



Report to the Partnership for Urban South Hampshire Joint Committee

Date: **7 July 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 at Appendix A to this report); and
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
 - (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.
6. Whilst the Task and Finish Group was finalising its report, the new coalition Government announced that Regional Strategies such as the South East Plan are to be abolished. and that there will be a return of decision-making powers on housing and planning to local councils. In addition a new Planning Policy Statement, PPS 3 Housing was issued on 9 June 2010. This has been considered when finalising the response.

THE TASK AND FINISH GROUP'S REPORT

7. 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 22nd 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) Recognise that the South East Plan is to be abolished, thereby returning decision-making powers on housing and planning to local councils. The Group also recognise that PUSH is in the process of producing revised economic forecasts for South Hampshire and associated new forecasts for housing requirements and the emerging evidence base and scenario work has been taken into account when considering an acceptable/appropriate dwelling capacity in the SDA; and
 - (d) Recognise the significance of the business park at M27 Junction 11 . However at this stage the group also recognise that PUSH is in the process of producing revised economic forecasts for South Hampshire and as part of this refresh there will be work undertaken on strategic sites. The aim of the site work is to identify a portfolio of strategic sites for intervention that can make a direct contribution to the delivery of PUSH Economic development objectives and advise on the complementarities and interdependencies that exist between them, as well as provide an update on the quantum of additional floorspace needed. This work is due to conclude later in the summer and PUSH will consider the evidence from this work before providing a view. The group did advise that any view would need to reflect the need to minimise the impact on existing city and town centres, minimise the impact on infrastructure, maximise sustainability and maintain a balanced supply of employment floorspace across the South Hampshire sub-region. Alternatively the group could provide a more considered view if the timing and phasing of the proposed business park at Junction 11 was phased, so as that it would be held in reserve for development until at least 2021. This would be kept under review as part of an overall plan, monitor, manage approach.
8. The Transport for South Hampshire Joint Committee met on 21 June 2010 to consider its representations to FBC on the SDA proposals and the findings of the M27 Corridor studies (5 to 12) and the M27 parallel studies were presented. These were noted, prior to the completion of the evidence base during 2011.
9. 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

10. 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 Appendix A 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.

APPENDICES: [A - the Task and Finish Group's Final Report](#)

Background Papers:

- Letter from the Chief Executive of Fareham Borough Council to PUSH Interim Managing Director, 22nd October 2009 (available on request)
- Interim Managing Director's Update Report to PUSH Joint Committee, 24th November 2009 (<http://www.push.gov.uk/pjc-091124-r01-jlo.pdf>)
- Letter from PUSH Interim Managing Director to Chief Executive of Fareham Borough Council, 25th November 2009 (<http://www.fareham.gov.uk/pdf/planning/corestrategy/pushletrcs.pdf>)

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