The Manydown Overview Committee is asked to consider and comment on the scope and content of this report. Its comments will be reported to the Manydown Executive Committee at its meeting on 14 December 2016.

### 2 Recommendation

2.1 It is recommended that the Manydown Overview Committee:

   i. notes the progress made with the Manydown project.
   
   iii. reviews and provides comments on the contents of this report which will be presented to the Manydown Executive Committee at its meeting on 14 December 2016.
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 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

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
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<tbody>
<tr>
<td>BDBBC</td>
<td>Basingstoke and Deane Borough Council</td>
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<tr>
<td>CIL</td>
<td>Community Infrastructure Levy</td>
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<td>CDE</td>
<td>Community Design Event</td>
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<td>DCLG</td>
<td>Communities Local Government department</td>
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<td>Deco</td>
<td>Development Company</td>
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<td>EM3</td>
<td>Enterprise M3 Local Enterprise Partnership</td>
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<td>EPH</td>
<td>Economic Planning and Housing Committee</td>
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<td>EIA</td>
<td>Environmental Impact Assessment</td>
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<td>EIP</td>
<td>Examination in Public</td>
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<td>HCA</td>
<td>Homes and Community Agency</td>
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<td>HCC</td>
<td>Hampshire County Council</td>
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<td>JV</td>
<td>Joint Venture</td>
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<td>LPA</td>
<td>Local Planning Authority</td>
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<td>Manydown OSCOM (until March 2014)</td>
<td>Manydown Overview and Scrutiny Committee</td>
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<td>MAP</td>
<td>Members’ Advisory Panel</td>
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<td>MEC</td>
<td>Manydown Executive Committee</td>
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<td>MOC (since April 2014)</td>
<td>Manydown Overview Committee</td>
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<td>MUSCo</td>
<td>Multi-Utility Service Company</td>
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<td>NPPG</td>
<td>National Planning Policy Guidance</td>
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<td>NPPF</td>
<td>National Planning Policy Framework</td>
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<td>NP</td>
<td>Neighbourhood Plan</td>
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<td>OJEU</td>
<td>Official Journal of the European Union</td>
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<td>PRS</td>
<td>Private Rental Sector (housing tenures)</td>
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<td>PPA</td>
<td>Planning Performance Agreement</td>
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<td>SPV</td>
<td>Special Purpose Vehicle</td>
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MAIN CONSIDERATIONS

3 The Proposal

Background

3.1 The Manydown project continues to progress its work to prepare an outline planning application and identify a delivery strategy in order to actively promote the development. A public consultation on the proposed masterplan for the development has now been completed in addition to a statutory pre-application consultation with the Local Planning Authority (LPA). The intention is to proceed with submission of an outline planning application in early 2017.

3.2 Update on Progress

Draft Manydown Development Brief

3.2.1 The Adopted Local Plan includes a policy requirement to bring forward masterplans or development briefs on the greenfield site allocations in the plan, where appropriate. On this basis the Local Planning Authority (LPA) has prepared a Draft Development Brief to guide future development on the strategic housing allocation at Manydown. The Draft Development Brief covers the whole Manydown allocation, including the main greenfield site (within the ownership of BDBC and HCC), and the land in Worting which is within a number of separate ownerships.

3.2.2 The Draft Manydown Development Brief sets out principles that will guide future development across the Manydown allocation and adds further detail to the policies in the Local Plan. It is expected that the Development Brief will have the status of a Supplementary Planning Document (SPD) and, when finalised, will be a material consideration in the determination of planning applications across the Manydown allocation.

3.2.3 The LPA held a public consultation to seek views on the draft document from Thursday 1 September to Thursday 13 October 2016. The two councils as landowners submitted representations in order to protect the council’s landowning interests which are now available on the BDBC website.

3.2.4 All comments received during the consultation are currently being considered by the LPA prior to approval of the Manydown Development Brief SPD in December 2016.

Planning Performance Agreement

3.2.5 Planning Performance Agreement (PPA) meetings have been taking place on a monthly basis since late 2015 as part of the masterplanning and planning application process. The PPA was formally agreed and signed in April 2016 and clarifies key procedural matters, the function of the PPA, and the responsibilities of the LPA and the applicant (BDBC and HCC in their capacity as landowners). The PPA will cover the time period up to submission of the outline planning application. Following submission a separate agreement will be formed to cover the determination period.

3.2.6 Recent PPA meetings have focused on the feedback from the pre-application consultation with the LPA and the content and form of the outline planning
application submission. The PPA meetings continue to be a forum to discuss policy matters that require input from the LPA and discussions have commenced regarding the possible Section 106 requirements for the site.

**Railway Crossing**

3.2.7 The Local Plan policy SS3.10 outlines that the master-planning of the wider Manydown area, should have regard to safeguarding land for potential crossing of the railway line and should not prejudice the integration of future development beyond the plan period.

3.2.8 At the last MOC meeting on 6 October 2016 it was reported that initial assessments had taken place following landowner discussions with Network Rail based on the indicative safeguarding area outlined within the Local Plan inset map. Discussions focused on the technical rationale that should underpin safeguarding decisions, with an operational requirement being that any crossing should be a bridge rather than a tunnel.

3.2.9 Consequently, options have been considered and an appropriate area has been safeguarded by the landowners within the site as shown on the illustrative masterplan which will form part of the outline planning application submission.

3.2.10 The landowners have provided further technical information to the LPA to support the selection of the proposed safeguarded area and to demonstrate that the proposed development does not preclude the provision of a crossing should this be required in the future. The phasing plan provided with the application will show the land alongside the railway line (to the south of Worting Road) as coming forward during the later phases of development which will provide the flexibility to review crossing locations and engage in further discussion and technical work with Network Rail.

**Environmental Impact Assessment**

3.2.11 As outlined in the papers at the last meeting of the MOC on 6 October 2016, the outline planning application for Manydown will be supported by an Environmental Impact Assessment (EIA). The first formal stage of the EIA process is the request for a scoping opinion, which was submitted to the planning authority (BDBC LPA) in February 2016. The purpose of the request for a scoping opinion was to present the main elements of the proposed development to the LPA and relevant statutory consultees, such as the Environment Agency, and then to explain those environmental issues that are considered by the applicant to have potential for significant environmental effects.

3.2.12 Based upon the response received in May 2016 and the outcome of initial technical assessments, an interim EIA summary was submitted to the LPA as part of the part of the pre-application submission in September 2016.

3.2.13 The feedback received from the statutory consultees and LPA in response to the interim EIA summary has been analysed by the landowners and the consultant team and will inform the Environmental Statement to be submitted as part of the outline planning application. The Environmental Statement will
respond to the evolution of the design of the development at Manydown and
test the principles established within the outline planning application.

**Public Engagement**

3.2.14 As outlined in the papers at the last meeting of the MOC on 6 October a public
consultation on the proposed masterplan took place between Thursday 1
September and Thursday 13 October 2016. The public consultation focused
on the ‘proposed masterplan’ and how the parameters proposed for the
outline application could be interpreted. The consultation materials addressed
how the feedback received from residents through previous consultations has
helped to shape the proposals and provided further information in relation to
key themes such as transport, schools, the local centres and the country park.

3.2.15 Feedback was gathered at four drop-in events in local communities where
attendees were invited to complete feedback forms. Feedback forms were
also available for completion online via the project website. In total 109
responses were received in response to the consultation consisting of 103
responses from members of the public and 6 responses submitted on behalf
of community groups, organisations or parish councils. Overall it is estimated
that up to 500 people attended the consultation events during September and
October 2016.

3.2.16 A summary of the feedback received as part of the public consultation can be
found at Appendix 1 for further information. The feedback has been
summarised based on those themes which were consistent with the previous
stages of consultation and the additional themes raised as part of the recent
consultation during September and October.

Themes consistent with previous stages of consultation
- Concerns regarding junction improvements and the ability of the
  proposed highways network to cope with traffic flows
- Support for affordable housing provision
- Desire for good provision of car parking with well-designed solutions to
  serve residential areas, the centres and schools
- General support for the locations of the local centres subject to some
  concerns regarding access and parking
- Some concerns regarding drainage and sewerage proposals and the
  impact on adjacent communities highlighting a need to provide further
  public information at outline application stage
- General support for the ‘walkable neighbourhood’ concept and use of
  sustainable transport modes
- Support for green space proposals (fewer but larger open spaces)
- General support for the Country Park Proposals
- Support for proposals that complement existing communities
- Support for the provision of a Health Centre

Additional themes
- General support for a wide mix of housing
- Conflicting views regarding the closure of Roman Road
- A need for clarity regarding the role and function of the main street
• A desire for more housing provision for the elderly, sheltered or disabled accommodation
• General support for proposed design ideas and character areas
• Some concerns regarding density of development
• Some overall environmental concerns.

3.2.17 The feedback received has been analysed and considered by the landowners alongside the professional team’s advice and used to help inform the outline planning application to be submitted in early 2017.

Planning Strategy

3.2.18 As outlined in the papers at the last meeting of the MOC on 6 October 2016, BDBC and HCC in their capacity as landowners and the jointly appointed consultant team reviewed the planning strategy in order to further guide the planning work programme. This review recommended that an outline planning application and Environmental Statement should be submitted for the parts of the site that are allocated for development in the Basingstoke and Deane Submission Local Plan 2011-2029 excluding plot 6a (area of land south of the railway line and north of Pack Lane), in addition to the covenanted land identified for a country park, some of which is required for landscape, ecology and open space mitigation.

3.2.19 The outline planning application will set out proposals for land use and quantum of development and the main access points onto the A339 and B3400. The application will be subject to an Environmental Impact Assessment and will be supported by an Environmental Statement. This will ‘test’ the impact of the proposals including a series of parameter plans that show key information on movement, land uses, strategic open spaces and maximum building heights.

3.2.20 As outlined at the MOC on 6 October a pre-application submission was prepared by the landowners and submitted to the LPA to support the progression of the planning strategy on 5 September 2016. The aim of the pre-application submission was to obtain the views of the LPA and other statutory consultees on the draft proposals in advance of the submission of the outline planning application and ensure that all key issues were articulated and considered as far as possible in advance of the submission. The landowners have now received a formal response from the LPA outlining the feedback received through the pre-application process. The response included a summary of the feedback received during the statutory consultee workshop and the members pre-application panel meeting organised by the LPA.

3.2.21 A draft planning strategy report has been produced by the landowners providing a summary of the feedback received through the public consultation and pre-application process. The draft report outlines how the feedback received (public and statutory) has been considered by the landowners and professional team alongside the site constraints, technical assessments and policy requirements and used to inform the approach to the outline planning application. The draft report outlines the planning strategy in relation to key themes such as transport, infrastructure and housing mix.
3.2.22 The draft planning strategy report is available at Appendix 2 as a confidential appendix for the information of members. The draft planning strategy is consistent with the emerging masterplan and overall planning strategy which was approved by the MEC on 28 June 2016 as the basis for further development through the pre-application process.

3.2.23 As outlined at the last meeting of the MOC on 6 October the outline planning application will include a set of parameter plans which it is intended would be subject to the granting of outline planning permission and be referred to in any planning conditions that will apply to future reserved matters applications. Such reserved matters applications will cover matters such as scale, layout and appearance.

3.2.24 An illustrative masterplan and indicative phasing plan will also be provided to demonstrate how the principles established by the parameter plans could be interpreted. The illustrative masterplan and indicative phasing plan are intended for illustrative and information purposes only. Further supporting documents for the application will be provided as agreed with the LPA. This includes a series of technical strategies and reports and a design and access statement including illustrative plans and proposals.

3.2.25 Members were invited by the landowners to attend an all member briefing on 21 November 2016. During the briefing members were updated on the feedback received in response to the pre-application submission and the public consultation. A presentation was provided outlining how the feedback has been considered by the landowners in advance of the submission of the outline application. The briefing provided members with the opportunity to ask questions and obtain an overview of the key themes of the outline planning application.

*Delivery and Financial strategy*

3.2.26 Further work has been carried out to develop the specific governance arrangements between the councils for the joint venture vehicle and to continue to progress the procurement of a joint venture delivery partner. This further work is the subject of a separate report and confidential appendix on the agenda for this meeting.

4. **Corporate Implications**

4.1 **Financial Implications**

4.1.1 The cost of the activities for the Manydown project outlined in this report are jointly funded by BDBC and HCC and may be eligible for recovery from any enhancement in the value of the land in accordance with the Manydown lease.

*2016/17*

4.1.2 This council’s expected spend for the project in 2016/17 is £1.23m. This includes the costs of staffing, specialist and technical consultancy support, master planning and planning application fees. The October MEC approved an additional release of £244,000 to fund 2016/17 project costs. Further cost
pressures are being experienced but these are currently being reviewed and are currently expected to be met within the current budgets.

2017/18

4.1.3 Initial budget proposals for 2017/18 and later years are currently being prepared and are included within the Medium Term Finance Strategy these are still relatively high level estimates as outcomes from the procurement process for the joint venture partner may change in scope and size. The budget for 2017/18 will be subject to full council approval in February 2017. Currently the forecast is for a gross spend of £1.31m split between the four project stages; Phase 1 extension in support of outline planning, support costs for the formation and support of Topco, and Devco and potential Phase 2 initial planning works.

4.2 Risk Issues

4.2.1 The project has a Risk Log which is prepared by the Project Director and regularly reviewed by the Manydown Internal Programme Board. The principal risks identified in and addressed by this report would arise from: BDBC as landowners not continuing to “actively promote” Manydown by progressing work to secure a planning permission; and by not considering the most appropriate delivery and financial mechanism in order to protect the value of the investment made by BDBC when it purchased the 999 year lease in 1996.

4.3 HR Issues

4.3.1 As outlined in the papers at the last meeting of the MOC on 6 October recruitment activity has been completed for the posts that are required during the calendar year in order to resource for the acceleration of the Manydown project during the planning stage and to begin to provide some resource for the councils ‘internal’ project team in preparation for the Implementation stage from 2017/18 onwards.

4.4 Equalities

4.4.1 There are no equalities implications arising from the report

4.5 Legal Implications

4.5.1 The comments contained in this report are those of BDBC and HCC as landowners and not connected in any way with the BDBC planning function, which will operate in the normal way in relation to the Neighbourhood Plan and consideration of any planning application.

4.5.2 The proposed masterplan and planning application together with the delivery and financial strategy (see other paper on agenda) are designed to protect the landowners interests and to promote the Manydown development in a deliverable and viable manner. Any comments from the other BDBC Committees will be fed into the process at the appropriate times.

4.5.3 There are no specific legal implications to the recommendations.
4.6 **Any Other Implications**

4.6.1 There are no other specific implications arising from the report

5 **Communication and consultation**

5.1 As set out in the public engagement section above, the proposed masterplan consultation has now been completed and feedback has been collated and analysed to inform the outline planning application. There will be further opportunities for councillors, residents, community groups and representatives from the parishes and wards surrounding Manydown to comment on the outline planning application as part of the statutory planning process. Further engagement and consultation will take place during 2017 to inform future ‘reserved matters’ planning applications. There is a communications plan outlining how local communities and residents are kept informed and engaged, including engagement events, newsletters, emailer updates and a dedicated website and e-mail address for the project. www.manydownbasingstoke.co.uk.

6 **Conclusion and next steps**

6.1 Overall, the Manydown project continues to progress at a good pace and the consequent and connected work programmes are on track to enable BDBC and HCC to jointly submit an outline planning application in early 2017 as well as procure an appropriate joint venture delivery partner during 2017. The necessary funding and staffing requirements are highlighted in this report.

6.2 Following the submission of the outline planning application in early 2017 MOC and MEC members will be updated on the progress of the outline planning application at respective committee meetings during 2017.