



# **Report to the Partnership for Urban South Hampshire Joint Committee**

**Date:** 9 June 2015.

**Report of:** Graham Tuck, PUSH Spatial Strategy Project Manager.

**Subject:** PUSH Spatial Strategy 2016 to 2036.

## **SUMMARY**

At its March 2014 meeting, the Joint Committee authorised the appointment of a consultant to prepare the new PUSH Spatial Strategy 2016-2036.

The Strategy will identify the needs for further housing and economic development and a distribution of this development which is appropriate in transport / infrastructure and environmental terms. It will be informed by the latest national and LEP policies and evidence; and will be key to meeting the requirement to update Local Plans.

This report covers:

1. An update on the preparation of the Strategy and progress made so far.
2. Funding towards a more detailed employment assessment.

## **RECOMMENDATION**

The Joint Committee is recommended to:

- a. NOTE the progress being made on the Spatial Strategy; and
- b. ENDORSE the provision of an additional £15,000 to support further assessment of employment land needs study from the PUSH revenue core budget.

## 1. UPDATE ON PROGRESS

### Overview

- 1.1 Work on the PUSH Spatial Strategy 2016-2036 began in May 2014 with the appointment of consultant GL Hearn.
- 1.2 The Strategy will set out the employment and housing development needed to promote economic growth, jobs and homes for all. It will be focussed on achieving a renaissance of Portsmouth, Southampton and the other major urban areas, protecting the most important aspects of the environment and co-ordinating transport and other infrastructure. It will be the agreed basis for distributing the development needed to individual Councils, and will identify key development locations.
- 1.3 The Strategy will replace and update the South Hampshire Strategy (2012) and extend the planning horizon from 2026 to 2036. It will take account of the National Planning Policy Framework, the LEP's Solent Economic Plan, and the PUSH Strategic Housing Market Assessment (SHMA).
- 1.4 The Strategy will enable long term development needs to be addressed in a co-ordinated way which does most to maximise economic, environmental and infrastructure opportunities. It will also be a key factor enabling Councils to update their Local Plans consistent with national requirements.
- 1.5 The purpose of the Strategy is set out in more detail in Appendix 1.

### Programme

- 1.6 The main steps in preparing the Strategy are as follows:

**Table 1: Timetable**

Completed:	
May-Sep 14	Review, align and update existing evidence.
Oct-Dec 14	Initial development of options.
Jan-May 15	Officer and member workshops / meetings. Engagement with statutory consultees. Preparation of Options document.
Next Steps:	
June 15	Approval by PUSH Joint Committee of Options document.
Jul-Sept 15	Public consultation on the Options document.
Sep-Dec 15	Devising development distribution and drafting the new Spatial Strategy, following further: -officer and member workshops / meetings;

	-engagement of statutory consultees.
Dec 15	Approval by PUSH Joint Committee of the draft Strategy
Dec 15 - Feb 16	Public consultation on the draft Strategy
Mar 16	Approval by PUSH Joint Committee of the final Strategy

1.7 A substantial amount of evidence gathering, analysis and discussion has been completed or is underway. This includes assessments of housing and economic development needs and site supply, baseline transport and environmental factors (eg areas of traffic congestion, ecology designations, flood risk, etc. Further technical work is scheduled over the Summer on the economy, transport modelling (to understand the effects of development on the network), landscape character and utilities (eg water). More detail is set out in Appendix 2.

1.8 The next step in the process is to undertake public consultation on the Spatial Strategy Options document in the Summer of 2015 (see below). The Joint Committee will be asked at the 20<sup>th</sup> July meeting to approve the document for public consultation. The feedback from this consultation and the completion of the technical work will enable PUSH and Councils to assess the broad locations for development over the Summer and Autumn, leading to the approval of a draft Strategy for public consultation in December 2015.

#### Further Evidence

1.9 The aim of the Strategy is to provide a reasonable prospect that at a strategic level the overall scale of development and associated infrastructure can be delivered. Local Plans and the detailed planning of specific infrastructure will further test and confirm this. A significant amount of work has been undertaken to assess infrastructure as part of this work and associated work streams (eg of the rail and water companies). Further discussion, assessment and transport modelling will be undertaken during the process of establishing the specific distribution of development. This will enable an informed view of likely delivery prior to finalising the Strategy.

1.10 It is anticipated that most of the evidence required for a robust sub regional strategy will be provided within established budgets. A meeting took place with the water companies in mid May and this will help inform the work by GL Hearn. Subsequent to further discussions with the LEP and other partners, there is considered to be a need for more detailed work on employment requirements / sites (see below).

## **2 FURTHER EMPLOYMENT ASSESSMENT**

2.1 The original brief to prepare the Spatial Strategy included a 'broad brush' assessment of employment land needs, to be informed by the LEP's Solent Economic Plan and with a particular focus on marine and logistics sectors. GL Hearn have already completed quantitative forecasts of the need for

employment land (i.e. offices, industry and warehouses). These are on the same basis as the LEP's Solent Economic Plan forecasts and extended to 2036. They are also consistent with the PUSH Strategic Housing Market Assessment (the need for jobs and housing being closely linked).

- 2.2 The Spatial Strategy is being prepared in line with the Government's National Planning Policy Framework (NPPF). Since the brief for the Spatial Strategy was prepared, the Government has issued further technical guidance to support the NPPF, including further detail on how Councils should work together to assess employment land needs.
- 2.3 Consequently it is recommended that the scope of the original brief is expanded to provide a more detailed assessment of employment land needs. The main areas of additional work will be to provide an analysis of the economic geography, composition and opportunities of different parts of South Hampshire; the growth potential of different sectors; the commercial property market (based on market price signals and the experience of local property agents; trends in development rates; and the availability / suitability of strategic employment sites to identify gaps in the supply of sites. (GL Hearn have already undertaken similar work for the Isle of Wight and so this additional work will cover the mainland).
- 2.4 The additional work will be informed by and not duplicate the LEP's Solent Economic Plan, Marine and Maritime and Logistics studies; and by Hampshire County Council's Strategic Employment Sites study.
- 2.5 The work will ensure that the Spatial Strategy's assessment of employment land needs is compliant with national policy and advice; consistent with the approach and aims of the LEP; and is based on a realistic assessment of commercial opportunities (for example, the potential to promote city centre offices). In short it will provide a sound basis for the Spatial Strategy and subsequent Local Plans to justify the allocation of employment land to help promote economic growth in South Hampshire.
- 2.6 The existing commission to produce the Spatial Strategy is £125,000. The additional work can be undertaken by GL Hearn at a cost of £15,000. This is considered to represent good value for money, reflecting GL Hearn's current involvement, and the use of the existing studies.

### **3. CONCLUSION**

The Joint Committee is recommended to:

- 3.1 NOTE the progress being made on the Spatial Strategy; and
- 3.2 ENDORSE the provision of an additional £15,000 to support further assessment of employment land needs study from the PUSH revenue core budget.

## **APPENDICES**

1. Purpose of the South Hampshire Strategy
2. Progress on Technical Work

**ENQUIRES:** For further information on this report please contact:

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