

Commission of Inquiry - Vision for Hampshire 2050

Hearing summary report

Environment and Quality of Place

14 December 2018



Contents

1. Agenda & Attendance List.....	1
2. Introduction.....	3
3. Hearing Summary.....	4
4. Conclusion.....	14

1. Agenda & Attendance List

Agenda

Item	Timing	Lead
Arrival, tea, coffee and breakfast selection	09:00-09:30	
Welcome	09.30-09:35	Cllr Perry
Housekeeping, word cloud & public opinion video	09:35-09:45	Stuart Jarvis
Theme 4 Introduction	09:45-10:00	Chris Murray
Expert Presentation 1	10.00-10.20	Liz Parkes
Q&A and discussion	10.20-10:40	All
Refreshments	10.40-10.55	
Expert Presentation 2	10.55-11.15	Dr Hugh Ellis
Q&A and discussion	11.15-11.35	All
Expert Presentation 3	11.35-11.55	Helen Armes
Q&A and discussion	11.55-12.15	All
Theme 3 summary	12.15-12.25	Frances Martin
Working lunch Commissioner Deliberation & Recommendations	12.25-13.25	Frances Martin
Hearing Close	13.25-13.35	Cllr Perry

Attendance List

Apologies	
Professor G Baldwin	Commissioner - Vice Chancellor, Southampton Solent University
Mr Ranil Jayawardena MP	MP for North East Hampshire
Commissioners	
Mr Tali Atvars	Winchester Student Union President
Ms Lorraine Brown	Former Chair of the Southern Region Flood and Coastal Erosion Committee
Cllr David Clifford	Leader Rushmoor Borough Council
Mr Tim Colman	FSB National Procurement Spokesman
Cllr Mark Cooper	Hampshire County Councillor for Romsey
Mr Stewart Dunn	Previous Chief Exec Hampshire Chamber of Commerce
Ms Dee Haas	Chairman Hampshire CPRE
The Very Revd Catherine Ogle	Dean of Winchester
Ms Elizabeth Padmore	Commissioner - Chairman Hampshire Hospitals NHS Foundation Trust
Cllr Roy Perry (Chair)	Leader Hampshire County Council
Sir Jonathan Portal	JP Directors
Mr Peer-Jada Qureshi	Founder of Court & Tribunal Solutions
Lord Wakeham	Previous Leader of the House of Commons and House of Lords
The Rt Rev D Williams	Bishop of Basingstoke
External Speakers	
Liz Parkes	Deputy Director, Environment Agency
Dr Hugh Ellis	Interim Director, Town & Country Planning Association
Helen Armes	David Lock Associates
Hampshire County Council Officers	
John Coughlan	Chief Executive, Hampshire County Council
Stuart Jarvis	Director Economy, Transport and Environment
Frances Martin	Assistant Director, Planning and Environment
Chitra Nadarajah	Environment Strategy Manager (and Commission of Inquiry)
Mike Culver	Commission of Inquiry Project Delivery Manager
Amie Heath	Commission of Inquiry Project Support Officer
Chris Murray	Head of Strategic Planning (theme four lead)
Andrew Lubman	Senior Officer Regeneration Development (theme four scribe)
Neil Massie	Principal Policy Officer (theme four scribe)
Adrian Gray	Head of Highways, Traffic Manager (theme five lead)
Alison Taylor	Communications Manager
Nigel Barker	Graphic Designer (Photographer)
Others	
Matthew Evans	Head of Housing and Infrastructure, Basingstoke and Deane Borough Council
David Keene	Chairman, David Lock Associates

2. Introduction

Quality of Place is generally regarded as all those features of physical environment and qualities of life that make a location a desirable, competitive, and economically vibrant place to live. Historically, places measured their success in purely economic terms – jobs created, rising incomes and wages or the extent of high-tech industries but more recently, other considerations have entered the picture, and place-making efforts have emphasised quality of daily life.

There is a close relationship between quality of life and the environment i.e. people and place. People's lives are strongly affected by the condition of their physical environment. Environmental quality also matters intrinsically because most people value the beauty and health of the place where they live and care about the depletion of its natural resources. Conserving environmental, cultural and natural resources is one of the most important factors in maintaining and improving, wellbeing over time.

This theme will highlight how the environment and quality of a place is key, in supporting some of the ideas presented in the earlier theme hearings regarding economic prosperity and the role of our towns and cities. The aim of this theme is to move beyond the issues that dictate the nature of planning today such as the amount of housing that is needed and look at fundamental changes in lifestyle that will drive planning and placemaking over the years to 2050.

The hearing included an introduction – presented by Chris Murray, Head of Strategic Planning (ETE) – and evidence from three expert witnesses on the following topics:

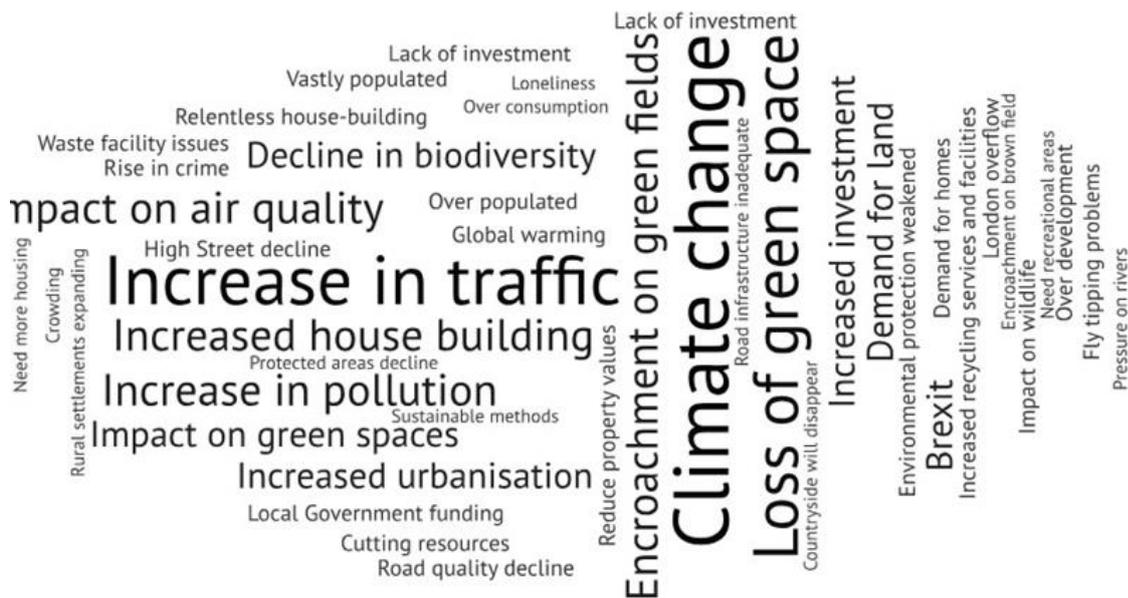
- Climate Change – presented by Liz Parkes, Environment Agency (EA)
- How will drivers for future change shape our environment and communities? – presented by Dr Hugh Ellis, Town and Country Planning Association (TCPA)
- Quality places can only be achieved through proper strategic planning – presented by Helen Armes, David Locke Associates (DLA)

3. Hearing Summary

Cllr Roy Perry – Welcome and introduction

Cllr Perry welcomed everyone to the hearing.

Public Opinion – Stuart Jarvis, Director of Economy, Transport and Environment, Hampshire County Council



Presentation 1 – Theme 4 Introduction – Chris Murray

The introduction started by examining the nature of Hampshire’s environment and asking how we ‘measure’ quality of place. The Ordnance Survey provided evidence based on a number of basic metrics (access to leisure, green space, housing, healthcare etc.) which suggested rural areas outside the National Parks have a relatively low quality of place while urban areas score highly. This is not a conclusion all would necessarily agree with – so, defining quality of place is subjective and involves consideration of a wide range of factors.

These factors include the diverse natural environment – over a third of the county is either designated as National Park or Area of Outstanding Natural Beauty and over a quarter has some form of international, national or local designation for its nature conservation interest. Historically these designations have often been seen simply as constraints to growth and development – but it is now recognised that the natural environment provides a variety of essential goods and services to our communities; the ‘ecosystem services’. Our natural environment is an asset that needs to be protected and enhanced not simply because of its aesthetic value, but because of the value of the services it provides on which we all depend. These include the recreational value (improving mental/physical health with proven savings to the NHS); improving air quality and providing carbon sequestration and storage (value of the New Forest is estimated at £45 million) and providing fresh water and natural

flood management. The value of nature and the concept of 'Natural Capital' has been firmly embedded in the government's *25 Year Environment Plan* which was launched by the Prime Minister in 2018.

Hampshire also has a rich historic environment including numerous historic settlements, and over 500 Scheduled Ancient Monuments and 352 Conservation Areas. These assets are also key to the quality of place and our individual well-being and can provide people with an anchor in a rapidly-changing world and will become more important in the future as our lives become increasingly dominated by virtual realities and the authentic experience becomes more valuable.

Hampshire has some truly special coastal areas with a multitude of environmentally designated stretches of coast. A thriving marine environment with the Solent providing world class sailing and other water sports, and we have the Royal Navy association with Portsmouth and the port of Southampton, now the UK's No 1 port for exports.

What makes Hampshire truly unique is the combination of these things along with first class connections to London, and the rest of Europe.

However, our natural and built environment will continue to change, as it always has. The landscapes we cherish today were shaped by humans and that will continue. The use of farmland for energy production is already commonplace and this is likely to continue with solar and wind energy as well as crops grown specifically as a fuel for energy production.

Intensive shed and polytunnel farming, the expansion of equestrian facilities, game shooting, and fisheries is likely to continue, and the rise in organic farming, the support for local produce and the introduction of vineyards are already changing Hampshire's landscape.

These changes will continue and climate change, hotter summers, wetter winters and more extreme weather events will shape the landscape further – with threats to native species and their habitats – and different land management practices will be required to maintain water supplies and manage flood risk. A truly holistic approach to land use and management is required (rather than a series of unconnected interventions by a web of different agencies) to protect and enhance the natural environment and adapt to the challenges we face.

It was emphasised that while Hampshire has high levels of environmental protection in some areas we have seen in recent decades a steady urban/suburban creep in some areas that are not 'designated' – housing which is often low density, low rise, of low accessibility, with a limited diversity of type and poor connections to countryside and other green infrastructure – this has often had high environmental impact, eroding green spaces and wildlife around and between settlements.

These developments have been assumed to be sustainable as they are on the edge of the previously extended settlements, but development has become more and more divorced from the historic community core areas of towns and disconnected from public transport to the extent that many areas are reliant on the private car for

nearly all trips. Despite the best intentions, the places we are building struggle as real communities and end up as dormitory suburbs. Government does recognize there is an issue about how we plan for our places and their newly launched *'Building Better, Building Beautiful Commission'* is aimed at tackling the challenge of poor-quality design and build of homes and places and help ensure as we build for the future, we do so with popular consent & the support of the public.

The introduction considered the wide range of factors that will influence the nature of our places between now and 2050 – the things that will shape our future environment and the places we live in – and considered some of the main drivers – demographic change, retail decline and the future of our rural communities – in more detail.

Demographic change alone will create significant challenges. Population is set to grow by up to 11% in some parts of the county over the next 20 years. However, the key statistic is the make-up of that growth – between now and 2042 the population of Hampshire aged 64 and under will remain largely as it is today – but the 65 and over group will grow by nearly 50%. This driver alone will fundamentally change the make-up of our places, with consequences for health care, housing, family life, the economy and transport. New residential development will need to be much more diverse (smaller units, adaptable life time homes, care homes) and better connected to services and facilities than the places we've delivered in recent decades with a need for more practical considerations for a changing demographic around issues of access to facilities, mobility and care and support.

Hampshire has successful market towns but too many of our town centres are far from vibrant – and getting worse with declining retail areas both within historic high streets and around the edges of town centres where the retail sheds will be next in line for decline. This represents a large urban footprint of declining retail business. This issue was examined further in a workshop held with the Southern branch of the Urban Design Group. The decline in the high street retail & banking sectors is an opportunity to reinvent and regenerate town centres with a genuine mix of uses (a change from past strict 'zoning' of land uses) with retail, leisure, employment, community, culture & arts and residential uses in adaptable, multi-use spaces which should, crucially, include green landscapes and tree planting for shading, improved air quality and well-being. There is a need for higher residential densities in urban centres to help meet housing needs and to create vibrant places and development should be designed to encourage personal mobility and minimise car travel (unlike current suburban estates which positively encourage car travel). There also needs to be a focus around creating genuinely sustainable and supportive communities – to combat isolation, loneliness & mental health issues that will become a growing risk as virtual experience and reliance on technology becomes more common.

As we move towards 2050 there is a possibility we will see a rural renaissance with a more dispersed pattern of living. Better connectivity and technology will see an improved ability to work from home or in local shared work hubs with virtual meetings which include social interaction. Organic farming, bespoke & niche retailing, artisan workshops and hand tailored products (as opposed to mass produced) combined with a more diverse use of the rural landscape could result in a return to a truly working rural environment with an increased community responsibility for dealing

with waste, creating energy and managing local services (responsibility for pubs and shops is happening now). Some change and growth are required in our rural settlements to maintain their sustainability – and new measures of sustainability will be needed – connection to technologies and a choice of transport will be more important than access to a post office. Evidence submitted by Ordnance Survey showed that many rural areas had taken little or no new development in recent years. Ensuring all our communities continue to prosper will remain a key challenge in the years ahead.

The introduction touched on the importance of strategic spatial planning in managing growth and maintaining and enhancing Hampshire's quality of place. Past attempts at longer term strategic planning haven't always been successful but the current approach is promoting piecemeal development with no strategic framework. This has resulted in a call for the consideration of a South Hampshire Green Belt – and submitted evidence suggests that a strategically planned network of protected green space is necessary to prevent a coalescence of development across not just the south of the county but elsewhere, to reduce/reverse impacts on our declining biodiversity & natural environment.

A strategic approach is needed which means putting new development in the best place – where the potential for creating the necessary infrastructure is greatest and where environmental gain can be maximised – rather than simply sharing the housing numbers around. It means more genuine brownfield, 'urban' regeneration development rather than ad hoc 'suburban' extensions and it means development that creates community and a sense of place which is shaped by and has the support of the community and is better connected to services and facilities with a genuinely integrated and connected network of green and blue infrastructure. All of this suggests a need for greater local government intervention in development and regeneration e.g. site acquisition, forward funding of infrastructure, addressing land contamination etc.

We also need to build more adaptable, flexible, energy efficient homes and work places – these are likely to be more modular in construction and this will change what our buildings look like and how they work. This could include modular components which can be upgraded and rearranged over time, renewable and recyclable materials that maintain and repair themselves, facades that react to changing environmental conditions and building elements which are designed for continuous adaptability with integrated food and energy production and waste management.

The presentation concluded with an animation, 'Buildings Alive', created by ARUPs, showing what a future integrated urban development might look like.

Presentation 2 – Climate Change – Environment Agency (EA)

The changing climate is considered to be the single biggest factor when considering a future Hampshire and is a cross cutting issue for all the themes. There is an urgency around reducing emissions and enhancing resilience. Climate Change is an active language and we cannot be passive in decision making anymore.

A changing climate impacts on everything and should change how we think and plan – the scale and pace of the change is huge and a step change in thinking and actions is required at all levels. There are multiplier effects: population growth, pressure on resources, social inequalities etc. and this all means that we need to act further and faster on reducing our impacts. This will inevitably include a need to prepare for extreme weather events and sea level rise. It is not just a case of adapt or enhance resilience as both will need to be factored into future decision making.

The evidence is unequivocal and urgent. The science is well established (See IPCC report) and Newspaper headlines are reporting this. Recent headlines have reported that we have a 12 year wake up call, i.e. a changing climate is happening to us in a short timeframe and we have the responsibility to bring about change. Mark Carney (Bank of England) has responded in recent times flagging up the risks to financial security in relation to a changing climate i.e. the physical impacts of risk, supply chain risks, infrastructure risks, insurance liability risks which all have real world implications, legal ramifications and financial consequences mean that it's an economic challenge too.

Climate change risk assessments allow us to understand the risks associated with a changing climate and consider the magnitude of that risk. These will include flooding and sea level rise (coastal flooding), higher temperatures leading to shortages in public water supply (both for consumers and agriculture); risks to natural capital; and emerging diseases. This will mean that society will have to be better prepared for the impacts of a changing climate that will inevitably impact on every part of society and our lifestyles.

CPUK2018 provides the latest set of climate projections. The emphasis is on preparing for warmer, wetter winters, with very cold winters becoming increasingly rare. The UK will still experience dry winters, but wet winters will become wetter. The summer 2018 heatwave is the most recent example of a severe weather event. The environment cannot cope with such heatwaves and the urban (built environment) also struggles to cope with such heat. In the recent past, the chance of seeing a summer as hot as 2018 was less than 10%, but by middle of this century, hot summers are predicted to become commonplace. If we continue with high greenhouse gas emissions, then by the end of the century these hot summers will become even more likely. There will of course be variation in impacts like sea level rises around the country, but overall the impact is predicted to be severe.

How will Hampshire be impacted by a changing climate?

The Environment Agency talked through some of the specific impacts that these changes are likely to cause in Hampshire. Flood risk, sea level rise and more severe storms are the most likely impacts we will experience. Flooding will include both fluvial and groundwater flooding events as well as surface water flooding. Coastal communities are likely to be the most severely impacted by both coastal erosion and flooding with some critical infrastructure at risk. Coastal squeeze on habitats and recreation is also likely to increase as the impacts of a changing climate take hold. Disruption from extreme weather events will increase in scale and magnitude with these issues not happening in isolation but in combination.

Increased pressure on water resources will come from increased abstraction for societal needs. This is likely to have negative impacts on our chalk rivers in terms of both biodiversity and the health of Hampshire aquifers. With heatwaves set to become more common, we will need to consider consequences on the vulnerable and old in our communities. The same applies for air pollution.

Integrating growth and the environment will become vital moving forward – shifting the focus to people and places (not abstract, future and overseas examples) and collaboration (e.g. at a catchment scale – working with nature, upstream impacts not impacting downstream). Identifying synergies and placing the emphasis on solutions will be key; invest to save, resilience and recovery. Innovation in designs as well as engagement and inclusivity, and looking to build genuine communities, rather than purely trying to adapt today's lifestyle to the future environment should be the ultimate goal.

A number of key points arose from the discussion regarding climate change and Hampshire:

- A rise in heat and impacts from rise in air pollution will be a very big (and costly) issue for the NHS – impacts on children and elderly;
- How do we achieve joined up planning to avoid unintended consequences?
- Adopting a place based approach is important;
- What is stopping us from adopting similar imaginative approaches to those in the Netherlands and other European examples?
- Will the aspirations of the 25 Year Environment Plan be matched by Government funding?
- Need to be more creative on how we use land and how we roll out housebuilding in this country / county;
- Vibrant inner cities are required, we need to think carefully about how we create sustainable places, including the need for a new development model to protect green spaces;
- We need to make the language clearer around a changing climate – what does 'fit for future' / 'future proofing' actually mean?
- How do we successfully measure how much the environment means to us?
- Climate change does not recognise political boundaries and so how do we factor climate change into decision making (adaptive planning across all geographies);
- Financial cost of extreme events can be clarified, and this should be analysed for costing for future funding decisions;
- Rushmoor is measured as the happiest place in the UK. 70% Green Space. Need to understand what assets exist – Not the cost of an asset but the value of it to the place;
- Competing needs – More houses (numbers led) vs protection of the environment is an issue. A joined-up approach is required for place making against these competing needs.

Presentation 3 – How will drivers for future change shape our environment and communities? – Town and Country Planning Association (TCPA)

Climate change is a major barrier to creating successful places. However, a blend of a Vision for a place with a healthy dose of realism is required. The Raynsford Review has been published and the findings of this review make it clear that the current planning system is not fit for purpose and that most of the quality and location of development in this country is chronically poor. European places are often used as examples of best practice that produce successful sustainable places however it is important to note that European cities / local governments have greater powers to actually deliver great examples of quality placemaking, rather than just a vision for a place.

As we have seen, climate change is a cross cutting theme. It is important to note we have achieved very little when tackling climate change and now is the time for action. 12 years to decarbonise our economy is the statistic that we should all be focussing on and this is now a non-negotiable target. Are we ready to deal with the impacts of a changing climate in that timeframe? The TCPA view is that we are critically unprepared for this agenda.

New technology and the fourth industrial revolution are an important factor in this debate. If we consider that we are effectively living in the aftermath of the original Industrial revolution, we may need to rely on the new technologies transforming society and the resultant impacts on society in general to help resolve the issues and impacts of a changing climate.

The future of town centres is something that will need to be considered with the decline of retail and a changing climate. The TCPA offer a cautionary view when considering Permitted Development (PD) rights and office conversions to residential dwellings under the extension of PD. This is creating a massive problem as the quality of the development is low and the full weight of Building Regulations do not apply to conversions. The TCPA has expressed their concern that PD is simply creating future problems for places and society to deal with and certainly not creating quality places.

In terms of opportunities, again we can look to Europe for some great examples of what can be achieved, e.g. in Germany, civic authorities are cross subsidising the retro fit of low-income housing by selling energy they create through energy generation infrastructure projects. In some cases, German cities are taking back their utilities to provide directly to their citizens.

When we consider resilience, design and placemaking we have to consider greening our towns and cities. Tree planting and landscaping are very important in making great places. Greening urban environments can have big impacts and many examples of this can be seen in European cities.

There are amazing opportunities available for future towns and cities. The choice for Hampshire is a difficult one and there inevitably will have to be some hard-edged answers. The impact of sea level rise will be huge on coastal communities and cities in Hampshire and it is very expensive to provide adequate sea defences against

rising sea levels. Many of the step changes that are needed cannot be done incrementally anymore. We need to develop truly sustainable settlements that include Sustainable Urban Drainage Schemes (SUDS) and also consider zero carbon developments as standard if we are to meet the challenges ahead.

Key points of discussion:

- Planning by appeal is a big issue – with big developments coming through the pipeline in Hampshire, how can we ensure that the Planning Inspectorate does not overturn decisions made at a local level to allow unsustainable and bad development through on appeal;
- Viability testing, pushing back against the wrong development in the wrong place is important. The new NPPF gives some guidance for this; setting strong highly evidenced basis for negotiations with developers is recommended;
- Loss of requirements for zero carbon development is another key issue;
- New technologies important for designing sustainable places;
- Opportunities for local authorities to lead on delivering successful sustainable places, however not having a strong enough role in the development process is always going to be a barrier (whereas in Europe we see much more local authority led developments);
- Development in the coastal plain is obviously an important Hampshire issue but what can we do in terms of allowing future development in South Hampshire to ensure we are not increasing issues in urban south Hampshire;
- Always plan long term and strategically, and for the worst-case scenarios!
- Human and political truth is that we will try and defend everything;
- Sea level rise and coastal flooding is a huge issue and much experience and expertise can be learned from European experts, cities and places.

Presentation 4 – Quality places can only be achieved through proper strategic planning – David Locke Associates

Quality places can only be achieved through proper strategic planning! That is the view of many planning professionals. An absence of strategic planning can result in ad hoc development by appeal without the necessary infrastructure, resulting in a significant disconnect between strategic infrastructure and development; and a compromised quality of place.

Hampshire as a strategic location is well placed for growth based on its connections to London, the Thames (Silicon) Valley, and the strategic location of the ports (which correspond with the Southampton to Felixstowe major growth Arc)

Hampshire is a well performing county however there are pockets of deprivation identified by an analysis of the Index of Multiple Deprivation. Housing need and housing affordability are also areas of concern across the county. Strategic planning is a long-established tool to help influence positive outcomes by providing the framework for strategic growth.

Infrastructure in Hampshire is considered acceptable, but everyone is aware of the congestion on our motorway and road networks. If we were to make an analysis of

the strategic transport infrastructure in the county, can we consider it to be truly fit for purpose?

However, there is a significant quantum of land in Hampshire that could be considered as relatively unconstrained, with notable landholdings under public ownership. This could help in future strategic plans if the land were made available for larger developments in strategically sustainable locations.

Cities are the drivers of growth, and in the future, this will not change. They are the economic engines of the county. Looking forwards they will need to combine denser land use, more green networks, and become truly walkable. Smarter cities will enable us to keep up to date with the advances in technologies that we can expect. Cities will ultimately have an increasing residential population including generation Y and over 65's in line with an ageing population. With the decline of retail in the city centre we may see more cultural centres and offerings with less of a retail focus. Smarter buildings will be developed that merge technologies in a digital age. Our working lives may change too, and offices may not operate in the same way they do now as there may be new models for how we work, when we work and where we work. We may also come to expect more decentralised energy in our cities providing them with their power and energy needs.

Smaller urban settlements/Market Towns will still play a major role in Hampshire and they will provide local centres that are complimentary to, not competition to, the cities. They will need to provide a cultural offer and social projects as part of their role and the local historic environment is an important unique feature of these places. However, in terms of climate change adaptability local historic environments will face some challenges as to how they can adapt without changing what it is that makes them special. Residential growth will be important if these places are to thrive and we may expect to see increased development as a need for increased residential growth remains. In terms of their economic role, we can expect that as new business models develop alongside technologies, that market towns and smaller settlements may also offer entrepreneurs the opportunities to take advantage of older buildings and spaces to run business from where they have been left vacant.

Rural Hampshire/National Parks will also be subject to significant change because of evolving agricultural practices, specialist rural business and a rural renaissance with more people working from home. It is anticipated that technological advances will continue to allow for this to grow. The accessibility and connectivity of rural settlements will remain an issue but one that technology should be able to overcome. Conversely however, we may see somewhat of an affluent/elderly exodus from rural settlements as people want to be able to benefit from what is on offer in vibrant cities and towns.

The rural environment will become more sought after as a location as part of an increased desire for real world experiences in a digital world. Rural places may need to accept some level of development for these places to thrive and remain sustainable settlements. Neighbourhood planning is a framework for local people to plan the future of their communities and many rural parishes are using this to accept development, but they get to choose and guide where development is focussed in their rural parish.

New Towns and settlements could offer some opportunities for Hampshire. There are lots of models for new development that will need to be considered which should all be led by strategic infrastructure requirements. The location of new development should be influenced by strategic infrastructure, technological and climate change. New settlements should be planned around blue and green infrastructure, should experiment with new technologies, building methods, typologies and infrastructure. Masterplanning new settlements needs to ensure that new settlements are of human scale design, with community investment in the new settlements, providing a mix of uses, housing and the necessary connectivity.

Hampshire 2050 could provide the catalyst for some form of strategic spatial framework. This would be a long-term vision for Hampshire providing a framework for good growth. This good growth would be based on the optimum end state (not led by housing numbers, not on an individual local authority boundary area). Any framework would consider the geography of the wider area, consider where development and growth can go, and this would all be based on a sensible spatial geography. Any strategic framework would need to consider cross (and beyond) boundary geography, be flexible in approach and take a long-term view for the framework. A strategic framework would therefore need both stakeholder and community buy in, led by principles of good planning not housing numbers. This would also require that strategic growth and strategic transport are reconnected.

The role of the strategic framework is therefore meant to define the scale and direction of growth for a place. It would set the rules within which growth happens, formulating specific 'terms' under which those delivering development will do so. Importantly the strategic framework will identify: strategic infrastructure projects; development imperatives; strategic reserves for longer term growth; change resistant growth typologies (linked settlements; self-contained communities; infrastructure growth corridor); absolutes needed to unlock growth and the range of delivery mechanisms required to achieve them.

In terms of where to start, it was recommended that mapping strategic plans, projects, investments, constraints and infrastructure is a good place. Understanding the optimum scale of existing places, population and spatial extent will be required and also an examination of the components of 'good' growth for Hampshire.

Key points of discussion:

- Planning for growth is a good thing as it reflects a successful place;
- There currently is no facility for delivering a strategic framework. We need to consider how best this could be achieved in a partnership format;
- It is not the role of the County Council to lead on planning rather support and facilitate other planning authorities in how they can do things;
- NPPF re-introduces strategic planning as a concept, so it is more highly regarded at a national level;
- Strategically planning along route corridors is often harder to achieve as key agencies do not release the land required for housebuilding to support that aspiration in reality;
- More evidence for how smart cities work and what they can offer would be useful – any positive good examples and experiences from Southampton and other places?

- Duty to Co-operate is not an effective mechanism for delivering strategic planning;
- High levels of community engagement with stakeholders and local communities is key to delivering good growth in the right places;
- Economic growth projects / strategies such as Oxford – Cambridge growth corridor which is led by economic growth can be positive;
- Role of masterplan in achieving smart sustainable places and securing good development is key. This should be reflected through strategic frameworks, local plan policies and local site-specific masterplans;
- Ensure green and blue infrastructure is included in masterplan, set up key components of growth, design codes and movement strategy;
- Can learn from successful places, masterplans and sites. i.e. What is it that makes them successful?
- We need to engage all groups in society and not disadvantage those in less successful places, and the smaller pockets who are missing out on the successful places;
- We need to ensure we do not forget communities, buildings and places where people can meet in placemaking;
- What examples should we look at in terms of successful places? Where can we find inspiration and best practice;
- There will always be some public debate between those who lose out on new places / regeneration and those people who win from such development and regeneration. It's not always simple to deliver successful places for everyone.

4. Conclusion

Summary and conclusions – Frances Martin, Assistant Director – Planning & Environment, Hampshire County Council

There was a very large amount of ground and information covered in the hearing. What is unique about Hampshire really depends who you ask and what you ask? There are recognised principles that make Hampshire unique as a place which include: Designated places; Value of natural capital; Natural heritage; Solent and coast; Well-connected place; and Landscapes.

Climate change is considered the biggest issue for a future Hampshire and this is a cross cutting issue. The impacts of climate change could result in a changing landscape. Suburban sprawl led by the reliance on car use has dominated growth across Hampshire in the modern era. However good place making requires higher density urban housing and a better fit for purpose planning system. Government have recognised some of the issues and recently launched the 'Building better, building beautiful' commission. It is acknowledged that there are many issues with the Planning system, and that indeed it may not be fit to allow for good growth. We also need to consider principles of 'Net environmental gain'; 'Natural Capital' and also the future of the urban environment and what buildings may look like in 2050 as demonstrated by the video – Buildings Alive. The current planning system is adversarial and more positive public engagement is required. There are a broad range of drivers of change and climate change is a major one. The decline of town centres is a real issue and how they are re-used offers potential for urban

renaissance and placemaking. The rural renaissance could also be a factor alongside an urban renaissance.

A step change is now required to deal with the impacts of a changing climate. There is now a compelling urgency for society to react to the challenges faced by a changing climate. Although the impacts of a changing climate are generally considered to be environmental there is a recognition now that there are large financial risks associated with it, so a new focus on economic impacts and risk is required, including the risk and cost of doing nothing. The evidence has also highlighted that lifestyle choices will need to change to reflect a changing climate and also important decisions regarding policy, strategies and investment decisions will be required across all levels of society.

The potential impacts for Hampshire are clear. There are identifiable and obvious impacts on people and places that will need to be addressed as the frequency of extreme events increases. We may also have to accept that some impacts such as flooding become 'normalized' and so we will need to change our 'standard' approach to designing buildings and communities.

There is a recognition of the importance of the natural environment and that the growth of the economy should happen alongside the protection of the environment, embedding the concept of Natural Capital. But it is important to remember that we cannot monetize all aspects of the environment and that it is the intangible benefits of the natural environment that we must preserve for wider societal issues such as health and wellbeing.

The Town and Country Planning Association recommend that all organisations should plan for worst case scenarios, for the long term and for uncertainty. When considering a changing climate in decision making and forward planning, Hampshire will need to have clear objectives and any vision should be based in realism. Climate change is the biggest issue that society is facing, and it is a vast cross cutting issue. As a society we have not seen enough progress on climate change and when we consider sea level rise it is hard to conclude that we are ready to face this threat as in their opinion we are not ready to deal with this major threat.

We are living in the 4th industrial revolution and perhaps in the aftermath of the original industrial revolution. The challenges are large and constructing a society that cares is a difficult challenge. The Raynsford Review has concluded that the planning system is not fit for purpose and this is not allowing quality places to be created. There are opportunities and when considering placemaking we need to consider the importance of resilience to climate change in new developments and retro fitting and adaptation to older settlements. There are hard choices ahead and Hampshire will have to ultimately plan for the worst-case scenarios in the context of a changing climate.

Strategic Planning presents one opportunity to deliver a framework for combating some of these challenges. The risks are there for all to see if we do not plan strategically. Hampshire is a well-connected and well-placed location, however it is obvious that transport networks in particular, are at or near capacity. The cities are the engine of economic growth and will continue to be so. Smaller market towns in

Hampshire vary in terms of being considered successful places. Rural Hampshire is a major asset for the county but will face change like the urban environment. Like the urban environment we may also see a changing countryside as agriculture and technologies change. The National Parks are constraints on growth, but they do offer enormous opportunities for Hampshire as a place. Where we focus development in the future (including the type and design of settlements) should be led by infrastructure planning and not led by housing numbers targets. The Commission of Inquiry is a catalyst for conversations about a strategic framework on the appropriate spatial scale reflective of good principles, actual real-world geographies and not local government boundaries.

In conclusion we need to consider climate change as the biggest issue facing Hampshire and one that is a cross cutting issue across all the Commission of Inquiry themes. We also therefore need to move away from thinking of the environment as a secondary consideration rather it should be a primary factor in economic good growth and placemaking.