

Hampshire County Council 8th December 2005: Item 9: SE Plan Revised Cabinet Recommendations to Council

1. Note that the County Council no longer has any statutory duty to prepare a Strategic Plan to set the framework for the development of the County of Hampshire, and that this is now the responsibility of the unelected South East England Regional Assembly (SEERA) through its Regional Plan;
2. HCC asks SEERA to note that the Council is submitting as requested the results of the consultation carried out as to how 6,100 houses each year might be accommodated in the County, but that HCC does not endorse this number;
3. note that the advice offered is based upon a widespread consultation exercise with the public of Hampshire to which more than 7,000 replies were received;
4. the County Council does not believe that planning for and allocating land for a house building programme requiring 6,100 dwellings each year for 20 years is prudent or sustainable, without guarantees on infrastructure investment and more certainty over the medium and long-term economic outlook;
5. The County asks SEERA to recognise the absence of commitment by government to fund the necessary infrastructure (for example its recent refusal to fund part of the Light Rapid Transit System in the congested south of the county) is evidence enough to reject making provision now for this level of economic growth, and associated housing numbers of 6,100 new dwellings per year. Without such commitment to funding the necessary infrastructure, 6,100 houses per annum runs too great a risk of creating unsustainable communities and limiting the very economic growth which is at the heart of the South East Plan;
6. HCC asks SEERA to recognise that its current deficit in infrastructure amounts to £1.5 billion and that 6,100 houses for 20 years will require a further £1.5 billion for future investment, excluding affordable housing (£1 billion);
7. The County Council recommends SEERA obtain substantive guarantees from Government for advance infrastructure provision before pursuing any further the high levels of development that it has postulated for Hampshire on which it has asked the County to advise;
8. The County Council therefore believes that the level of growth for housing in the County of Hampshire should be more appropriately be set at between 5,600 and 6,100 dwellings per year over the next 20 years with provision above the minimum level identified as strategic reserves to be released only in the second half of the plan period, on the basis set out in the comments on North and South Hampshire set out in paragraphs 10 and 12 below;
9. affirm that Hampshire County Council has met its statutory obligations under the Planning and Compulsory Purchase Act 2004, and at the request of SEERA, has provided advice on the allocation of SEERA's housing totals between Districts in Hampshire. The County Council has facilitated this process and worked closely with District and Unitary Councils in Hampshire,

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including facilitating an extensive local consultation process. This is now submitted to SEERA on the basis that Hampshire County Council advises that the following is the outcome of this process conducted on behalf of SEERA:

- (i) note the findings of the Sustainability Appraisal work to date (summarised in Appendix 1 of the Cabinet Report) and reflect this consideration in determining its advice to SEERA;
 - (ii) submit sub-regional advice to SEERA in respect of employment, transport and other infrastructure, for North and South Hampshire, based on the principles set out in the Cabinet report (including the Appendices 2, 3, 4 and 5), accompanied by relevant technical work reports;
 - (iii) submit to SEERA advice on the distribution of District Housing numbers in **Central Hampshire** set out in Appendix 7 of the Cabinet report;
10. In respect of North Hampshire, the County Council is mindful of the potential impact on the constraints on development imposed by the Thames Heaths and Basins Special Protection Area (SPA), and the issues surrounding foul water disposal at Basingstoke, which will be the main centre for additional growth. On this basis we are cautious about the proposed levels of growth for Basingstoke, and propose instead to take the advice of the Local Planning Authority in terms of firm committed growth, with provision for additional dwellings identified as a strategic reserve to be released upon a plan review only in the event that there is compelling evidence that the constraints can be satisfactorily addressed. Subject to this amendment, HCC now submit to SEERA advice on the distribution of District Housing numbers in **North Hampshire** as set out in Appendix 6 of the Cabinet report;
11. HCC object to SEERA in respect of its proposed Aldershot/Farnborough/Camberley regional hub on the grounds set out in Section 6 of the report, and that the County Council fully endorses the stance of the Western Corridor and Blackwater Valley Sub Regional Steering Group on this matter;
12. With specific reference to South Hampshire, the County Council believes that it is neither prudent nor realistic to plan on the basis of economic growth rising to 3.5% within the plan period, and instead proposes a planning level of 3.25% by 2026, which would in turn reduce the housing requirement by some 7,000 dwellings. If housing allocations are based on the higher level of growth, there is every possibility that land will be earmarked, and houses built in unsustainable communities, without access to employment and services, and without the vital infrastructure to support them. Supporting infrastructure, which is beyond the means of the local authorities and developers to fund. It is therefore proposed to plan on the basis, of a reduction in the committed levels of development, with the remaining numbers identified by PUSH

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regarded as a strategic reserve provision to be released in the second half of the plan period, dependent upon evidence that infrastructure provision has kept pace with growth, and that the economy has grown at the level predicted by PUSH. Subject to these amendments HCC now submit to SEERA advice on the distribution of District Housing numbers in **South Hampshire**, as set out in Appendix 8 of the supplementary Cabinet papers tabled at the Cabinet meeting;

13. subject to appropriate amendments to reflect the changes proposed above, submit to SEERA sub-regional policy advice based on the principles set out in Appendix 10 of the Supplementary Cabinet Papers;
14. HCC propose a Hampshire Greenbelt to protect vulnerable countryside around our urban areas and to prevent the coalescence of our cities, towns and villages, consistent with the development strategy set out in our advice.