

Response to the Mayor of London's Draft New London Plan

Summary

The Mayor of London is currently consulting on the Draft New London Plan which will provide the spatial development strategy for Greater London from 2019-2041. The Plan includes Strategic Infrastructure Priorities for the Wider South East including the North Downs Line and the South West Main Line, both of which are in close proximity to Surrey Heath. Although the Draft New London Plan aims to accommodate all of London's projected growth within its boundaries, the Mayor of London is seeking willing partners beyond London to explore if there is potential to accommodate further growth in sustainable locations outside of the Capital.

The consultation runs until the 2nd March 2018.

Portfolio: Regulatory

Date Portfolio Holder signed off report: 17 January 2018

Wards Affected: All

Recommendation

The Executive is advised to RESOLVE to agree the response to the Mayor of London's Draft New London Plan, as set out in Appendix 1 of this report.

1. Resource Implications

- 1.1 There are no resource implications beyond that provided for within the agreed budget for 2017/18.

2. Key Issues

- 2.1 The Mayor of London is currently consulting on the Draft New London Plan which will provide the spatial development strategy for Greater London from 2019-2041. The Plan sets out that it aims to accommodate London's growth within its own boundaries. However, the Plan also states that potential changes to development projections over time should be taken account of, and longer-term contingencies planned for. This has development implications for what is termed, the 'Wider South East', which includes Surrey Heath. An invitation is extended to locations in the Wider South East with good public transport connections, to work in partnership with the Mayor, in order to plan for London's future growth. The Plan identifies 13 Strategic Infrastructure Priorities (SIPs) including SIP 2 – *North Downs Rail Link (Gatwick to Reading)* and SIP 10 – *South West Mainline, Crossrail 2 South West and A3*. These two proposals in particular could have implications for Surrey Heath in respect of meeting London's wider growth requirements.
- 2.2 At the Examination in Public on the Waverley Local Plan held in summer 2017, the Inspector raised the issues of meeting London's

housing need and whether this had been considered in the Plan's housing numbers.

2.3 Officers have considered the Draft New London Plan document in order to identify the key issues, from Surrey Heath's perspective. The need for London to plan for longer term contingencies with regard to future growth is acknowledged. However, it is considered that Surrey Heath is not a suitable or sustainable location for accommodating additional growth from London. The reasons for this are set out as follows:

- Surrey Heath is subject to numerous environmental constraints and contains large areas of the Thames Basin Heaths Special Protection Area (TBH SPA), which covers approximately 23% of land within the Borough. This figure is not inclusive of the 400 metre buffer zone around the TBH SPA, within which residential development cannot be permitted. In addition, the rest of the Borough is entirely within 5km of this designated area, which further impacts the Council's ability to deliver housing. There are also large areas of MOD land and the majority of the eastern half of the Borough is designated Metropolitan Green Belt. This will impact on Surrey Heath's ability to meet its own identified housing need and accordingly, will need to be given due consideration of in the Mayor's determination of growth locations in the Wider South East.
- The Draft London Plan emphasises that partnership working to deliver more homes in the Wider South East is focused on locations that are (or are planned to be) well-connected by public transport. It is therefore important for the Mayor to note that Surrey Heath's rail connections to London provide a non-mainline service, with an average journey time of 1 hour 17 minutes from Camberley to London Waterloo. Despite proposals to reduce the length of this journey to approximately 1 hour 7 minutes, there will be no direct services from any of the three stations located in Surrey Heath (Camberley, Frimley and Bagshot) to London.
- *Strategic Infrastructure Priority 2 – North Downs Rail Link*
The Draft London Plan advises that, in addition to locations that are well-connected by public transport, other areas of focus in the Wider South East include localities where development can help meet local growth aspirations as well as wider requirements. The North Downs Line passes to the west of Surrey Heath, and does not have a station located within the Borough.
As a result of limited land availability arising primarily from the TBH SPA constraint, it is not considered that Surrey Heath, or much of the wider Blackwater Valley area would be able to accommodate additional growth arising from strategic Infrastructure Priority 2.
Furthermore, the Council is currently undertaking capacity related work to demonstrate whether its own housing needs can be accommodated within the Borough. This work is indicating that Surrey Heath will be unable to meet its housing need and as a consequence, will need to

work with its Housing Market Area partners to address this. For these reasons, it is not considered that Surrey Heath is a suitable growth location for additional development to support wider growth requirements.

- *Strategic Infrastructure Priority 10 - South West Mainline, Crossrail 2 South West (London - Surrey / Southern Rail Access to Heathrow) and A3*

The Mayor is advised that there is no station on the South West Mainline located within Surrey Heath, and the A3 arterial road does not pass through the Surrey Heath area. Furthermore, it should be noted that there is a significant distance of approximately 33km between Crossrail 2 at Epsom, and the Borough of Surrey Heath.

Consequently, any additional capacity on these routes generated as a result of projects associated with Strategic Infrastructure Priority 10 will be highly unlikely to deliver significant benefits for Surrey Heath in respect of infrastructure, journey times, or development potential to meet growth requirements for the Wider South East.

3. Options

3.1 The Executive has the following options:

- a) AGREE the response to the Mayor of London's Draft New London Plan
- b) AGREE the response to the Mayor of London's Draft New London Plan with modifications; or
- c) NOT AGREE the response to the to the Mayor of Draft New London Plan

4. Proposals

4.1 Members agree the response to Mayor of London in respect of the Draft New London Plan (set out in Appendix 1).

5. Corporate Objectives And Key Priorities

5.1 Underpins Objective 1 of the Corporate Plan - *Making Surrey Heath an even better place where people are happy to live* by monitoring the vision and spatial planning objectives of surrounding authorities and ensuring that Surrey Heath's interests are fully considered.

6. Policy Framework

6.1 The consultation that Surrey Heath is responding to is part of the process of preparing the Draft New London Plan. The London Plan will set out the spatial policies to guide the future direction of development in London, providing a spatial development strategy for Greater London from 2019-2041. The Plan includes Policy SD2 (Collaboration

with the Wider south East) and Policy SD3 (Growth locations in the Wider South East and beyond) which both have potential development implications for what is termed, the 'Wider South East', which includes Surrey Heath.

7. Other matters

7.1 In relation to governance, sustainability, risk management, equalities impact, human rights, community safety, consultation, PR and Marketing there are no matters arising from this consultation by a neighbouring authority.

Annexes	Appendix 1 Letter to the Mayor of London Link to the Mayor of London's Draft New London Plan https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/download-draft-london-plan-0
Background Papers	None
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Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue	✓	
Capital		
Human Resources		
Asset Management		
IT		
Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	
Policy Framework	✓	
Legal		
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation		
P R & Marketing		