



Report to the Partnership for Urban South Hampshire Joint Committee

Date: 27 June 2017

Report of: Solent Recreation Mitigation Partnership Project Board

Subject: Solent Recreation Mitigation Partnership Draft Definitive Strategy

Purpose: For decision

SUMMARY

The Solent Recreation Mitigation Partnership has been operating under an Interim Strategy which was agreed in 2014 to mitigate the recreational impact of new housing on the Solent Special Protection Areas (SPAs). This Interim Strategy enabled initial mitigation measures to be put in place so that councils in the Solent area could continue to grant permission for new housing, whilst a Definitive Strategy and full mitigation package was developed for the long term. This Definitive Strategy has now been drafted and will provide the necessary mitigation for proposed new housing up until 2034 and an in-perpetuity fund will continue to mitigate against the impacts for a further 80 years. The SRMP is now seeking endorsement of the Draft Definitive Strategy and approval to carryout public consultation, with the aim of presenting the final version to the Joint Committee for endorsement before the end of the year. The Joint Committee is asked to agree this way forward.

RECOMMENDATION

It is RECOMMENDED that the Joint Committee NOTES and ENDORSES the Solent Recreation Mitigation Partnership's Draft Definitive Strategy, the proposed consultation and adoption timeline.

INTRODUCTION

1. The Solent Recreation Mitigation Partnership (SRMP) was established in 2013 to implement measures to mitigate the impact on the three Solent Special Protection Areas arising from the additional recreation which will arise from housebuilding around the Solent. The mitigation measures are funded from developer contributions. This PUSH Joint Committee provides the political governance for the SRMP.
2. The SRMP has been operating under an Interim Strategy and needs to move to a Definitive Strategy by the end of 2017 in order to provide reassurance to Natural England, the Government's advisory body on the natural environment, that a mechanism is in place which enables developers to deliver mitigation for their schemes which will mean that local authorities can meet their statutory requirements and continue to grant planning permission for housing developments near to the coast.
3. The Definitive Strategy provides a comprehensive package of mitigation measures for proposed new housing up until 2034, as well as an in-perpetuity fund to continue to mitigate against the impacts resulting from the occupation of these homes for a further 80 years (until 2114).
4. To meet the needs of the Definitive Strategy, and to provide for the necessary in-perpetuity measures, a higher baseline developer contribution of an average of £564 per dwelling is necessary, and this can either be applied at a flat rate, or through a sliding scale based on the number of bedrooms, with a 1 bedroom dwelling paying £337, rising to £880 for a 5 or more bedroom dwelling.
5. Developers can provide their own mitigation, but for the vast majority it will be simpler, quicker and less costly to pay the developer contribution towards this strategic approach. It is worth noting that the majority of the sixty development industry representatives who attended three seminars in February 2017 indicated that the higher level of developer contribution would not prejudice the delivery of new homes.
6. The Definitive Strategy is now prepared in draft form and attached in appendix 1. The SRMP intends to conduct an online public consultation with the intention of adopting a finalised version before the end of the year. The individual councils will then need to adopt the Strategy.
7. The public consultation exercise will open during the week commencing 17th July, and run for approximately 2 months, closing on Sunday 19th September. It will use a standard response form which can be either completed online, or printed out and returned by post.
8. Comments received during this period will be collated and considered at an Officer workshop in October. This will then allow for a final version to be presented to the PUSH Chief Executives meeting in November and to the PUSH Joint Committee on 5th December.

9. Following that, the intention is that it will be ratified and formally adopted by the individual local authorities using whatever procedure is appropriate within each authority. This stage will be completed within the first quarter of 2018.

RECOMMENDATION

It is RECOMMENDED that the Joint Committee NOTES and ENDORSES the Solent Recreation Mitigation Partnership's Draft Definitive Strategy, the proposed consultation and adoption timeline.

Appendix 1: Draft Definitive Strategy

ENQUIRIES:

For further information on this report please contact:-

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