

Regenerate Central South Annual Conference

Wednesday 25th June



businesssouth.org



Gavin Hall

Head of Southampton Office
Savills



Welcome

- No fire alarm test, exit via emergency exits and muster at the car park
- Filming and photography is taking place
- Phones to silent for the conference



Thank you to our event partners

CAVENDISH



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Central South



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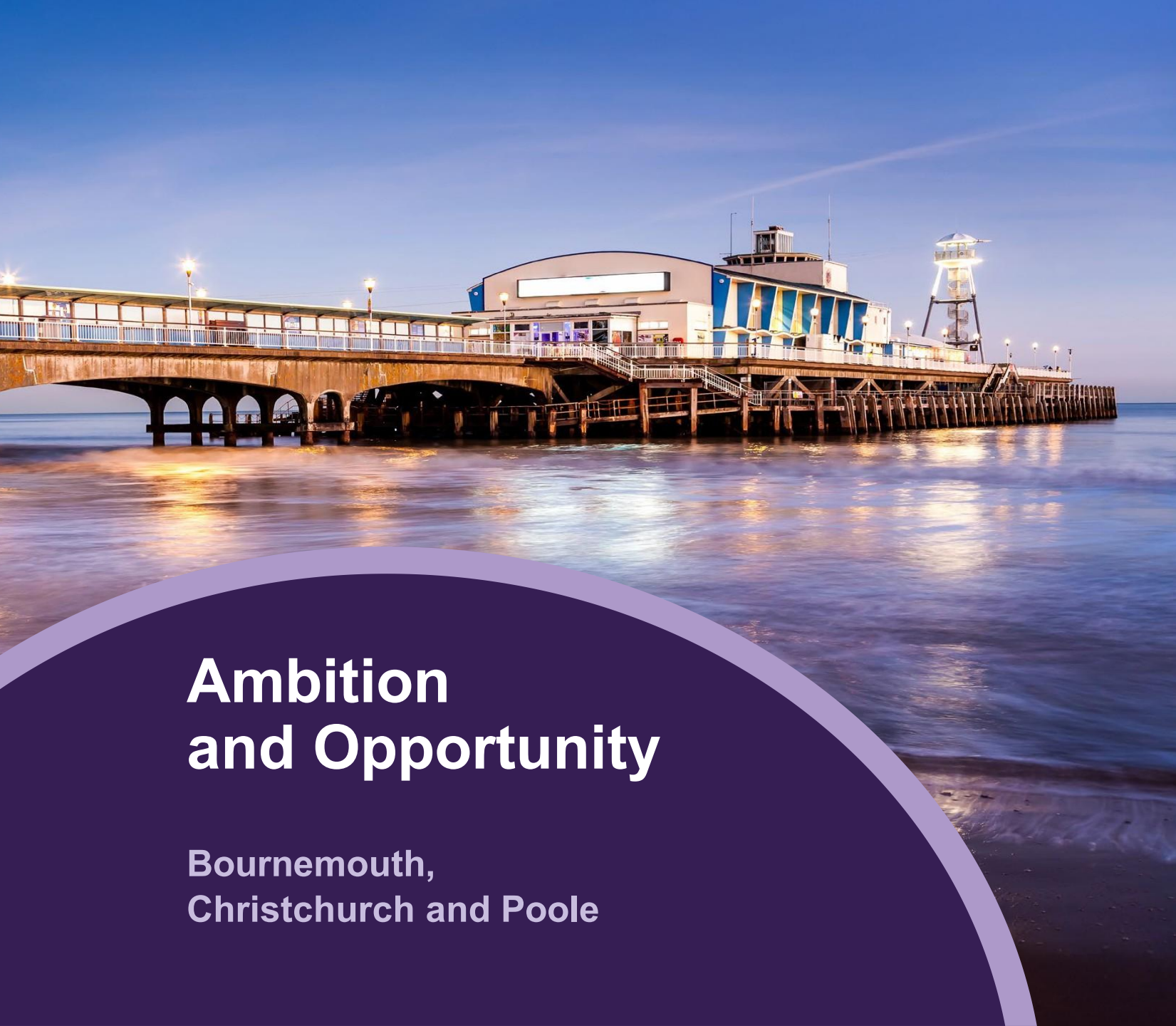


Clr Millie Earl

Leader
BCP Council



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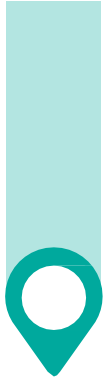
Ambition and Opportunity

Bournemouth,
Christchurch and Poole

Councillor Millie Earl

Leader

Bournemouth,
Christchurch & Poole
Council



A place of opportunity

Economy



£12.3 billion economy
Significant for a local area



£1.4 billion of goods
exported by businesses in the area



15,500 businesses
employing 187,000 people



£8.6 million Engineering & Manufacturing Sector
including advanced and green engineering, transport innovation and marine industries

Connectivity



Port of Poole
One of the largest trust ports in the UK



Bournemouth Airport
flying 950,000 passengers to 40 global destinations



Two hours by rail to London



5G Testbed and Gigabit Speed Fibre
At the cutting-edge of digital connectivity

People



404,500 people
reside in the area



27.7% residents aged under 25
making us one of Europe's youngest regions



22,700 graduates annually
from the region's three specialist universities

Development



Over £129 million
of funding secured to support regeneration



3,000 homes
over 30 delivery sites



Potential to attract £5.5 billion
of new investment and create 30,000 jobs



2,500 hectares
of natural greenspace and 19 sites of special scientific interest



Climate conscious
target for net zero by 2045

Visitor Economy



10+ million visitors
each year



15 miles of award-winning beaches



Shopping, hospitality & tourism centre



Premier League
football team

Our offer

Advantages of working with BCP Council

We want to make BCP a place where people and businesses want to be – because of the vibrancy of our communities, the strength of our economy, the skills of our people, the wealth of our culture and the quality of our infrastructure, our environment and quality of life.



- Lifestyle
- Asset rich
- Demand for housing
- Partnership delivery
- Expertise in range of sectors
- Strategic partnerships
- Powers
- Local government reorganisation
- Innovation



Priority areas

- Innovation and creativity
- Housing delivery
- Infrastructure
- Natural environment
- Town centres



Housing Delivery: Approved, Onsite, Completed



Regeneration

 **Holes Bay** 900-1200 homes



4,917 homes
completed
across BCP in
the last five years



“”

A blank page for
imagination and
delivery

Town Centre Development

 **Winter Gardens** 500 homes



4,917 homes
completed
across BCP in
the last five years

“”

Reimagining our
town centres

Town Centre Development



Talbot Quarter

Gross Development Value **£350M**



4,917 homes
completed
across BCP in
the last five years



“”

Innovation Park
and hospital alone
will contribute £97M
annual value to the
regional economy



Thank you

**Bournemouth,
Christchurch and Poole**

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Megan Carter

Director
Atkins Realis



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Environment Panel Discussion



Megan Carter

Director
Atkins Realis



George Walters

Chief Home Services
Officer
Utilita Energy



Dan Walster

Assistant Building
Surveyor
Atkins Realis



Abby Foster

Partner
Ridge & Partners
LLP

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Sarah Thorley

Associate Director
Savills



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REGENERATE CENTRAL SOUTH ANNUAL CONFERENCE

What *actually* is **Social**

Social sustainability captures the intersection between **individuals**, **communities**, and the **planet**.

What is **social**...

Inclusive environments

People-centric

Health & wellbeing

Social Value

Accessibility

Amenities

Community

Internal

Design & facilities e.g. natural light, end-of-journey facilities, food provision and so on...

External

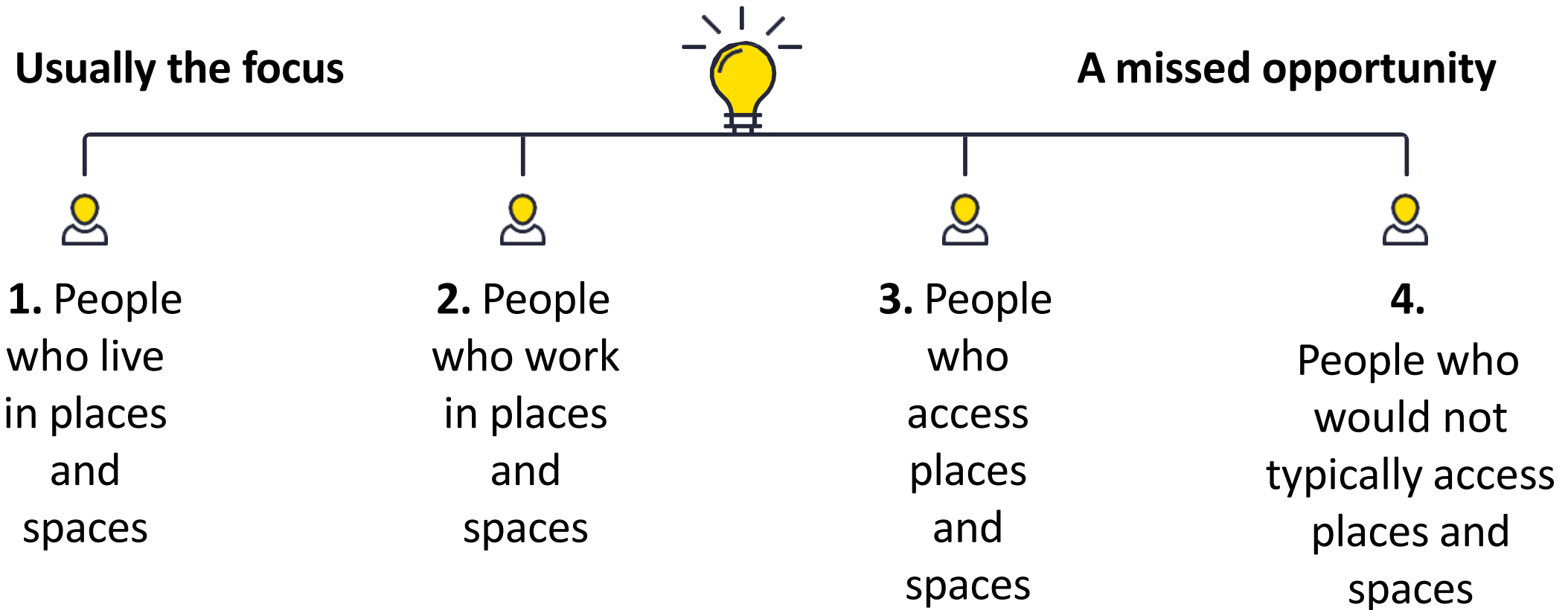
Transport links, proximity to green space, shopping and leisure...

Beyond the building

The impact a building has on the wider community...

This includes **facilities** provided to the community, **community activities** in the building, and owners and occupiers **investing** into the local area.

Initiatives that address local needs deliver genuine **social value**



Best practice examples

Youth Engagement, Health & Wellbeing

PREMIER LEAGUE KICKS CLUB

AFC Bournemouth delivers free football sessions and mentoring for 14-16 year olds in deprived areas of Bournemouth, using sport to build confidence and reduce crime. Developers could look to co-fund youth outreach programmes that use sport as a tool for engagement.



Employment & Skills, Environmental Sustainability

A photograph of four construction professionals—three men and one woman—wearing white hard hats and high-visibility yellow safety jackets. They are gathered around a large set of architectural blueprints spread out on a surface, looking intently at the plans. The background shows the structural steel framework of a building under construction, with bright light filtering through the structure.

GREEN SKILLS PROJECT

HACT in partnership with local housing associations and **Bournemouth, Christchurch & Poole** council set out to provide training in green construction and retrofitting for social housing residents, creating pathways into employment while improving housing stock.

Community Isolation, Older Residents

COMMUNITY & FAMILY HUB

Vectis Housing developed a community hub on the Isle of Wight.

They partnered with local charities, to offer digital inclusion training, coffee mornings for older residents, and health and wellbeing drop-ins.



Arts & Culture, Community Cohesion



LOCAL ART TRAIL

Local developers have sponsored the Chichester Art Trail. The 2025 Open Studios Art Trail sees 147 local artists exhibiting across Chichester, West Sussex. This has boosted footfall in local areas, created opportunities for local creatives and strengthened community identity.

Rural Deprivation, Accessibility



RURAL COMMUNITY TRANSPORT SCHEME

A developer-funded community minibus service connects isolated villages to health services and shops on the Isle of Wight. They provide door-to-door transport services for people who find it difficult to use traditional public transport.

Mental Health, Loneliness



MEN'S SHED NETWORK

Community-led workshops in Hampshire where men gather to work on DIY projects, share skills, and build friendships. This is supported by the local council and charities. Developers can look to support such projects to benefit wellbeing.

Still wondering what **social** is?

Time for questions...

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Cheryl Weeks

Head of Funds
FSE Group

Lisa Watson-Cook

Partner
Lester Aldridge LLP



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REFRESHMENT BREAK

Top Floor Restaurant
Level 2

Conference reconvenes at 12:15
Questions for the panel
#CentralSouthESG at **Slido.com**



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Lee Peck

Director

Lee Peck Media



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ESG Panel Discussion

Join at
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Catriona Riddell

Director

Catriona Riddell & Associates



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The return of *effective* strategic planning

Why, What and When?

Regenerate Central South Annual Conference
25th June 2025

Catriona Riddell BA (Hons) Planning FRTPI



Why do we need strategic
planning?

The national context – more priority give to ‘place’



Autumn Budget 2024 - GOV.UK

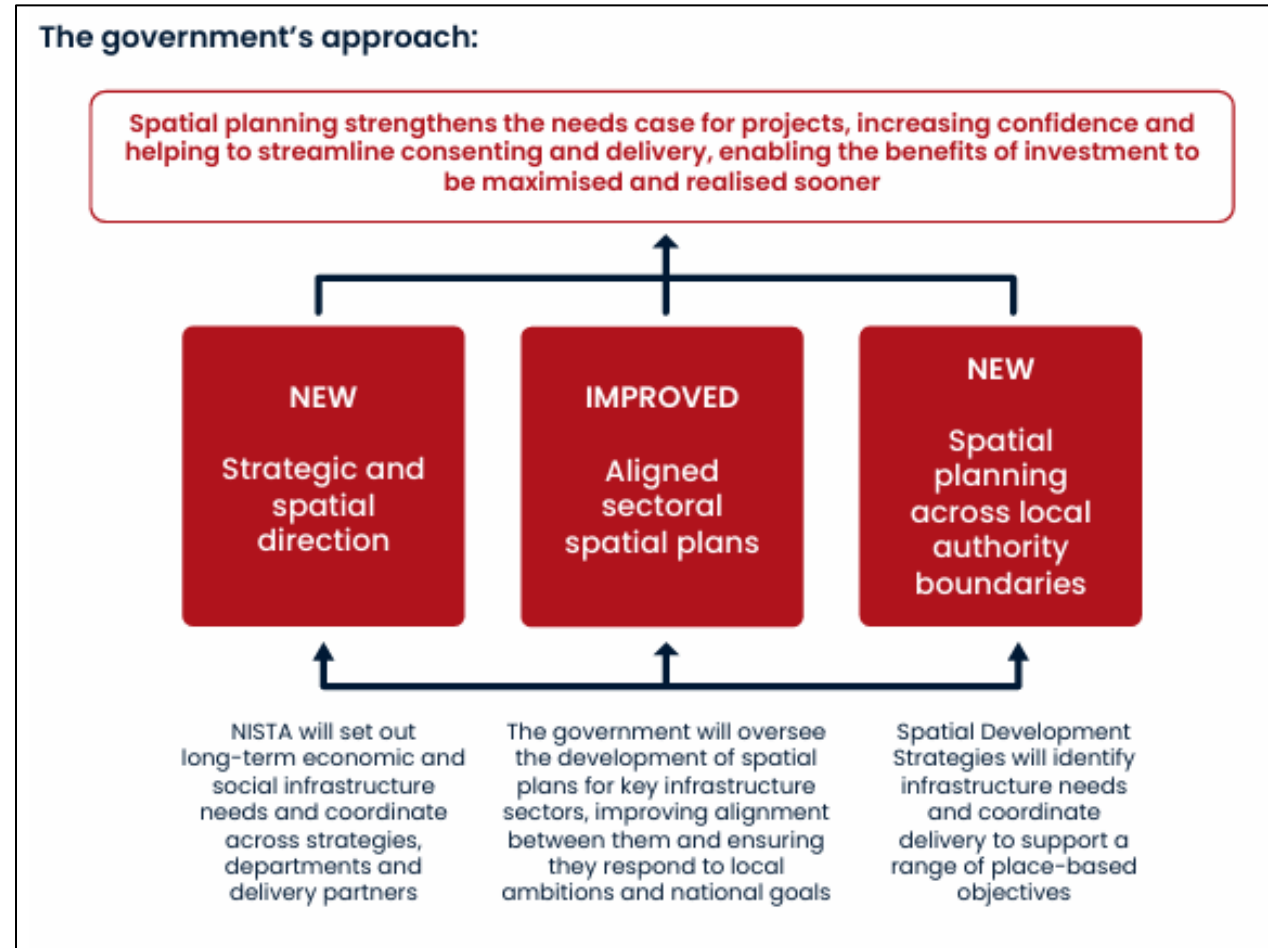
“The number one mission of this government is to **relight the fire of our economy and ignite growth in every region. ...**

If we are going to build an economy that works for everyone, we need nothing less than a completely new way of governing – a generational project of determined devolution. **... To truly get growth in every corner of the country and put more**

money into people’s pockets, we must rewire England and end the hoarding in Whitehall by devolving power and money from central government to those with skin in the game.

We will give Mayors strong new powers over housing, planning, transport, energy, skills, employment support and more, backed up with integrated and consolidated funding.”

English Devolution White Paper - GOV.UK



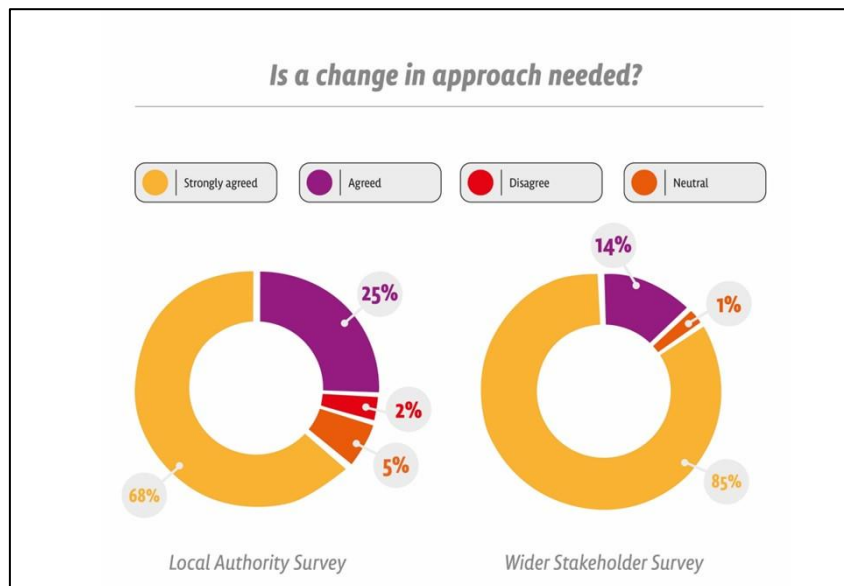
UK Infrastructure: A 10 Year Strategy - GOV.UK

The national context – the need to get Britain building again

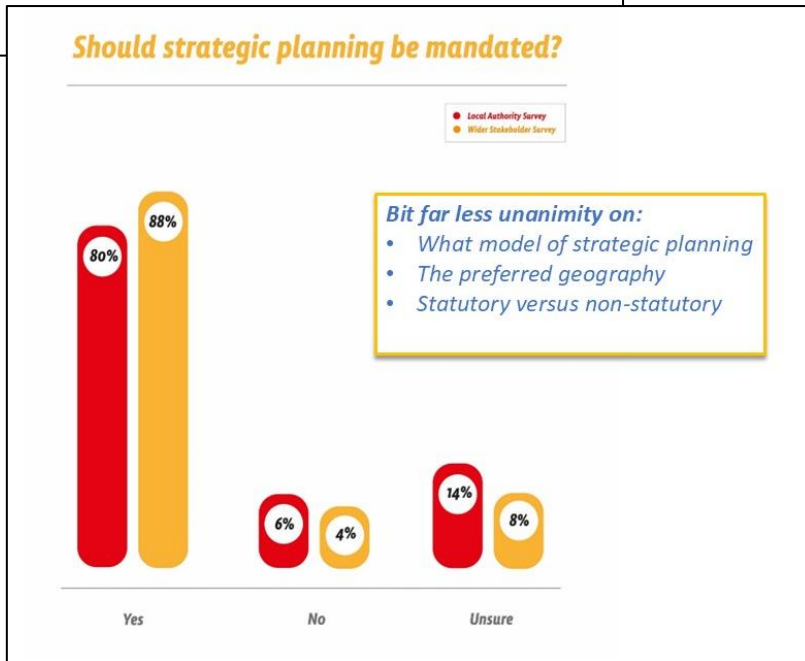
- Key to the Government’s Plan for Change and Mission to kickstart economic growth and Devolution is the **target of Building 1.5 million homes** in England this Parliament.
- **Planning reforms aimed at providing more confidence in the system** with reduced political, financial and technical risks – key will be getting the ‘plan-led’ system working again.
- Reforms to be introduced throughout 2025, starting with the **Planning & Infrastructure Bill, updated national policy** (and guidance) and introduction of **National Development Management Policies**.



The case for strategic planning – the evidence



<https://www.rtpi.org.uk/research-rtpi/2024/august/strategic-planning-in-england/>



The West of England Combined Authority **abandoned work on its SDS in May 2022**

“Work on the Spatial Development Strategy (SDS) has been halted and is not being progressed by the West of England Combined Authority. Metro Mayor Dan Norris has written to the Department for Levelling Up, Housing and Communities to explain that he has asked officers to stop work as unanimous agreement on the plan by the councils has not been reached.”

The Oxfordshire Authorities **abandoned work on their JSP in August 2022**

“The five Local Planning authorities in Oxfordshire have been working together on a joint plan for Oxfordshire to 2050. It is with regret that we were unable to reach agreement on the approach to planning for future housing needs within the framework of the Oxfordshire Plan.”

The Black Country Authorities **abandoned work on their Joint Plan in October 2022**

“The four Local Planning authorities in the Black Country have been working together on a joint plan for the area to 2039. It is with regret that we are unable to reach agreement on the approach to planning for future development needs within the framework of the Black Country Plan.”

The Greater Exeter Authorities **abandoned their JSP in August 2020**

“In light of the decision taken by East Devon District Council to withdraw from the Greater Exeter Strategic Plan, and by Mid Devon District Council to commit to prepare a revised joint plan, the Draft Policy and Site Options consultation in September will no longer be proceeding.”

APPG Housing Supply and delivery Report (2023) [APPG-Housing-report-September-2023-Final-RGB.pdf \(appghousing.org.uk\)](https://www.appghousing.org.uk/wp-content/uploads/2023/09/APPG-Housing-report-September-2023-Final-RGB.pdf)

“A virtually cost-free policy lever, that can have immediate impact, is to undertake **effective strategic planning**. Critically, this must occur at the regional and subregional level to help effectively resolve the tensions between supplying homes in the South-East where the demand is primarily located and supporting the Government’s Levelling Up agenda elsewhere.”

Building the Future Commission Report on Planning (2023) [Building the Future Commission: Planning to solve the housing crisis | Building](https://www.buildingthefuturecommission.org.uk/wp-content/uploads/2023/07/Building-the-Future-Commission-Planning-to-solve-the-housing-crisis-1-Building.pdf)

“Without a strategic planning tier, abolished in 2011, unmet housing need is not being picked up by neighbouring authorities, as there is no effective mechanism to force this to happen. The way to address these issues is by **reinstating a strategic planning tier to take decisions on key strategic (or larger than local) planning issues such as housing numbers and green belt.**”

What is the value of *effective* strategic planning?

Pre 2010, strategic plans were part of the Development Plan for nearly 50 years. The proposed new Strategic planning will:

- **Help get the plan-led system operating effectively**, reducing the burden downstream in the planning system (at the DM stage) and increasing certainty for applicants, and facilitating more proactive conversations with stakeholders around how long-term growth can be supported, especially where this is expected to be transformative.
- **Reduce the political, technical and financial risks** in the planning system by elevating some of the critical decisions to a higher level with more robust decision-making and governance structures and sharing the burden through joint evidence and more streamlined local plan process.
- **Build investor confidence** (for public and private sectors) by providing a more stable environment for investment and a clear long term path through to delivery, especially where prepared as part of a Mayoral Strategic Authority (due to extensive new delivery powers and funding).
- **Provide a bigger spatial canvas providing more choice** and therefore ensuring that development is directed to the best location, not the least-worst locations, and to manage strategic development, especially national infrastructure, new towns.

What is strategic planning and what will the new system look like?

Government Planning & Infrastructure reforms, Year 1

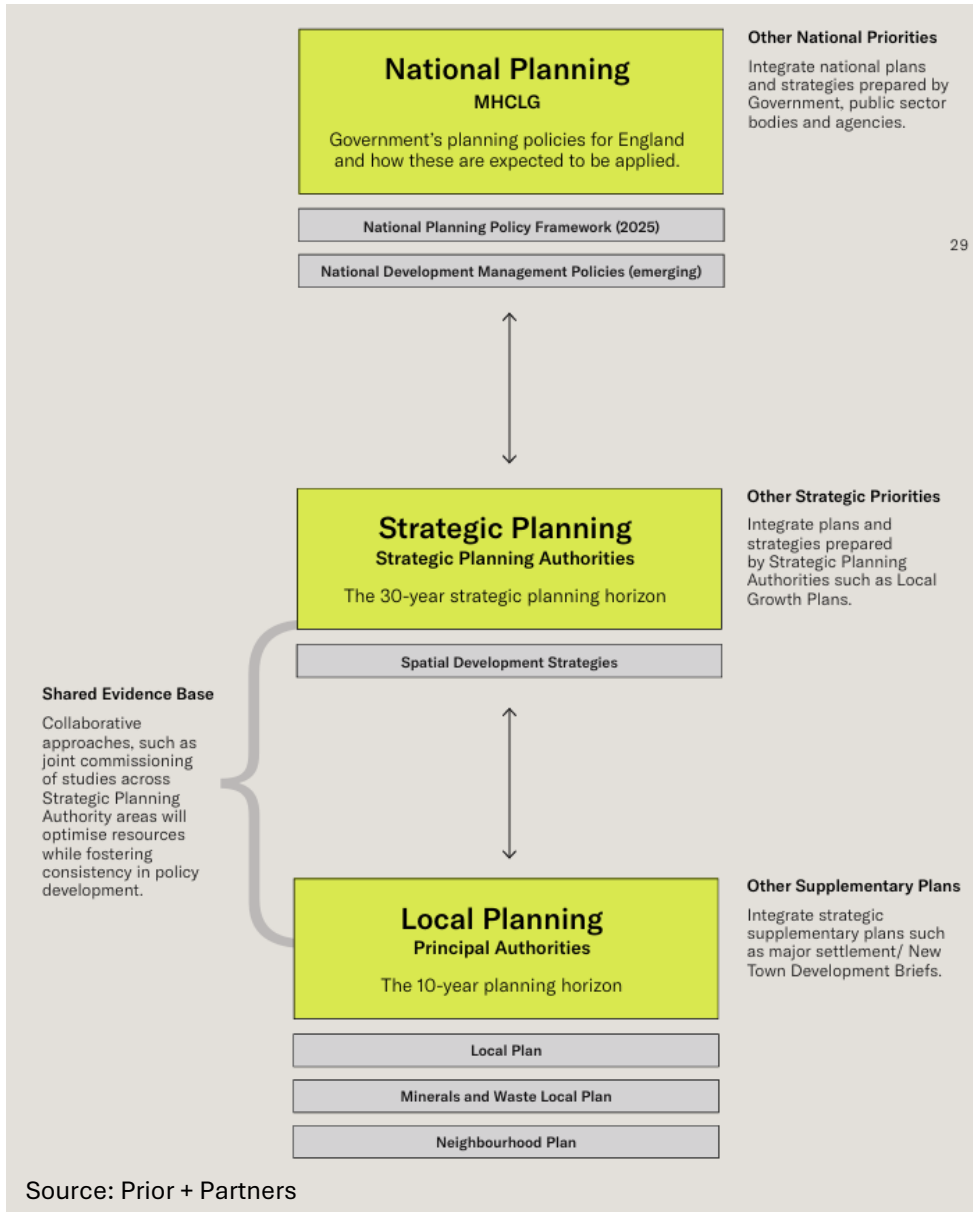
- JULY 24**
 - Changes to NPPF/PPG on **onshore wind**
 - **New Towns Task Force** established
- AUG 24**
 - **New Homes accelerator programme** introduced
- SEPT 24**
 - Working paper on **Brownfield Passports**
- DEC 24**
 - **English Devolution White Paper**
 - Working paper on **nature recovery**
 - **Updated NPPF** focused on updating housing targets and introducing 'grey belt' (with follow up PPG on Green Belt)
- JAN 25**
 - Working paper on **streamlining NSIPs**
 - **10 Year Infrastructure Strategy**
- FEB 25**
 - Consultation on **land-use framework**
 - **Government's response to local plan reforms** (as set out in the LURA)
- MARCH 25**
 - **Planning & Infrastructure Bill**
 - WMS on **Statutory Consultees**
- APRIL 25**
 - WMS on **Reforms to national infrastructure**
- MAY 25**
 - Technical consultation/ working paper on **build out rates**
 - Consultation on **BNG and nationally significant infrastructure, and for small, medium & brownfield sites**
 - Working paper on **site thresholds**
 - Technical consultation on **Planning committees** (update from Feb working paper)
- JUNE 25**
 - **10 Year Infrastructure Strategy** published



Still to come in 2025

- **English Devolution Bill**
- Consultation on **NDMPs and strategic planning**
- Update to the **National Design Guide and National Model Design Code**
- Recommendations from the **New Towns Task Force**
- **Updated NPPF/PPG** – to incorporate new approach to local plans and spatial development strategies
- **Planning & Infrastructure Bill secondary legislation**

What is strategic planning?



29

Source: Prior + Partners

Strategic plans (Spatial Development Plans) will provide **long term spatial investment frameworks** that help ensure that cross (local planning authority) boundary issues are addressed effectively and in an **integrated way that aligns spatial and infrastructure priorities with wider economic, environment and social objectives**. Strategic plans are not 'big local plans'

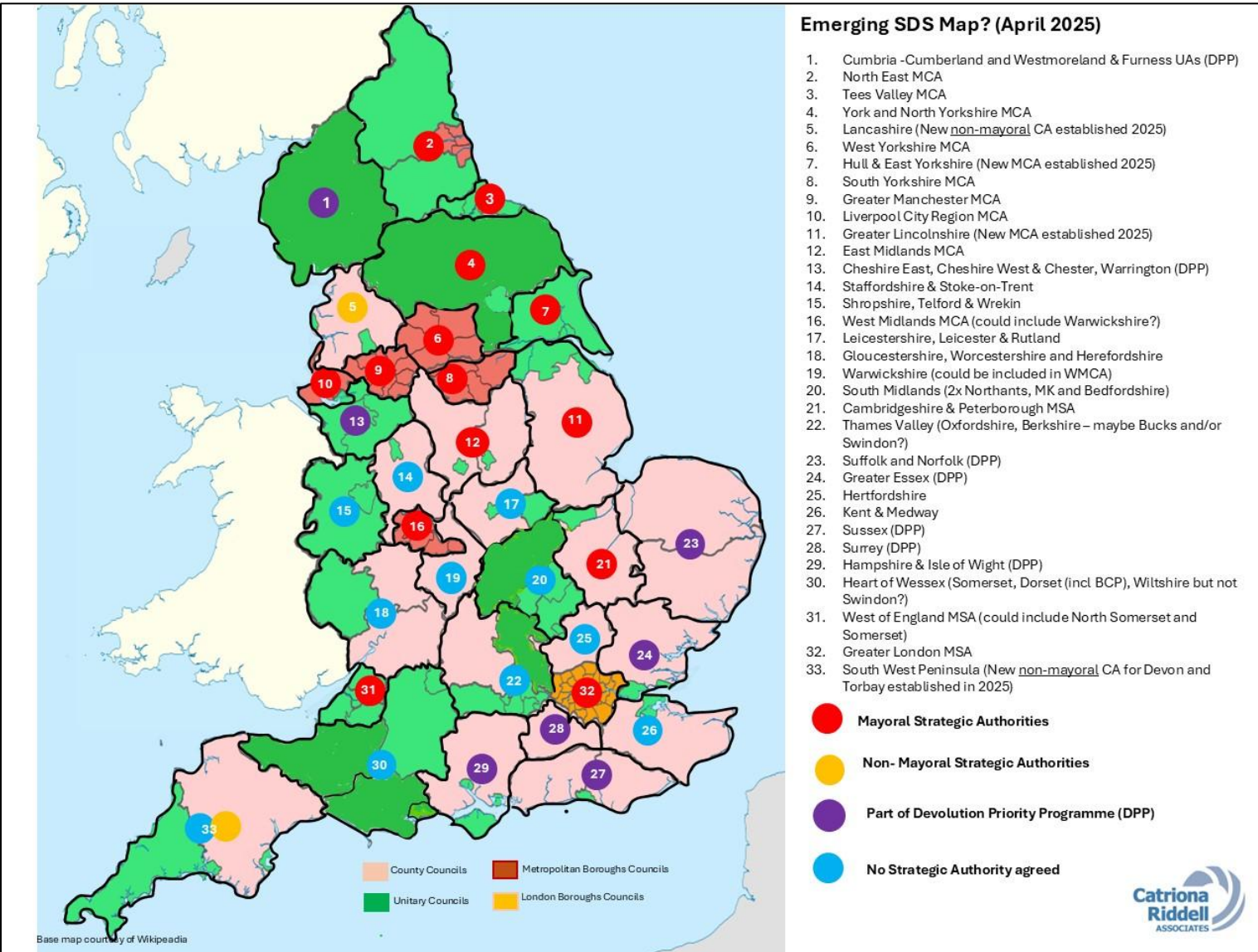


Strategic plans will be the **ringmasters of 'sustainable' growth**

What are the Government's proposals?

- **Spatial Development Strategies (SDS) will be required across all of England.** These will be part of the statutory development plan alongside local and neighbourhood plans. Can be used for decision-making where LP is out of date. BUT – LP preparation is expected to continue at pace!
- **Strategic Planning Authorities** will be CA/CCAs and upper tier authorities although the expectation is that all areas will eventually be represented by a (Mayoral) Strategic Authority. Mayors will have a casting vote. Strategic Planning Boards will be formed where there is more than one UTA.
- **Strategic planning will play a critical role in implementing a wide-range of devolved powers** e.g. housing (including affordable housing), environment, local growth priorities, health, regeneration, transport. They will be vision-led/outcome focused with clear links to the integrated funding settlements with Mayors.
- **SDS will be long term (30 year), high level frameworks** with key roles around spatial distribution of growth and identifying strategic infrastructure priorities. Addressing climate change and health inequalities will be embedded across all policies. They will have to be specific around the location of strategic development areas and strategic infrastructure but will not allocate sites.
- **Housing targets set by government will be amalgamated at the SDS scale** – Strategic Planning Authority will determine targets for individual LPs.
- **Strategic Planning Authorities will have to work closely together to address cross boundary issues**, e.g. housing market areas, national infrastructure or new town proposals.
- **Mayoral Strategic Authorities likely to have significant delivery tools** to ensure SDS are implemented e.g. Strategic Infrastructure Tariff, Development Corporations, call-in powers for strategic applications. These will be set out in the English Devolution Bill.
- **Strategic planning geography will (largely) mirror devolution landscape** – existing and emerging, with universal coverage of SDS across England expected by 2029. Confirmation of spatial planning geography expected soon.

Is this the new strategic planning geography?

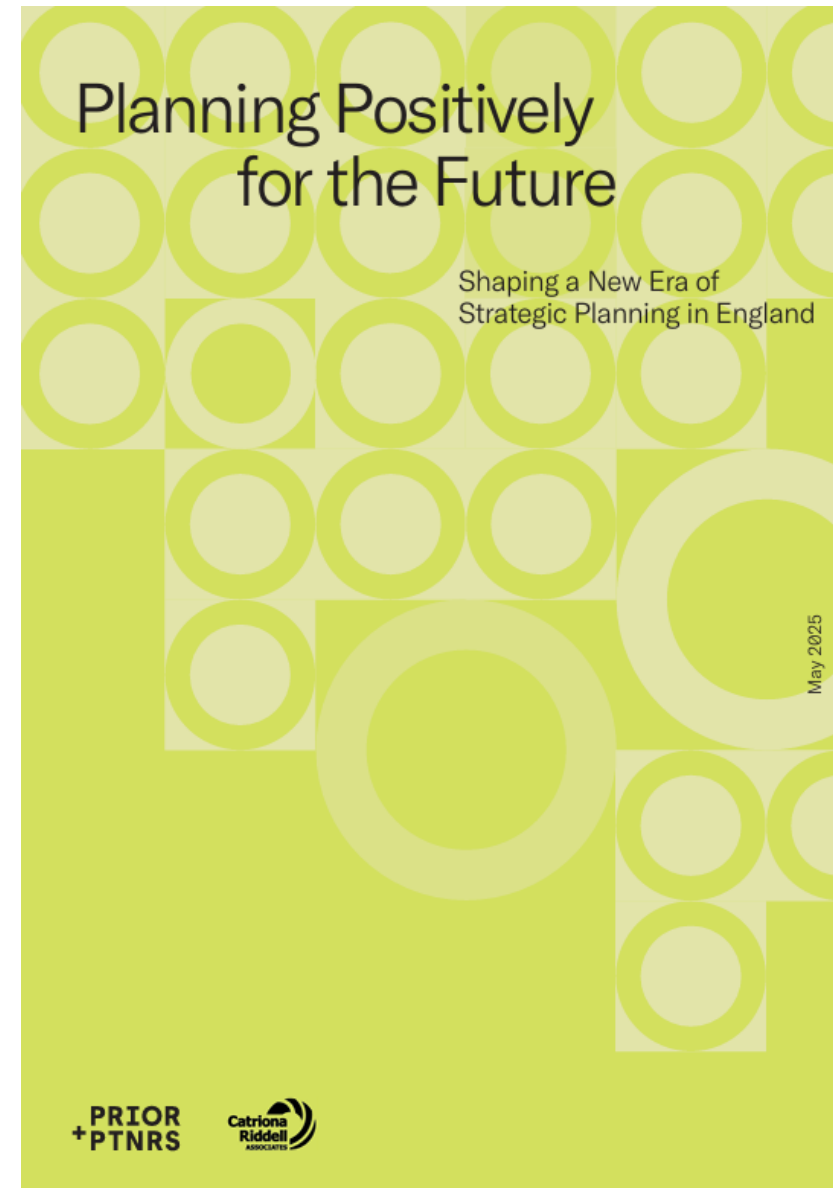


Three SDS are likely to impact on the South Central area:

- Sussex
- Hampshire & Isle of Wight
- Heart of Wessex

Recommendations from the Strategic Planning Group

Purpose and Objectives	1	Strategic plans should be the core of the reformed planning system.	Setting Vision and Ambition	9	Strategic plans must be ambitious, with a compelling place-specific vision.
	2	Strategic plans must be joined up to provide a clear framework for national spatial and infrastructure priorities.		10	SDSs should be developed through honest and meaningful engagement with communities and stakeholders.
	3	Strategic plans must provide clarity and certainty for the investment needed to deliver the vision and ambition of an area.	Evidence, Testing, Examination and Monitoring	11	Strategic plans must be supported by a focused and streamlined evidence base and in line with clear guidance to be provided by MHCLG.
	4	Strategic plans must ensure a resilient natural environment to underpin sustainable and equitable growth.		12	Strategic plans must be assessed under an Integrated Impact Assessment tied to a placed based vision.
	5	Strategic plans must fully embed healthy placemaking principles, and address local need and inequalities.		13	Strategic plans should be evaluated through a streamlined technical examination process and in line with clear guidance to be provided by MHCLG.
Focus, Approach and Scope			14	Strategic plans must be capable of demonstrating how they will accelerate delivery of development and infrastructure priorities over time and how the anticipated outcomes of the strategy will be monitored.	
	6	Strategic plans must set out visual and compelling spatial strategies with clear intent to support sustainable growth.	Leadership, Skills and Capacity	15	Strategic plans must be championed by strong place leaders willing to make the difficult decisions that will inevitably be required through the strategic planning process.
	7	Strategic plans must be digitally enabled for the 21st century and be effective, efficient, accessible and transparent.		16	Strategic plans must be prepared by multi-disciplinary teams and incorporate a diversity of perspectives.
8	Strategic plans should be delivered at pace, with a clear delivery framework and measurable outcome-focused targets monitored annually.	17		The successful preparation of SDS will require investment in a new generation of strategic planners to support the essential role of partnerships and embed innovative practices and thinking.	

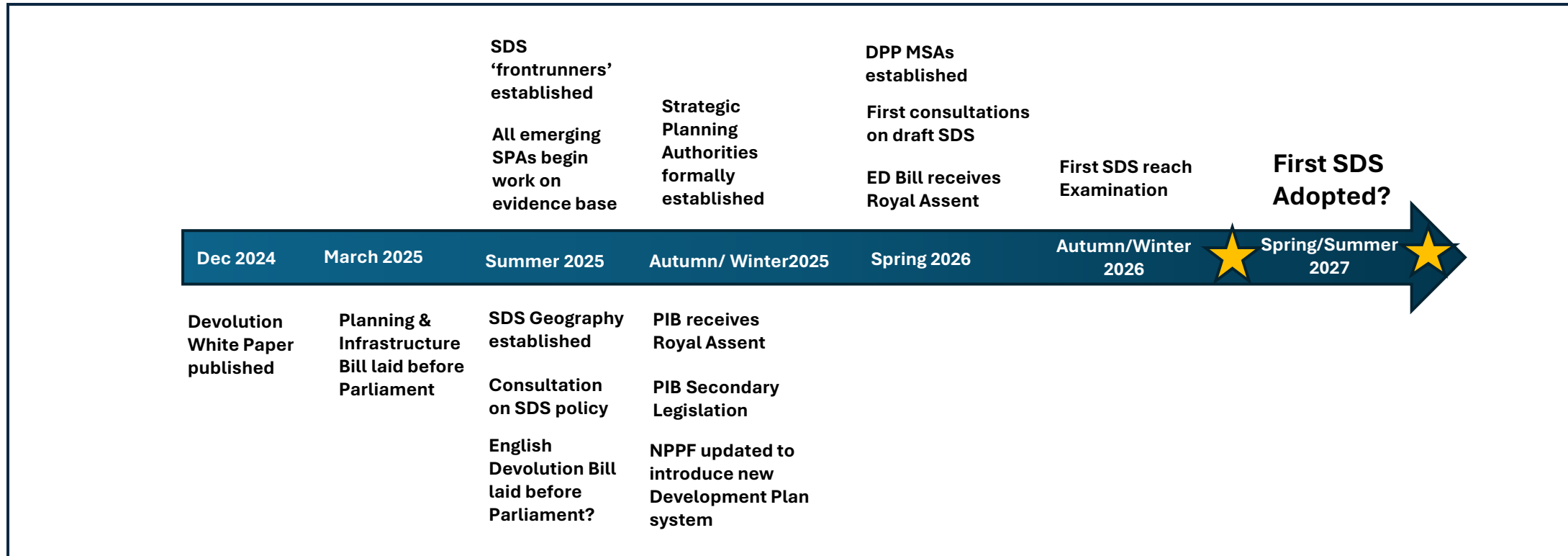


Planning positively for the future (Prior + Partners, May 2025) - Landmark report launched to shape a new era of strategic planning in England | Prior + Partners



When will the new system start
to operate?

The pathway back to strategic planning



- All emerging Strategic Planning Authorities expected to progress early work on SDS asap with a few 'frontrunners' moving forward at a slightly faster pace.
- MHCLG currently considering support package for SPAs in terms of 'co-creation', evidence base, skills, funding etc.
- Transition in some areas will have to be managed carefully as the SPA evolves from LAs to MSAs and powers are transferred and as LGR impacts.

Some key issues

Implications of LGR/Devolution:

- How do we keep the show on the road for both LPs and SDS when large parts of Central South area will be subject to LGR and Devolution, with two areas part of the Devolution Priority Programme.
- What are the implications for areas without a Mayor (i.e. Dorset/BCP), at least early on?
- How will the emerging Mayoral Strategic Authorities work with the private sector (developers, investors, infrastructure providers etc) on developing and implementing the SDS?
- How can we ensure the SDS are properly aligned with other plans and strategies that impact on 'good growth' e.g. local growth plans, local nature recovery strategies, local energy plans?

Maximising the potential of strategic planning:

- How will the three Strategic Planning Authorities work together to maximise the potential and opportunities for Central South?
- How do we sell planning as a positive tool for growth, especially if SDS are to play a key ringmaster and investment role? Will Mayors and their teams understand its value in delivering good growth and bringing in more investment?

Skills & resources:

- Will LGR offer an opportunity to reset planning resources – create bigger teams?
- How will councils going through LGR retain staff?
- What support will the new strategic planning teams be able to offer to LPAs e.g. specialist skills? Is part of the answer more public/private partnership?
- What is needed to get going with preparing the new generation of strategic plans?

Thank you!

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[Planning After Dark Podcast](#)

#PADpod

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Head of Southampton Office
Savills





UK Cities & Partners



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Thank You

Join us in the Top Floor Restaurant
for lunch & connections.

*UKREiiF Debrief meeting in this room at
13:45 for Central South at UKREiiF Partners*



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