



Rep Ref: 383  
Pro Vision (Bemerton Farms)

Your ref: 383

Our ref: AJP/937

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c/o Ian Kemp BSc (Hons)  
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Dear Mr Kemp

## **EFFECT OF FORTHCOMING ABOLITION OF RSS**

Thank you for your letter of 7 June 2010.

We note Mr Yuille seeks comments on the Secretary of State (SoS) letter of 27 May. This stated that, in light of the forthcoming abolition of the Regional Spatial Strategy (RSS), Councils can now make decisions on housing supply without the framework of regional numbers or plans, and that this is an immediate material consideration.

We are instructed to reply on behalf of Bemerton Farms (Representor 383).

As you say, there was general agreement that Core Strategy (CS) housing figures should be based on the emerging RSS because:

- 1) National and regional advice supported this approach,
- 2) The Councils' own locally-derived estimates of housing need broadly correspond with those of the RSS, and

3) The CS is flexible enough to cope with any differences.

The key point is that, although (1) may now no longer apply, (2) and (3) remain valid. They therefore remain the sound basis for the CS.

It is important to be aware that the housing provision in the Draft RSS, as submitted to the SoS, was based entirely on “bottom up” calculations as to what is required to meet local and sub regional needs, in the light of likely national and regional demographic and migration trends.

Under the co-ordination of the Regional Planning Authority these figures were derived by the JSA (Joint Study Area) Authorities based, on OPCS projections, and advised by the Chelmer Institute (using the Chelmer model). They were prepared in consultation with stakeholders, including professionals advising landowners and house builders, such as Pro Vision.

It follows, therefore, that the Draft RSS housing figures are essentially those which are required to meet the needs of the local community. Thus in broad terms they must be reflected in the CS, if the CS is to:

- a) Meet the requirements of PPS3 (June 2010 Version) Para 33, which are to respond to evidence of local and sub-regional need and demand, in the light of the latest projections and the needs of the regional economy;
- b) Achieve the aims and objectives of the CS itself, which are to meet the needs of the local community, as set out at Chapter 3, and
- c) Ensure a 5-year housing land supply, which is a requirement of the “Programme for Government.”

The SoS letter does not affect the relevance of PPS 12 4.33 and 4.36. These require the CS to be:

- consistent with national policy - points (a) and (c) above
- founded on a robust and credible evidence base (in this case the LPA’s own studies as to local need – point (b) above)
- and to form the most appropriate strategy.

It can therefore be concluded that the SoS letter of 27 May and the forthcoming abolition of the RSS do not materially affect the soundness of the Core Strategy in respect of the overall housing numbers, the focus on Salisbury, or the choice of strategic locations for housing and employment land around the City, all of which are required in order to achieve the housing numbers (and employment land) to meet local needs.

Yours sincerely

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