



Report to the Partnership for Urban South Hampshire Joint Committee

Date: 28 September 2015

Report of: Graham Tuck, PUSH Spatial Strategy Project Manager

Subject: PUSH Spatial Strategy to 2036

SUMMARY

At its March 2014 meeting, the Joint Committee authorised the appointment of a consultant to prepare the new PUSH Spatial Strategy to 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 Solent 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. An update on further employment and housing assessments.

RECOMMENDATION

The Joint Committee is recommended to:

- a. NOTE the progress being made on the Spatial Strategy; and
- b. NOTE the provision of an additional £10,000 to support an update of housing needs from the PUSH revenue core budget. This was agreed at the PUSH Chief Executive's meeting of 10th July 2015 and the work is now underway.

1. UPDATE ON PROGRESS

Overview

- 1.1 Work on the PUSH Spatial Strategy to 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 areas of search for key development locations, based on a reasonable prospect of delivery at the strategic level.
- 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.
- 1.5 The Strategy will be key to enabling Councils to update their Local Plans consistent with national requirements. Local Plans will be the statutory development plans which implement the South Hampshire Strategy, and will undertake more detailed studies on site specific planning at the local level.
- 1.6 The purpose of the Strategy is set out in more detail in Appendix 1.

Timetable

- 1.7 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-June 15	Officer and member workshops / meetings. Engagement with statutory consultees.
Next Steps:	
Jul-Sept 15	Devising development distribution - discussions with Council planning teams.

Late Sept -Nov 15	Devising development distribution and drafting the new Strategy - discussions with PUSH Chief Executives / Leaders' Briefing Engagement with key statutory consultees (eg Solent LEP, Environment Agency and Natural England)
Dec 15	Approval by PUSH Joint Committee of the draft Strategy
Dec 15 - Feb 16	Public consultation on the draft Strategy
July 16	Approval by PUSH Joint Committee of the final Strategy

Progress

- 1.8 A substantial amount of evidence gathering, analysis and discussion has been completed. 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). More detail on the technical work completed or underway is set out in Appendix 2.
- 1.9 Over the Summer and Autumn the PUSH Chief Planners and Planning Officers Group are meeting on a monthly basis. A series of individual meetings are also taking place between PUSH / Solent Transport / individual Councils. These meetings are exploring the technical issues around the potential distributions of development. To date, agreement has been reached on the key issues against which options should be assessed; and detailed discussions are progressing on the pros and cons of these different options. This is enabling GL Hearn to undertake a fuller technical assessment of options for the distribution of development.
- 1.10 This assessment will also be informed by updates to the assessment on employment and housing needs (see section 2 below); by a run of the sub regional transport model to identify the necessary transport measures; and further discussions with key stakeholders such as Natural England, the Environment Agency and water companies to identify environmental issues and water infrastructure needs.
- 1.11 This will in turn enable wider discussions in the Autumn with the PUSH Chief Executives and Leaders, leading to a decision on the approval of a draft Strategy for public consultation at the 9th December PUSH Joint Committee.

2. FURTHER HOUSING ASSESSMENTS

- 2.1 It is anticipated that most of the evidence required for a robust sub regional strategy will be provided within the original budget. However there is considered to be a need for a further assessment of employment land and housing needs.

- 2.2 The further work on employment land needs was agreed at the PUSH Joint Committee of 9 June 2015 and is underway. This work will refine the assessment of needs in the light of the latest national guidance, LEP economic forecasts and commercial circumstances.
- 2.3 The PUSH Strategic Housing Market Assessment (SHMA) was completed in 2014. It sets out the objectively assessed need for new homes in South Hampshire. This assessment is in line with national planning policy and takes account of demographic, migration and economic trends (the growth in jobs influences the need for more homes). The SHMA is primarily based on data from around the 2011 - 2013 period. GL Hearn are now undertaking a focussed update of the projections in the SHMA. This will take account of the latest Government household projections (2015); and the LEP's latest economic forecasts. This will ensure an up to date assessment of the need for new homes across PUSH as a whole, and each housing market area and individual Council area within PUSH.
- 2.4 The total cost of the SHMA update is £18,050. This is considered to represent good value for money, reflecting its implementation on a shared basis across South Hampshire, and GL Hearn's previous involvement in this work. The PUSH Chief Executives agreed at their meeting on 10th July 2015 to fund £10,000 of this from the PUSH revenue core budget. Each individual Council with responsibilities for preparing a Local Plan agreed a contribution to fund the remaining £8,050. (This is £895 for each Council wholly within PUSH and £447 for each Council partially within PUSH).

3. CONCLUSION

- 3.1 The Joint Committee is recommended to:

NOTE the progress being made on the Spatial Strategy; and

NOTE the provision of an additional £10,000 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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