



Report to the Partnership for Urban South Hampshire Overview and Scrutiny Committee

Date: **9th September 2014**

Report of: **Adele Maher, Planning Policy and Urban Design Team Manager
Havant Borough Council**

Subject: **Spatial Strategy Review**

SUMMARY

At their March 25th meeting, the Joint Committee authorised the appointment of a consultant to undertake the proposed programme of work for the new PUSH Spatial Strategy. The first phase will take place over the period April 2014 to March 2015 and will lead to the preparation of a draft Options Appraisal for consultation with the public and other interested parties, in close consultation with PUSH Leaders and the PUSH Planning Officers Group. This consultation will take place over summer 2015. The consultation feedback will then be analysed and the new spatial strategy will be drafted around the preferred set of strategic development options. It will then be subject to further public consultation and, once amended and approved by PUSH, the new strategy will be adopted early in 2016.

RECOMMENDATION

It is RECOMMENDED that the PUSH Overview & Scrutiny Committee NOTES the report.

THE SPATIAL STRATEGY 2016

1. In line with the Joint Committee's recent decision, consultants have now been selected to begin work on the new PUSH Spatial Strategy, an inception meeting has been held and work is now under way on the initial review of evidence.
2. There were four qualifying submissions in response to the invitation to tender, of which three were comprehensive and high quality bids. The selected consultant is GL Hearn, with Campbell Reith (transport, infrastructure), Verco (environment) and Jon Roland, Urban Design. GL Hearn is one of the UK's leading independent property consultancies, providing commercial property advice to the public sector, developers, investors and occupiers. They have a significant public sector consultancy team operating nationally, who recently undertook work in South Hampshire on the recent PUSH and Isle of Wight SHMAs.
3. The other firms submitting tenders were URS, Peter Brett Associates and Adams Hendry. The tender price for the winning submission is £125,000 plus VAT, against a tender guideline price of £120,000. Bid prices were tightly clustered around the guide price, with GL Hearn in the middle of the range.
4. GL Hearn had the edge over the competition in a number of areas:
 - A particularly clear and comprehensive methodology which demonstrated a strong understanding of both the technical issues and the political risks of this project
 - A thorough appreciation of the likely complexities in moving from an options appraisal to a recommended spatial strategy, following the public consultation in summer 2015
 - Highly attuned to changing Government guidance and policy, and the implications for the duty to co-operate, with the team active in a number of recent Examinations in Public addressing this and related issues
 - Excellent grounding in the housing issues of South Hampshire, through their recent SHMA experience
 - Good coverage of commercial and employment issues, responding to the brief's requirements for work on the logistics sector, port development requirements, retail and other strategic employment needs
 - Particularly convincing on their approach to viability assessment
 - Strong emphasis on the need for good strategic communications during the consultation period, with a specialist team available to assist with this
 - A sound awareness of the need for strong member/leader engagement throughout the project, in part informed by their experience of working with PUSH on the recent SHMA.

5. GL Hearn will be required to take account of the current PUSH Business Plan, as well as the LEP's Strategic Economic Plan to 2020. Relevant evidence compiled by Solent Transport and individual local authorities will also be incorporated. Officers are currently working on the list of existing relevant evidence to be provided to the consultants on inception.
6. The new spatial strategy will include:
 - a revised statement of key priorities of PUSH, which align with the emerging Solent Strategic Economic Plan
 - an updated core policy setting out the development strategy for the enlarged PUSH area
 - policy material relating to the strategic development and regeneration programmes in the two cities and other major urban areas
 - a policy on the scale and location of housing development, incorporating a review of policy for the Strategic Development Areas
 - an updated policy on the scale, location and type of employment and commercial development, including the role of regional and town centres and the requirements of the maritime and logistics sectors
 - an updated affordable housing policy, taking account of recent developments in national policy and funding arrangements, as well as new and emerging policies within each local authority area
 - an infrastructure strategy for the enlarged PUSH area, incorporating a revised transport strategy which is fully consistent with the shared Solent transport strategy. This should also incorporate the adopted PUSH Green Infrastructure Strategy alongside evidence on other infrastructure requirements (including flood risk management).
 - An updated strategy for environmental sustainability, informed by new policies and programmes at national level and evidence prepared for individual Core Strategies.
7. The consultants will report to Gloria Ighodaro and the Project Sponsor will be Adele Maher, Planning Officer from Havant Borough Council. The project inception meeting with the consultants took place in May 2014.
8. A PUSH POG Working Group has been established to help steer the project which includes representatives from the Solent LEP and Solent Transport.

9. The consultants have considered the project programme in some detail and are proposing:

May-Jun 14	An initial 8 week period to complete the Evidence Review
Jun-Sep 14	An estimated 4 month period to align and update the evidence base. There may be some unanticipated work here (depending on the results of the Evidence Review), but GLH are confident that this need not affect the overall timetable for options development.
Oct-Dec 14	Core work to develop options and undertake initial testing.
Jan-Feb 15	Officer and member workshops and engagement with statutory consultees.
Mar-May 15	Purdah period is recognised in the programme.
June 2015	Additional workshops (if required) to accommodate any changes amongst key members and sign off of the Options Appraisal document for public consultation.
Jul-Aug 15	Public consultation on the options.
Sep-Dec 15	Drafting the new Spatial Strategy.
Early 2016	Consultation on the Strategy, final amendments and adoption.

RECOMMENDATION

10. It is RECOMMENDED that the PUSH Overview & Scrutiny Committee NOTES the report.

Background Papers:

Spatial Strategy Roll Forward and Final Strategic Housing Market Assessment (SHMA) report.

Reference Papers:

None

Enquiries:

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