



## **THE PURPOSE OF THE PUSH SOUTH HAMPSHIRE STRATEGY TO 2036**

### **Background**

1. The existing PUSH South Hampshire Strategy plans for development needs to 2026. It has been a key document in securing the adoption of current Local Plans, which look to 2026 or 2029.
2. There are six key reasons why the PUSH South Hampshire Strategy now needs to be reviewed to provide a longer term planning horizon:
  - The existing PUSH Strategy was prepared prior to the new National Planning Policy Framework (NPPF) (2012).
  - Councils now have a statutory 'duty to co-operate' with each other in preparing their Local Plans.
  - The NPPF states that Local Plans should be prepared on the basis of the 'objectively assessed need' for development, looking up to 15 years ahead. Without a longer term strategy based on objectively assessed needs to 2036, existing Local Plans will become increasingly out of date.
  - There is a strong need in South Hampshire for:
    - Economic development to provide jobs, enhance competitiveness and productivity and promote regeneration, taking account of the LEP's Solent Economic Plan;
    - New homes, particularly for younger people / families.
  - South Hampshire is a closely interlinked area in economic, environmental, transport, and infrastructure terms.
  - Accommodating the scale of development needed will be a challenge. However addressing these issues in a comprehensive and co-ordinated fashion across South Hampshire is likely to be the most effective at:
    - Promoting the renaissance of Portsmouth, Southampton and the other urban areas;
    - Protecting and enhancing the most important areas of the countryside and environment, including key gaps between urban areas;
    - Capturing private sector investment and Government funding for new infrastructure and facilities;

- Effectively aligning development with infrastructure, including transport and water networks;
  - Creating communities which are well designed and provide residents with what they need (eg local shops, schools, doctor's surgeries and green spaces).
3. The revised Spatial Strategy is likely to do the most to promote the continued economic, social and environmental success of the sub-region.
  4. In 2014, the PUSH Joint Committee agreed to review the South Hampshire Strategy to 2036. This will be the new development strategy for the sub-region. It will be the agreed basis between Councils for distributing development needs in the area and meeting the statutory 'duty to co-operate'. It is anticipated that the strategy will identify targets for the total number of new homes and employment space in each Council area; and 'areas of search' for the key locations for growth (areas which may be relatively wide, whilst broadly aligned to strategic infrastructure networks).
  5. This will provide the basis for individual Councils to progress more specific Local Plans.
  6. The Spatial Strategy is a cross cutting piece of work which addresses a wide range of policy areas. It is therefore important that PUSH, Solent Transport, the Solent LEP and other key statutory and delivery agencies continue to work collaboratively on the Strategy and its delivery. This will enable PUSH and its partners to pool expertise, capacity and resources to deliver the strategy in a manner that benefits all partners.

**How the Strategy will help Councils meet their statutory planning duties**

7. The South Hampshire Strategy will be key in helping Councils meet their statutory and policy requirements to prepare Local Plans, as follows:

Requirements Placed on Councils:	
Statutory Requirements	NPPF Policy Requirements
Keep Local Plans up to date	Based on objectively assessed development needs
	Maintain a time horizon up to 15 years ahead
Duty to Co-operate in preparing the Local Plan	Councils should work together to: <ul style="list-style-type: none"> <li>• assess development needs taking account of the LEP's Economic Plan and a Strategic Housing Market Assessment (SHMA); and</li> <li>• Distribute these needs appropriately across the functional economic and housing market area (e.g. South Hampshire), taking account of</li> </ul>

	environmental, transport and other factors.
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8. The PUSH Spatial Strategy will enable Councils to meet these requirements as follows:
- It will set out overall housing and employment development targets based on objectively assessed need in line with the LEP's Solent Economic Plan and PUSH Strategic Housing Market Assessment (2014).
  - It will establish an agreed long term strategy for the distribution of development between individual Councils in South Hampshire to 2036, which in strategic terms is deliverable.
  - This will provide a clear basis for the preparation of Local Plans. It will give Councils until 2021 to prepare and adopt new Plans and still maintain a 15 year time horizon. The work on Local Plan preparation will be key to further testing and defining how the agreed development targets will be delivered in individual Council areas. Local Plans will create the statutory development plan framework which defines more specifically the key locations for growth, and individual site allocations.
9. South Hampshire is an integrated economic and housing market area. The statutory 'duty to co-operate' requires Councils in this area to work with each other and with statutory agencies to discuss how to distribute development. Given there are 12 Councils in the Solent area, and a number of relevant statutory and other agencies (e.g. Environment Agency, Natural England, Highways England, Network Rail, and others), the PUSH Spatial Strategy provides by far the most effective way of achieving this.

**What are the risks if the South Hampshire Strategy was not reviewed?**

10. Without a review of the PUSH Spatial Strategy:
- Individual Councils would find it more difficult to meet the 'duty to co-operate'.
  - If the duty was not met, the Planning Inspectorate would not allow Local Plans to proceed to examination and adoption.
  - Without an up to date adopted Local Plan in the future, the NPPF's presumption in favour of sustainable development would apply. This would result in the large development needs in South Hampshire being met on an 'ad hoc' basis through individual planning applications. Development locations would be based on the individual sites where developers currently own land, and are commercially the easiest to develop. These are not necessarily the most appropriate locations in transport and environmental terms. The opportunity would be lost to plan

on a co-ordinated basis with focussed areas of development to capture the most value to fund significant infrastructure and facilities.

- The result over time for South Hampshire would be a steady erosion of economic competitiveness (due to uncertainty over where development could occur, added traffic congestion and a reduced quality of life); less developer funding for social infrastructure (new schools, health services, etc.); and a poorer quality environment.

### **How is work on the Strategy progressing?**

11. Work on the South Hampshire Strategy to 2036 is progressing as follows:

- To date: Substantial evidence gathering and discussion has been or is nearing completion. This includes work on housing and employment demand and supply, environmental, transport and water issues.
- July – late September 2015: Work is focussing on the potential locations for development, and the overall distribution of development, involving discussions with all Council planning teams.
- Late September – mid November 2015: PUSH wide discussion on the emerging draft Strategy.
- December 2015: Approval of a draft Strategy for public consultation by the PUSH Joint Committee.
- Winter 2015 / 2016: Public consultation on the draft Strategy.
- Spring 2016: Consideration of responses from the public, developers, and other key parties.
- July 2016: Approval of the final South Hampshire Strategy by the PUSH Joint Committee.