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Daniel Hawes  
Planning Policy Manager  
Hart District Council  
Harlington Way  
Fleet  
GU51 4AE

8<sup>th</sup> June 2017

Dear Daniel

## **Draft Hart Local Plan Strategy and Sites Regulation 18 Consultation**

### **Meeting Housing Need in the Housing Market Area**

Thank you for consulting Surrey Heath Borough Council on the draft Local Plan. This letter is the Council's formal response to the consultation.

Surrey Heath Borough Council recognises that there is a requirement to undertake Duty to Co-operate in producing Local Plans, particularly within the Housing Market Area, to ensure delivery of the Objectively Assessed Housing Need (OAHN) for the Housing Market Area.

The recently published Strategic Housing Market Assessment for HMA comprising Surrey Heath, Hart and Rushmoor sets out the OAHN for the Housing Market Area. Surrey Heath Borough Council supports the approach set out in your Spatial Strategy that you will be able to meet the OAHN for your area over the Plan period.

You will be aware through previous discussions and our Duty to Co-operate letter dated the 19<sup>th</sup> January 2017, that Surrey Heath Borough Council is in the early stages of preparing a new Local Plan. The Council continues to develop a broad range of appropriate evidence to enable it to make robust decisions in respect of the extent that the Plan is able to meet the OAHN for Surrey Heath. Surrey Heath Borough Council will continue to engage with our Housing Market Area partners as this evidence base develops.

Currently the Council's most recent Strategic Land Availability Assessment (July 2016) indicates that there will be a shortfall of land within the Borough to deliver the Council's

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OAHN. Over the course of developing the Local Plan the Council will consider spatial strategies that could reduce this shortfall.

However as a Borough, Surrey Heath is severely constrained in terms of available land by the Thames Basin Heaths Special Protection Area and the avoidance measures necessary to ensure housing development meets Habitats Regulations Assessment. In addition the Borough has large areas of operational MOD land and Green Belt designation. It is therefore unlikely that Surrey Heath will be in a position to meet the OAHN for the Borough.

The Council is formally requesting that Hart recognise in developing their spatial strategy and policies to deliver housing that these are flexible enough to meet any demonstrated unmet need arising in Surrey Heath.

Surrey Heath supports the approach set out in paragraph 97 of the Draft Hart Local Plan to work with HMA partners to support and plan for any potential unmet housing needs.

## **Employment**

Surrey Heath supports the approach set out in Draft Hart Local Plan in respect of providing for employment needs, within the Functional Economic Area, by the regeneration of existing employment sites.

## **Retail**

Surrey Heath notes the proposed provision of circa 4,000 square metres of comparison goods floor area and 6,000square metres of convenience goods floor area in Fleet Town Centre , which is identified as a Major District Centre and considers that this will not have a detrimental impact on Camberley Town Centre, which is identified or the Borough's district centres in Bagshot and Frimley.

Surrey Heath Borough Council also wishes to continue dialogue with Hart in respect of housing and other Local Plan matters as the Draft Plan progresses.

Yours Sincerely

Jane Ireland  
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