

## **SCC Note on the PUSH Strategic Housing Market Assessment 2014**

1. The Partnership for South Hampshire (PUSH) consists of the 12 relevant Councils. PUSH have approved a South Hampshire Strategy (2012), which sets dwelling targets for each district to 2026, contributing to the 'duty to co-operate'. The Strategy and its development targets were based on the PUSH Economic Development Strategy and associated forecasts (2010).
2. The South Hampshire Strategy (2012) target for Southampton is to provide 12,200 dwellings (2011 – 2026), or 813 dwellings per annum. This is consistent with the Southampton Core Strategy (2010) target to provide 16,300 dwellings (2006 – 2026), or 815 dwellings per annum (policy CS4).
3. The Core Strategy states that 5,450 of these dwellings will be in the city centre (policy CS1). The City Centre Action Plan conforms and contributes to the Core Strategy and South Hampshire Strategy targets by planning to deliver 5,450 dwellings.
4. The SHLAA (2013) demonstrates the continued ability to meet the city wide target of 16,300 dwellings by 2026. Between 2006 and 2013 5,635 dwellings were completed, leaving a remaining target of 10,665 dwellings.
5. PUSH have just published an up to date Strategic Housing Market Assessment (SHMA) (January 2014). It is anticipated that PUSH will shortly commit to undertaking a review of the South Hampshire Strategy, to agree district development targets through to 2036. It is expected that a draft strategy would be published in the Spring of 2015. The SHMA (2014) will constitute part of the evidence base to inform this strategy review.
6. The SHMA Summary section:
  - i. Confirms that the SHMA itself does not set policy targets for housing provision (para. 1.7).
  - ii. Explains that it has considered the relevant issues set out in the Government's draft Planning Practice Guidance (paras. 1.8 – 1.10).
  - iii. Sets out that the Government's latest (2011 based) household projections identify a need for 3,600 dwellings per annum in South Hampshire; but that allowing for additional need to reflect constrained household formation in recent years, the overall need is for 4,160 dwellings per annum (paras. 1.11 – 1.12).
  - iv. Explains that this is an objective 'policy off' analysis which takes no account of development constraints or aspirations for further economic growth (over and above the growth factored in to the SHMA assessment). The appropriate target will be considered further in the South Hampshire Strategy review (paras. 1.14 – 1.15).
7. The Solent Local Enterprise Partnership are producing a Solent Strategic Economic Plan to submit to Government in March 2014. This will be informed by further economic

forecasts. Once these have been finalised, an Annex to the SHMA will be produced to explain the relationship between the two forecasts.

8. Table 1 compares the development rates in the latest PUSH SHMA (2014) against those in the South Hampshire Strategy (2012), the latter reflected in the Southampton Core Strategy (2010) and hence the City Centre Action Plan.
9. The Table illustrates that the latest SHMA identifies the need for a slightly higher dwelling rate per annum for South Hampshire as a whole (4,160 as opposed to 3,707; a 12% increase). However the SHMA indicates a slightly lower target for Southampton (795 as opposed to 813; a 2% decrease).
10. Under the 'duty to co-operate' the appropriate targets for South Hampshire and Southampton will be tested through the South Hampshire Strategy review and district Local Plan reviews, including Southampton's city wide local plan review (due to commence in 2014). In the meantime, Southampton is planning to deliver its targets as set by the South Hampshire Strategy (2012) and Southampton Core Strategy (2010). Table 1 illustrates that these are broadly in line with the latest SHMA (2014).

Table 1: The relationship between dwelling rates in the PUSH SHMA (2014) and the PUSH South Hampshire Strategy (2012).

Period	Dwelling Need					
	PUSH SHMA 2014			South Hampshire Strategy 2012		
	2011 - 2036			2011 - 2026		
	Per Annum		Total		Per Annum	Total <sup>3</sup>
South Hampshire Total	4,160	<sup>1</sup>	104,000		3,707	55,600
Southampton	795	<sup>2</sup>	19,875		813	12,200

1	SHMA Report, Summary, para. 1.13
2	SHMA Appendices, page 51, Appendix U, Table 19
3	South Hants. Strategy Policy 11