

The South East Plan
South Hampshire Sub-regional Strategy

Final Advice

Partnership for Urban South Hampshire

December 2005

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Appendices

Hampshire County Council's supplementary submission
Portsmouth City Council's supplementary submission
Southampton City Council's supplementary submission

Background Documents (Available separately)

1	Employment land
2	Housing
3	Statement of Consultation
4	Other Infrastructure Requirements

5. Housing

- 5.1 The main components of future housing need include:
- Housing requirements for new entrants to the sub-regional job market
 - New household formation, leading to an increase in household numbers within the existing population structure
 - Latent demand/housing backlog within the sub-region

This will include a requirement for an increase in affordable housing provision. Other types of housing need may include housing pressures from non-economic migrants to South Hampshire (e.g. the retired, students).

- 5.2 The Regional Assembly decided in July 2004 that South Hampshire should provide 80,000 new dwellings between 2006 and 2026.

- 5.3 Analysis from economic consultants (DTZ Pinda) shows that the 'steady rising growth' scenario adopted by PUSH will require around 74,000 new homes linked to new jobs in the sub-region. In addition, PUSH is proposing to provide a further 6,000 homes to address the current backlog in provision. Not all these homes, and indeed, not all the workers are in-migrants to the area. As the table below shows, most of the housing is required to meet the future needs of people already living in South Hampshire. Many of the new jobs should also be taken by local people (those currently unemployed or under-employed, for instance).

Housing and population change 2006-2026

	% change	% natural change	% net in-migration
Population	7	1	6
Housing	18	10	8

The Consultation Options

- 5.4 The brief from the Assembly was to advise the Assembly on how the 80,000 dwellings should be shared amongst the districts or part districts within the sub-region. The Assembly required public consultation on options as part of the preparation of the advice.
- 5.5 PUSH has adopted a multi-dimensional approach to housing distribution for the period 2006 –2026 – developing within the cities and towns, concentrating new greenfield development in two large areas with some additional urban extensions to make up a shortfall in the period 2011 - 2016.
- 5.6 In accordance with the aim to secure urban regeneration, the spatial strategy for the PUSH area gives priority to the development of urban previously used land. This includes derelict/vacant sites, the large gardens of older properties and replacing a single large property with smaller houses and flats.

- the recent Government decision not to support the South Hampshire Rapid Transit scheme

and so it has decided to set a lower housing target for Gosport than the most recent urban capacity estimates suggest might be achievable. This, when coupled with efforts to create local employment opportunities, should encourage more sustainable lifestyles for those living on the peninsula by reducing the need to commute and the resulting impact on congestion and the environment (e.g. pollution).

5.57 PUSH also recognises that more detailed work on the SDAs and will continue to develop its approach during 2006-7.

5.58 This overall approach would mean that around 62 per cent of the overall housebuilding target for South Hampshire would be built on such sites, which is close the Government's target of 60 per cent, but is below what is currently being achieved. The latter was, however, based on a lower overall rate of housebuilding.

Proposed distribution for South Hampshire 2006 – 2026, by phasing period

	2006-11	2011-16	2016 – 21*	2021 – 2026*	Total
New Forest (part)	600	500	219	219	1,538
Test Valley (part)	650	1,375	1,375	510	3,910
Southampton	5,100	4,000	3,600	3,600	16,300
Eastleigh	3,000	2,300	891	892	7,083
North-East/ North of Hedge End SDA	0	0	2,600	3,400	6,000
Winchester (part)	1,400	3,800	1,044	495	6,739
Fareham	1,700	1,100	469	460	3,729
North of Fareham SDA	0	0	5,000	5,000	10,000
Gosport	1,200	500	400	400	2,500
Portsmouth	4,650	2,950	3,550	3,550	14,700
East Hampshire (part)	350	500	175	175	1,200
Havant	1,800	2,950	776	775	6,301
Total	20,450	19,975	20,099	19,476	80,000

* target figures, reflecting uncertainty over realisation of urban potential, especially within Southampton and Portsmouth. The delivery of new housing will be monitored and managed separately within the south-west and south-east sub-areas of the sub-region, as indicated in the supporting text to policy SH4. If that monitoring identifies a potential shortfall in the capacity of previously developed land to achieve the current forecast of dwellings, the respective sub-area will bring forward measures to secure the delivery of the housing target within the plan period.

5.59 The Assembly has requested that the district housing figures be shown using a grid that it has supplied. The table below shows the completed grid for South Hampshire, together with figures for the parts of the Districts which are within Central Hampshire and New Forest area, where appropriate. The two Strategic Development Areas are shown separately for the reasons given in 5.49 above.