

Consultation on the Issues and Options/Preferred options Draft Local Plan (Regulation 18 Consultation)

Summary

Surrey Heath Borough Council is in the first stages of producing a new Local Plan to cover the period 2016-2032. This Plan will replace the current adopted Core Strategy and the Camberley Town Centre Area Action Plan, in addition to saved policies of the Surrey Heath Local Plan 2000.

This first stage is the Issues and Options/Preferred Options and sets out the Council's preferred approach to developing Local Plan policies to cover a number of topics (housing, employment, retail, infrastructure, Green Belt and countryside, heritage and design and local area policies) along with possible alternative approaches.

There is a statutory requirement to consult on this stage of the Local Plan (Regulation 18 consultation) and the accompanying Sustainability Appraisal for a period of no less than 6 weeks. It is intended to run this consultation from early June 2018.

Members are requested to agree to the Consultation on the Issues and Options/Preferred Options draft Local Plan document.

Portfolio - Regulatory

Date Portfolio Holder signed off report: 16 April 2018

Wards Affected

All

Recommendation

The Executive is asked to AGREE to the six week consultation on the Issues and Options/Preferred Options draft Local Plan document attached as Annex 1 to this report.

The Executive is asked to AGREE to the six week consultation on the Sustainability Appraisal on the Issues and Options/Preferred Option draft Local Plan document as attached as Annex 2 to this report.

1. Resource Implications

- 1.1 There are no resource implications beyond that provided for within the agreed budget for 2018/19.

2. Key Issues

- 2.1 There is a requirement for Local Authorities to have an up to date Development Plan (Local Plan). The Council's current Local Plan, the

Core Strategy and Development Management DPD (2011-2028) was adopted prior to the introduction of the National Planning Policy Framework (NPPF). As such some policies within the Core Strategy could be deemed to be out of date. The new Local Plan (2016-2032) will be produced in line with guidance set out in the draft NPPF (March 2018). The Local Plan (2016-2032) once adopted will replace the Core Strategy, Camberley Town Centre Area Action Plan and saved policies of the Local plan 2000. The new Local Plan will be used in the determination of planning applications in the Borough.

- 2.2 The first stage in producing a new Local Plan is the Issues and Options/Preferred Option stage which has to be subject to consultation of not less than 6 weeks (Regulation 18 consultation). Officers have been working with the Local Plans Working Group to develop the Issues and Options/Preferred Options draft Local Plan. This draft Plan is supported by a Sustainability Appraisal and an evidence base which will also form part of the consultation. Results of the consultation will be taken into account in the production of the next stage of the Local Plan making process, which is the Pre –Submission stage (Regulation 19 consultation stage).
- 2.3 The Issues and Options/Preferred Options draft Local Plan sets out the Council's preferred approach to developing local plan policies, as well as some alternative approaches for the following topic areas:

Housing

- 2.4 In determining housing need for the Borough the Council has had regard to the standardised methodology set out by Government in the draft NPPF (March 2018). The standardised methodology approach sets a housing figure of **5632** over the period 2016-2032. However it is recognised in the NPPF that this may not be the figure that is actually deliverable within the Borough. The figure does not take into account constraints, such as land availability, environmental constraints such as the Thames Basin Heaths Special Protection Area and Policy constraints, including the Green Belt.

The Issues and Options/Preferred Option draft Local Plan sets out that over the period 2016 to 2032, the Council will make provision for the delivery of circa **4,901** new homes in the Borough.

Development will primarily come forward through the use of previously developed land and will be focussed in the west of the Borough in the defined urban areas. However two sites currently in Countryside beyond the Green Belt have been considered suitable for release. The 4901 new homes will be provided by:

- Sites completed (2016-2017), sites with planning permission or under construction and small windfall sites. This includes Princess Royal Barracks (Mindenhurst). These sites account for 2,893 new homes.

- Town Centre Sites identified in the Camberley Town Centre Area Action Plan (Ashwood House, London Road Block, Land East of Knoll Road and Camberley Station) and also the Adult Education Centre France Hill Drive Camberley.
- Former reserve sites at Heathpark Woods and West End
- Land at Half Moon Street Bagshot
- Woodside Cottage Bagshot
- Land at Water's Edge Mytchett (Countryside beyond the Green Belt site)
- Land west of Sturt Road Frimley Green (Countryside beyond the Green Belt site)
- Within the period 2016-2032 a further 886 homes will come from sites identified as deliverable (0-5 years) and developable (6-10 years) in the Strategic Land Availability Assessment. These sites will be mainly delivered through sites within settlement areas, rural exception sites, small scale development on previously developed land in the countryside and small scale development on previously developed land in the Green Belt.

Whilst the Council will continue to identify and assess opportunities within the Borough to reduce further the level of shortfall against its housing need it is probable that our Housing Market Area (HMA) partners, Rushmoor and Hart, will be required to meet the unmet housing need of 713 dwellings arising in Surrey Heath.

This requirement to meet unmet housing need from Surrey Heath is recognised in a Statement of Common Ground between Surrey Heath, Hart and Rushmoor and the Pre-Submission version of the Hart Local Plan and Hart's Duty to Co-operate statement.

Employment

- 2.5 The Issues and Options/Preferred Options draft Local Plan sets out that the Borough's Strategic and Locally Important Employment Sites will be protected and supported for employment uses to ensure that the future employment land needs of the Borough and wider Hart, Rushmoor and Surrey Heath Functional Economic Area (FEA) can be met.

Retail

- 2.6 The Issues and Options/Preferred Option draft Local Plan sets out that Surrey Heath's hierarchy of town centres, district centres and local centres will be maintained and enhanced by encouraging a range of

uses commensurate to their scale . Camberley Town Centre will have been improved and will remain the primary shopping centre for the Borough as a focus for new retail development.

Green Belt and Countryside

- 2.7 The Issues and Options/Preferred Option draft Local Plan sets out that the current extent of the Green Belt will be maintained with development in the Green Belt strictly limited. Development in the Countryside beyond the Green Belt which results in the coalescence of settlements will not be permitted. Development in the Countryside beyond the Green Belt will be subject to greater limitations than development in settlement areas.

Infrastructure

- 2.8 The Issues and Options/Preferred Option draft Local Plan sets out an overarching approach to infrastructure delivery and then considers approaches to the delivery of transport infrastructure, open space, sport and recreation, community, health and education facilities, green infrastructure and telecommunications.

Heritage and Design

- 2.9 The Issues and Options/Preferred Option draft Local Plan sets out the important role design and heritage have in shaping distinctive, vibrant and sustainable places.

Local Area Policies

- 2.10 The Issues and Options/Preferred Option draft Local Plan sets out local area policies for towns and villages in the East and West of the Borough, including designation of green spaces within these areas.

3. Options

- 3.1 The options are to:
- (i) To agree to a six week consultation on the Issues and Options/Preferred Option draft Local Plan and accompanying Sustainability Appraisal.
 - (ii) To agree to a six week consultation on the Issues and Options/Preferred Option draft Local Plan and accompanying Sustainability Appraisal with any modifications following Executive.
 - (iii) To not agree to a six week consultation on the Issues and Options/Preferred Option draft Local Plan and accompanying Sustainability Appraisal.

4. Proposals

- 4.1 To consult on the Issues and Options/Preferred Options draft Local Plan (2016-2032) for a period of 6 weeks from early June 2018. To consult on the accompanying Sustainability Appraisal for a period of 6 weeks from early June 2018.

5. Supporting Information

- 5.1 The Issues and Options/Preferred Options draft Local Plan (2016-2032).The Sustainability Appraisal of the Issues and Options draft Local Plan (2016-2032)

6. Corporate Objectives And Key Priorities

- 6.1 The Issues and Options/Preferred Options draft Local Plan (2016-2032) will help meet the objectives of place, prosperity and people set out in the Council's Five Year Strategy.

7. Policy Framework

- 7.1 The Issues and Options/Preferred Options draft Local Plan (2016-2032) is the first stage in producing a new Local Plan for the Borough. The new Local Plan (2016-2032) once adopted will replace the Core Strategy, Camberley Town Centre Area Action Plan and saved policies of the Surrey Heath Local Plan 2000.

Annexes	Annex A: The Issues and Options/Preferred Options draft Local Plan (2016-2032) Annex B: The Sustainability Appraisal of the draft Issues and Options draft Local Plan (2016-2032)
Background Papers	
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Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue	✓	<u>28/03/18</u>
Capital		
Human Resources		
Asset Management		
IT		
Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	<u>28/03/18</u>
Policy Framework		
Legal	✓	<u>28/03/18</u>
Governance		
Sustainability		

Resources	Required	Consulted
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation	✓	<u>28/03/18</u>
P R & Marketing	✓	<u>28/03/18</u>

Review Date:

Version: 1