

**For office use only:**

Respondent ID:

Comment ID:

# Draft Rushmoor Local Plan: Preferred Approach June 2015

## Consultation Comment Form

We are inviting you to take part in the consultation on the draft Rushmoor Local Plan Preferred Approach. This document sets out the vision for the borough and approach to development up until 2032.

The six week consultation period will run from Monday 8<sup>h</sup> June to Monday **20<sup>th</sup> July 2015**. Comments should be received by 5pm on the closing date.

When adopted, the Local Plan will play an important role in shaping Rushmoor's future – how our towns will develop, protecting and enhancing our natural environment, developing our local economy, improving leisure and visitor facilities and supporting more sustainable forms of travel.

The draft Local Plan Preferred Approach contains a vision and objectives for the Borough up until 2032 and includes a series of policies under category heading. For most policies, the Council has identified its preferred approach and discounted options.

**We would encourage you to comment online at [www.rushmoor.gov.uk/newlocalplan](http://www.rushmoor.gov.uk/newlocalplan)**

**Before completing this comment form please note that:**

- All valid comments (electronic or written) and the name(s) of the respondent will be made publically available. Personal contact details will remain confidential.
- *Comments should only relate to the document titled above.*
- *Please complete all sections of this form fully and clearly. However, you do not need to respond to every question in the consultation paper.*
- *Please use a separate "Section 2" box for each comment that you intend to make.*
- The Council can only consider comments made on the forms provided. Electronic copies can be downloaded [www.rushmoor.gov.uk/newlocalplan](http://www.rushmoor.gov.uk/newlocalplan)

The completed comments forms must be received by Rushmoor Borough Council no later than 5pm on 20 July 2015.

Please note that late representations may not be taken into consideration.

Please return this form to the Council via one of the following methods:

Post: Local Plan Preferred Approach Consultation  
Planning Services  
Rushmoor Borough Council  
Council Offices  
Farnborough Road  
Farnborough  
Hampshire  
GU14 7JU

Or

Email: [plan@rushmoor.gov.uk](mailto:plan@rushmoor.gov.uk)

## **Section One: Respondent's Details**

All respondents should complete Part A. If you are an Agent, please complete Parts A & B

<b>Part A: Respondent</b>	
Title / Name:	Jane Ireland
Job Title (if applicable):	Planning Policy Manager
Organisation / Company (if applicable):	Surrey Heath Borough Council
Address:	Surrey Heath House Knoll Road Camberley
Postcode:	GU15 3ED
Tel No:	01276707213
E-mail:	Jane.ireland@surreyheath.gov.uk

<b>Part B: Agents – Please complete details of the client / company you represent</b>	
Client / Company Name:	
Job Title (if applicable):	
Address:	
Postcode:	
Tel No:	
E-mail:	

I understand that my response(s) will be considered by the Council in preparing the Rushmoor Local Plan, and that my comments will be made publicly available and identifiable to my name and/or organisation. The information in this form is, to the best of my knowledge, correct.

<b>Signed: Jane Ireland</b>	<b>Dated:</b>
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## **Section Two: Your Representation**

## Question 1: The vision and objectives

The draft Local Plan Preferred Approach vision should be both aspirational and achievable and set out the kind of Borough we will strive to become by 2032. To deliver the vision, eleven objectives are set out in the document. The vision and objectives for the Local Plan Preferred Approach have been developed from a range of strategies and through engagement with stakeholders.

- a) Do you think that the vision of the draft Local Plan Preferred Approach depicts / sets out the Borough that communities would want to be living and working in by 2032?

YES

NO

### Comments Box

There is a need to consider how Rushmoor's objectively assessed housing need could be better met within the borough. Regard will need to be given to the constraints within Surrey Heath when considering how any remaining objectively assessed housing need can be met within the Housing Market Area.

There is a need to ensure that any retail regeneration of Aldershot and Farnborough does not have a detrimental impact on Camberley Town Centre.

- b) Do you think that the strategic objectives of the draft Local Plan Preferred Approach identify the things that the borough needs to meet the vision for 2032?

YES

NO

### Comments Box

There will be the need to undertake more detailed infrastructure delivery and viability work as the plan progresses

## Question 2: The Local Plan Policies

Please state using the comments boxes below which paragraph or policy of the draft Local Plan Preferred Approach you are commenting upon.

**Please indicate which part of the document on which you are commenting, and use one box per comment (issue):** *(please create more comment boxes if you need to)*

<b>COMMENT BOX 1</b>  <b>Please identify the specific policy number or paragraph that your comment below relates to</b>	<b>Policy No:SS2 (Spatial Strategy) and Vision</b>  <b>Paragraph No: Paras 6.11-6.24</b>
<b>Please indicate the nature of your comment:</b> <i>(mark 'x')</i>	
<input type="checkbox"/> Support the Preferred Approach <input checked="" type="checkbox"/> Seek changes to the Preferred Approach <b>X</b> <input type="checkbox"/> Support a Discounted Option <input type="checkbox"/> Suggest an alternative approach <input type="checkbox"/> General Comment	
<b>Please enter your comment below:</b> <i>(Please be as concise as possible and include any changes that you would wish to see) (Continue on a separate sheet if necessary)</i>	
<p>1.1 It is noted that the Issues and Options consultation indicates that Rushmoor will only be able to deliver circa 8,200 dwellings over the plan period, which is some 1,600 dwellings below their objectively assessed need.</p> <p>1.2 The NPPF recognises that there may be specific policy constraints such as The Habitats Directive 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, including Rushmoor's unmet need.</p> <p>1.3 In taking forward any regeneration of Farnborough and Aldershot there may be an opportunity for further residential development to come forward through regeneration and this option should be considered in more detail by Rushmoor.</p>	

**COMMENT BOX 2**

Please identify the specific policy number or paragraph that your comment below relates to

Policy No: SS2 (Spatial Strategy) and PC1(Economic Growth and Investment)

Paragraph No:Paras 6.25-6.28 and 11.1-11.19

Please indicate the nature of your comment: (mark 'x')

- Support the Preferred Approach **X**
- Seek changes to the Preferred Approach
- Support a Discounted Option
- Suggest an alternative approach
- General Comment

**Please enter your comment below:**

(Please be as concise as possible and include any changes that you would wish to see) (Continue on a separate sheet if necessary)

Surrey Heath Borough Council supports the approach of identifying strategic and locally important employment areas. This reflects the Joint Employment Land Review (2015) undertaken by Surrey Heath, Rushmoor and Hart. This approach will help ensure the opportunities for economic growth and retention of business in the Blackwater Valley area.

**COMMENT BOX 3**

Please identify the specific policy number or paragraph that your comment below relates to

Policy No:SS2 (Spatial Strategy), SP1(Aldershot Town Centre), SP2 Farnborough Town Centre)

Paragraph No:6.29-6.34

Please indicate the nature of your comment: (mark 'x')

- Support the Preferred Approach
- Seek changes to the Preferred Approach **X**
- Support a Discounted Option
- Suggest an alternative approach
- General Comment

**Please enter your comment below:**

(Please be as concise as possible and include any changes that you would wish to see) (Continue on a separate sheet if necessary)

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.

**COMMENT BOX 4**

**Please identify the specific policy number or paragraph that your comment below relates to**

**Policy No: SS2(Spatial Strategy), SP4 (Farnborough Airport), SP4.1(Type of Flying), SP4.2 (Noise, and Flying at Weekends and Bank Holidays), SP4.3 (Hours of Operation), SP.4.4 (Aircraft Weight), SP4.5 (Safety)**

**Paragraph No:7.70-7.128**

**Please indicate the nature of your comment:** *(mark 'x')*

- Support the Preferred Approach **X**
- Seek changes to the Preferred Approach
- Support a Discounted Option
- Suggest an alternative approach
- General Comment

**Please enter your comment below:**

*(Please be as concise as possible and include any changes that you would wish to see) (Continue on a separate sheet if necessary)*

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