



# Report to the Partnership for Urban South Hampshire Joint Committee

Date: 23 June 2010

Report of: Anne-Marie Mountifield, PUSH Executive Director

Subject: Final Report of the PUSH Task and Finish Group on proposals for the North of Fareham Strategic Development Area (SDA)

## SUMMARY

This report seeks agreement from the Joint Committee to the recommendations in the report from the PUSH Task and Finish Group established following last year's request by Fareham Borough Council (FBC) for PUSH to provide greater certainty on its likely representations in respect of certain aspects of FBC's emerging proposals for the proposed SDA North of Fareham.

## RECOMMENDATIONS

It is recommended that the Joint Committee:-

1. AGREES recommendations set out at paragraphs 1, 2a-d and 3a- of the Task and Finish Group's Final Report (attached as an Appendix to this report).
2. AUTHORISES the PUSH Executive Director to write to Fareham Borough Council expressing those recommendations as PUSH's views on FBC's emerging proposals for the dwelling capacity and motorway junction business park for the North of Fareham SDA.

## **BACKGROUND**

1. As reported in the Interim Managing Director's report to the Joint Committee on 24 November 2009, the Chief Executive of FBC wrote to PUSH on 22 October 2009 asking for greater clarity on PUSH's views on two emerging policies for inclusion in the FBC Core Strategy in respect of the proposed North of Fareham SDA, namely the proposed:
  - (a) dwelling capacity of between 7,000 and 8,000 dwellings and acceptance that the shortfall against the SE Plan requirement of 10,000 dwellings would need to be addressed with the sub-region; and
  - (b) business park at J11 of the M27.
2. In response a PUSH Task and Finish Group was established under the chairmanship of the then PUSH Interim Managing Director – Julian Lomas of Almond Tree Strategic Consulting Ltd – who was retained, following the appointment of the PUSH Executive Director, to oversee the completion of the work of the Task and Finish Group.
3. The Task and Finish Group comprised representatives from all PUSH authorities in the eastern sub-area plus representatives from Transport for South Hampshire, Test Valley Borough Council and the Project Director for Eastleigh Riverside.
4. The Group considered evidence studies provided by FBC and PUSH, and presentations from FBC officers and the prospective developers for the SDA and has confined its deliberations to the scope of the request from FBC – i.e. dwelling capacity and the business park proposal.
5. It is important to note that at this stage PUSH is not being asked to, nor can it, take a position on Fareham's Core Strategy. Rather PUSH is being asked to respond to two specific proposals Fareham proposes to include in its Core Strategy to indicate what it's likely position will be. This is, therefore, an opportunity to influence FBC on the content of its Core Strategy in these respects. PUSH will, in due course, respond to FBC's final proposals for its Core Strategy in the usual way, which will, of course, encompass the full range of issues with which PUSH is concerned.

## **THE TASK AND FINISH GROUP'S REPORT**

6. The Task and Finish Group's Final Report is attached at the Appendix to this report. It includes a number of details recommendations which it is proposed should be included in the PUSH response to FBC's request of 22 October 2009. In summary these recommendations:
  - (a) support for consideration of potential Ecotown status for the SDA through its inclusion in the Ecotown programme;
  - (b) broadly support FBC's proposals for the dwelling capacity of the SDA with some reservations including to ensure sufficiently high densities to support the proposed Bus Rapid Transit scheme;

- (c) acknowledge the statement in the South East Plan that delivery of new housing will be monitored and managed within each sub-area in South Hampshire (south east and south west), implying that any shortfall in dwelling capacity for the SDA, against the requirement for 10,000 dwellings, should be addressed within the south east sub-area (including in FBC's area itself). However the Group proposes that PUSH's view should be that, given the revised economic forecasts for South Hampshire and the commitment in the Coalition agreement to rapidly abolish Regional Strategies and return decision-making powers on housing and planning to local councils, it is not sensible, nor practicable to address such a shortfall at this stage. Instead, it should be addressed through the development of the replacement for the South East Plan; and
- (d) to indicate conditional support for the proposed J11 business park provided a range of stringent conditions aimed at minimising the impact on existing city and town centres, minimising the impact on infrastructure, maximising sustainability and maintain a balanced supply of employment floorspace across the South Hampshire sub-region.
7. The Transport for South Hampshire Joint Committee is meeting on 21 June 2010 to consider the issue of access to the M27 corridor from the SDA and other development proposals, and its conclusions will be reported orally at the PUSH Joint Committee meeting. Given the paramount importance of securing an effective transport solution for the SDA, the PUSH Joint Committee may wish to modify the proposed recommendation 3a) in the Task and Finish Group's report in the light of the position the TfSH Joint Committee adopts.
8. A brief summary of the reasoning behind each of the detailed recommendations is provided in the Appendix to the Task and Finish Group's report.

## **CONCLUSIONS AND RECOMMENDATIONS**

9. It is therefore recommended that the Joint Committee:
- (a) AGREES recommendations set out at paragraph 1, 2a-d and 3a-e of the Task and Finish Group's Final Report attached at the Appendix to this report; and
- (b) AUTHORISES the PUSH Executive Director to write to Fareham Borough Council expressing those recommendations as PUSH's views on FBC's emerging proposals for the dwelling capacity and motorway junction business park for the North of Fareham SDA.

### **Background Papers:**

- **Letter from the Chief Executive of Fareham Borough Council to PUSH Interim Managing Director, 22 October 2009 (available on request);**
- **Interim Managing Director's Update Report to PUSH Joint Committee, 24 November 2009 (<http://www.push.gov.uk/pjc-091124-r01-jlo.pdf>); and**

- Letter from PUSH Interim Managing Director to Chief Executive of Fareham Borough Council, 25 November 2009 (<http://www.fareham.gov.uk/pdf/planning/corestrategy/pushletrcs.pdf>);

**Appendix A - [The Task and Finish Group's Final Report](#)**

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