

# Welborne – the wider context

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Together shaping the future of South Hampshire



# Presentation content

- Brief explanation of PUSH and its role
- Economic and spatial planning strategies for South Hampshire
- The need for additional employment space and housing
- The sub-region's expectations for Welborne.

# PUSH and its role

- A partnership of ten local authorities which are wholly or partly within South Hampshire.
- Established in 2003 to enable the authorities to work collaboratively to address the economic underperformance of the sub-region;
- PUSH enables activities to be more effectively or efficiently undertaken jointly across authorities;
- A Joint Committee of council leaders plus working-level panels/groups;
- PUSH has revised its role following the formation of the Solent Local Enterprise Partnership and other changes.

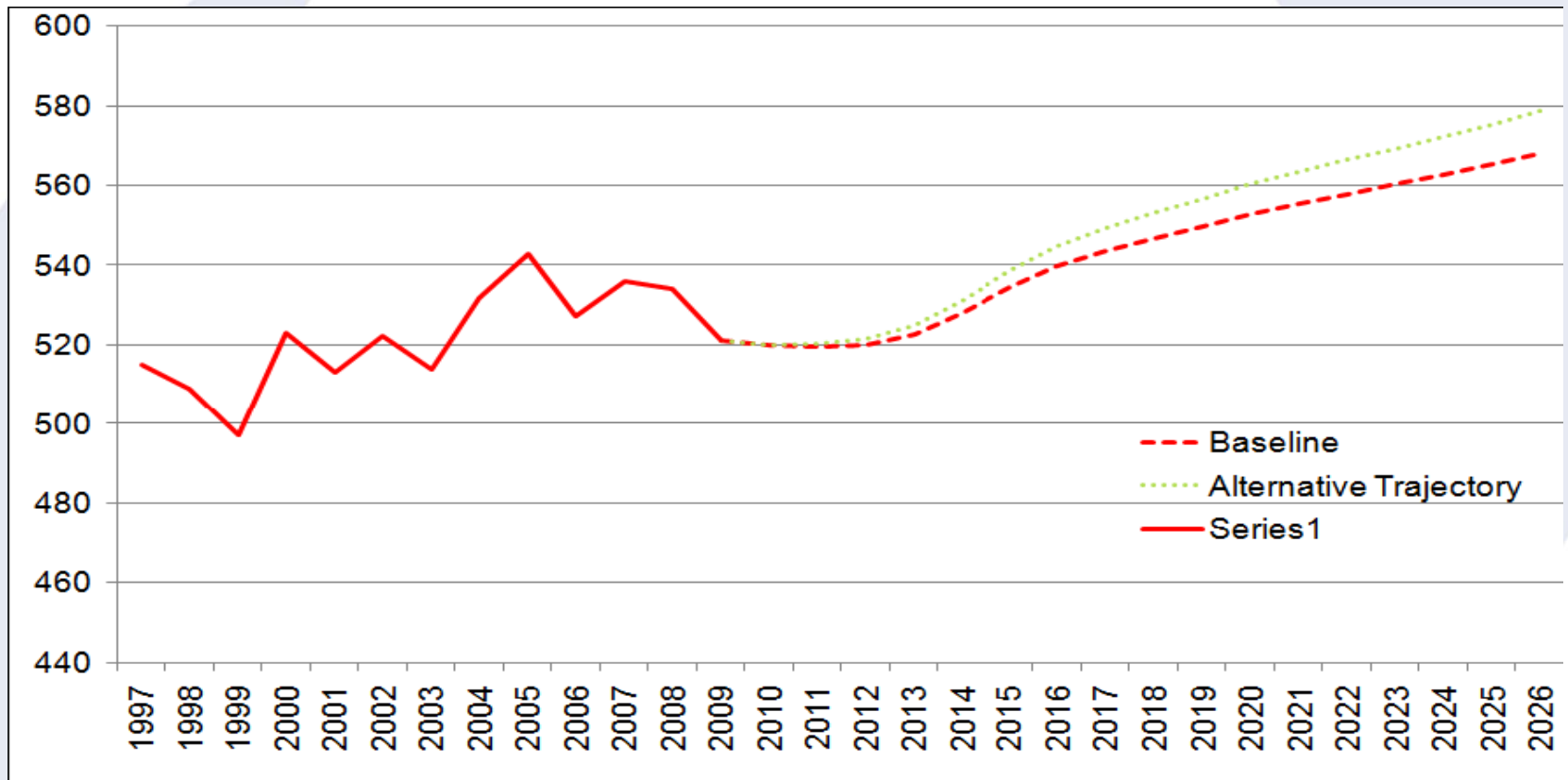
# The sub-region

- South Hampshire – a network of settlements in close proximity with strong economic and social linkages;
- This requires a pan-authority approach to economic and spatial planning;
- PUSH Economic Development Strategy adopted in 2010;
- South Hampshire Strategy adopted by PUSH in 2012;
- PUSH key aims - faster economic growth; renaissance of Portsmouth, Southampton and other urban areas; homes and jobs for all.

# Economic Development Strategy

- 50,000 additional jobs by 2026;
- Upskilling of the indigenous workforce to reduce unemployment and minimise the need for inward migration;
- Boost productivity through higher levels of skills and innovation in order to raise economic output (Gross Value Added);
- Ensure the two cities fulfil their potential as drivers of economic growth.

# Jobs in PUSH area



# South Hampshire Strategy (SHS) – spatial planning principles

- Prioritise sustainable development in the cities and urban areas;
- Concentrate greenfield development in a Strategic Development Area and in urban extensions;
- Improvements to transport and other infrastructure to accompany new urban development;
- Provide a range of employment sites for all types of businesses;
- Ensure a diverse range of high quality new housing;
- Enable a full range of recreational, shopping, entertainment and cultural facilities focused in city/town centres;
- Conserve the unique natural features and man-made heritage of South Hampshire's countryside, coast and built environment;
- Maintain local distinctiveness and sense of place;
- Encourage and enable South Hampshire to become more sustainable and resilient to climate change.

# SHS spatial strategy 2011-2026

- Portsmouth and Southampton as sub-regional centres to be dual focuses for investment and development, with other towns playing a complementary role serving their more local areas;
- Until 2016 – development on urban sites and existing greenfield allocations;
- After 2016 – development concentrated on urban sites, in Welborne and urban extensions;
- Timing and phasing of major greenfield development should not detract from or compromise development in the cities and other urban areas = '*cities first*';
- Approx 600,000 square metres of new office space;
- Approx 600,000 square metres of new manufacturing & distribution;
- Almost 56,000 new homes.



# Why a need for new employment space?

- Higher economic growth is a priority for South Hampshire;
- 10% of jobs in PUSH area are in manufacturing – future changes will mean fewer jobs but more space needed;
- Transport & logistics employs as many people and is set to grow;
- Most of the forecast job growth will be in financial and business services requiring more space;
- Expansion of existing firms, new start-ups and inward investment;
- Sufficient quantity and range of sites vital to ensure that economic growth is not held back by lack of land;
- Government policy says “*planning authorities should plan proactively to meet the development needs of business*”.

# Planned additional employment space 2011-2026 (square metres)

Area	Offices	Manufacturing & distribution
East Hampshire (part)	3,000	1,000
Eastleigh	2,000	90,000
Fareham	50,000	50,000
<b>Welborne</b>	<b>34,000</b>	<b>34,000</b>
Gosport	10,000	74,000
Havant	59,000	68,000
Portsmouth	100,000	50,000
Southampton	181,000	59,000
Test Valley (part)	51,000	36,000
Winchester (part)	<u>90,000</u>	<u>88,000</u>
<b>South Hampshire total</b>	<b>580,000</b>	<b>550,000</b>

# Why a need for more housing?

- 10% increase in households projected 2011-2021 in England – a slightly lower rate than over the last two decades;
- Most of that will be due to population growth, with average household size expected to fall from 2.36 to 2.33;
- Two-thirds of the new households will not have any dependent children;
- South Hampshire's household growth is projected to be slightly lower than the national rate;
- Most of the 56,000 new homes planned in South Hampshire will be for indigenous needs. Only a small element for key workers moving into the area.

# Other reasons for providing more housing

- **Insufficient homes** – e.g. nationally one-fifth of women and a third of men aged 20-34 are still living at home; housing waiting lists have almost doubled in the last 10 years;
- **Housing affordability** – only 37 per cent of new households could afford to buy in 2002, compared to 46 per cent in the late 1980s. 8 out of 10 first-time buyers require financial help from family or friends;
- **Economic prosperity** – Without sufficient new homes, the UK will become an increasingly expensive place to do business, with high housing costs and reduced labour market mobility;
- **Government policy** – *“planning authorities should meet the full, objectively-assessed need for market and affordable housing”*;
- England now has the lowest housebuilding rate since 1923;
- Private housebuilding directly employs 180,000 people and accounts for 1.2% of economic output (GDP).

# Planned additional housing 2011-2026

East Hampshire (part)	1,050
Eastleigh	8,050
Fareham	2,200
<b>Welborne</b>	<b>5,400</b>
Gosport	2,550
Havant	5,150
Portsmouth	9,100
Southampton	12,200
Test Valley (part)	2,950
Winchester (part)	6,200
Housing released by new student accommodation	<u>750</u>
<b><i>South Hampshire total</i></b>	<b>55,600</b>

# SHS - retailing and city/town centres

- Portsmouth & Southampton defined as Regional City Centres and Eastleigh & Fareham defined as Large Town Centres;
- Major new comparison goods shopping and other large scale town centre uses to be located in these four centres;
- Gosport, Havant, Southsea and Waterlooville defined as Medium Town Centres serving more limited catchment areas;
- Welborne – new District Centre with a focus on food-based shopping to serve its indigenous population and looking to Fareham town centre (and Portsmouth) for higher order shopping and leisure.

# Welborne – the sub-region's expectations

- A range of employment uses with at least 34,000 sq. m. of office space and the same of manufacturing & distribution by 2026;
- Capitalise on its attributes to widen South Hampshire's 'offer' to businesses and investors;
- Employment space which does not undermine 'cities first';
- Wide range of housing types and tenures including affordable housing and executive homes and at least 5,400 homes by 2026;
- Help meet employment and housing needs of a wider area than Fareham Borough;
- Employment space embedded within residential areas and district/local centres;
- Jobs keeping pace with housing to maximise self-containment and sustainability;
- Good BRT links to Fareham town centre and Portsmouth;
- Encourage smarter transport choices by residents;
- Minimise impacts on neighbouring communities and the natural environment;
- A model sustainable community for the 21<sup>st</sup> century.

[www.push.gov.uk](http://www.push.gov.uk)

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