

Response to the Issues and Options stage Consultation of the Rushmoor Local Plan

Summary

Rushmoor Borough Council is consulting on the Issues and Options Stage of the Rushmoor Borough Local Plan 2011 -2032. The consultation runs from 8th June - 20th July 2015.

Rushmoor forms part of the same identified Housing Market Area and Functional Economic Area as Surrey Heath and Hart. In line with the National Planning Policy Framework (NPPF) a Joint Strategic Housing Market Assessment (SHMA) and a Joint Employment Land Review have been undertaken by the three authorities. Of particular relevance to Surrey Heath are the proposed options regarding housing numbers, employment , retail , infrastructure and Farnborough Airport

Housing

The SHMA sets out an objectively assessed housing need and each authority should seek to meet this unless there are specific policies in the NPPF which indicate otherwise. These include sites protected under the Habitats Regulations (Thames Basin Heaths Special Protection Area) (SPA) and Green Belt. Rushmoor are indicating that they will not be able to deliver approximately 1,600 dwellings of their objectively assessed housing need and therefore seek to see these dwellings delivered by Surrey Heath and Hart.

Employment

The Employment Land Review indicated that to maintain economic growth there is a need to retain strategic and locally important employment sites within the Functional Economic Area. The Issues and Options consultation seeks to take forward this approach.

Retail

The Issues and Options consultation sets out the approach to the regeneration of Farnborough and Aldershot. This regeneration will need to ensure that it does not have a detrimental impact on surrounding town centres, including Camberley.

Farnborough Airport

The Issues and Options consultations seeks to ensure the amenity of residents by proposing a number of policies to restrict noise and flying at weekends and Bank Holidays and to limit hours of operation

A hard copy of the Rushmoor Local Plan Issues and Options Paper will be made available in the Member's room and it can be viewed on

<http://www.rushmoor.gov.uk/newlocalplan>.

Portfolio: Regulatory
Date Portfolio Holder signed off report 10th June 2015

Wards Affected

All

Recommendation

The Executive is advised to:

- (i) NOTE the publication of the Issues and Options Stage Consultation on the Rushmoor Local Plan 2011-2032; and**
- (ii) AGREE the response set out at Annex A as the Council's formal response to the consultation.**

1. Resource Implications

- 1.1 There are no resource implications beyond that provided for within the agreed budget for 2015/16.

2. Key Issues

- 2.1 Rushmoor Borough Council is consulting on the Issues and Options for the Rushmoor Borough Plan from the 8th June to the 20th July 2015. This is the first stage in the Local Plan preparation and the preferred option alongside other options on a number of topics; including housing, employment, retail, infrastructure and Farnborough Airport. The Rushmoor Local Plan will set out where development will take place within the borough of Rushmoor. It will also set a housing target and set out policies for employment and retail/leisure uses. The Council's draft response to the consultation is appended as Annex A of this report.

Housing

- 2.2 National Planning Policy in the NPPF sets out that in producing local plans authorities should identify their housing market area and undertake a Strategic Housing Market Assessment (SHMA) to establish the level of objectively assessed housing need in the Housing Market Area. Local plans should set out how they will meet this need and if they cannot meet their full need set out how it could be met within the Housing Market Area.
- 2.3 Rushmoor, Surrey Heath and Hart form a joint Housing Market Area and have undertaken a joint SHMA (2014) which identifies the overall level of objectively assessed housing need and a level for each authority. Rushmoor's objectively assessed housing need for the period 2011-2032 is 9,822 dwellings over the plan period. Rushmoor are indicating in the Issues and Options consultation that they will only be able to provide circa 8,200 dwellings over the plan period, which is some 1,600 dwellings below their objectively assessed need.
- 2.4 Rushmoor will be looking to Hart and Surrey Heath to take some of these dwellings. The NPPF recognises that there may be specific policy constraints such as the Habitats Regulations and land designated as Green Belt which indicate that development should be restricted. Whilst Surrey Heath will seek to meet its objectively assessed need, the borough

is impacted by both these constraints and will not be in a position to meet unmet need in another authority within the Housing Market Area. The Council's draft response to the consultations sets out that Surrey Heath will not be in a position to take any unmet need from Rushmoor.

- 2.5 The Issues and Options consultation sets out the sources of Rushmoor's land supply for housing. These are completions, allocated site at Wellesley and Strategic Housing Land Availability Assessment (SHLAA) sites including sites in Aldershot and Farnborough town centres. It is considered that these are reasonable sources. However there may be an opportunity for further residential development to come forward through the regeneration of Aldershot Town Centre and Farnborough Town Centre and this option should be considered in more detail by Rushmoor.

Employment

- 2.6 Surrey Heath, Rushmoor and Hart form a joint Functional Economic Area and in line with national policy have undertaken a Joint Employment Land Review (ELR). The ELR indicates that other than those sites identified in the review there is limited scope to re-designate sites from employment use to other uses, such as residential. The ELR also recommends identifying, through the local plan process, strategic and locally important employment areas. Rushmoor's preferred option is to follow the advice in the ELR and identify strategic and locally important employment areas. Surrey Heath's draft response to the consultation supports the approach of identifying strategic and locally important employment areas. This will help ensure that there is opportunity for economic growth and the retention of business in the Blackwater Valley area.

Retail, Leisure and Town Centre

- 2.7 Rushmoor's Retail, Leisure and Town Centre Study (2015) indicates that the Aldershot catchment has long term capacity to support up to 11,700 sqm of A1-A5 uses (shops, financial and professional services, restaurants/cafes, drinking establishments and hot food takeaways). The consultation recognises that this could be met through existing vacant floorspace in Aldershot. Similarly, for Farnborough the Study indicates that the catchment has long term capacity for up to 21,600sqm of A1- A5 uses which can be met through outstanding retail commitments.
- 2.8 Whilst there is support for the approach of maintaining the vitality and viability of town centres within the Blackwater Valley this approach needs to ensure that the retail hierarchy in the Blackwater Valley is retained. In the Rushmoor Retail Study the Venuescore Retail Shopping Index (2013) indicates that Camberley is a regional location grade with Farnborough a sub-regional location grade and Aldershot a major district grade. Any redevelopment of Farnborough and Aldershot Town Centres should not have a detrimental impact on Camberley Town Centre which is recognised as a Step-up town by the EM3 LEP.
- 2.9 Infrastructure delivery is not covered in detail in the Issues and Options consultation. There will be the need for more detailed work to be undertaken as the Plan progresses both in terms of viability and deliverability.

Farnborough Airport

- 2.10 To ensure the amenity of local residents Surrey Heath Borough Council supports the approach set out in the Preferred Options at
- Option SP4 Which seeks to retain the current permission for annual traffic movements including those at weekends and Bank Holidays
 - Option SP4(1) Which limits the types of flying acceptable at Farnborough Airport
 - Option SP4(2) Which seeks to limit noise and flying at weekends and Bank Holidays
 - Option SP4(3) which limits the hours of operation
 - Option SP4(4) which limits the weight of aircraft
 - Option SP4 (5) Which deals with safety issues

3. Options

3.1 Options are to

- (i) Agree the response set out in the response form appended to this report and to submit them as the Council's formal response to the Rushmoor Local Plan Issues and Options consultation.
- (ii) To agree the response set out in the response form appended to this report with any additional comments from Executive and to submit them as the Council's formal response to the Rushmoor Local Plan Issues and Options consultation.
- (iii) To not agree the response.

4. Proposals

- 4.1 That Members support option (i) to agree the response set out in the response form appended to this report as the Council's formal response to the Rushmoor Local Plan Issues and Options consultation.

5. Supporting Information

- 5.1 None

6. Corporate Objectives And Key Priorities

- 6.1 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.

7. Policy Framework

- 7.1 The consultation process Surrey Heath is responding to is part of the process of preparing the Rushmoor Local Plan. The Rushmoor Local Plan will set out the spatial policies to guide the future direction of development of Rushmoor

8. Other matters

8.1 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.

9. Officer Comments

9.1 None.

Annexes	Annex A: Surrey Heath Borough Council's response to the Rushmoor Local Plan Issues and Options consultation.
Background Papers	None
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Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue	✓	<u>09/06/2015</u>
Capital		
Human Resources	✓	<u>09/06/2015</u>
Asset Management		
IT		
Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	<u>09/06/2015</u>
Policy Framework	✓	<u>09/06/2015</u>
Legal	✓	<u>09/06/2015</u>
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation	✓	<u>09/06/2015</u>
P R & Marketing	✓	<u>09/06/2015</u>