

Response to Hart District Council's Draft Local Plan Strategy and Sites 2016-2032 – proposed submission version document

Summary

Hart District Council has published its “Draft Local Plan Strategy and Sites 2016-2032 – proposed submission version” document for consultation. The Consultation began on the 9th February and runs until the 26th March.

The document is the last stage in the production of the Hart Local Plan and as such the consultation is the final opportunity to comment on the Plan before it is submitted to the Planning Inspectorate. It sets out the approach to be taken to development in Hart District up to 2032.

Hart, along with Rushmoor, forms the Housing Market Area and the Functional Economic Area for Surrey Heath.

Members are requested to consider the proposed consultation response set out in the letter at Annex 1 of this report as the Borough's formal representations on the Local Plan Document.

Portfolio- Regulatory

Date Portfolio Holder signed off report: 19 February 2018

Wards Affected

All

Recommendation

The Executive is asked to RESOLVE that the letter contained in Annex 1 be authorised as Surrey Heath Borough Council's formal representation to the Hart District Council Draft Local Plan Strategy and Sites 2016-2032 – proposed submission version document.

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 In May 2017, Hart District Council published an initial “Draft Local Plan Strategy and Sites 2011-2032” document, which was subject to a six-week consultation period. Surrey Heath responded to the Consultation and a copy of the response is provided at Annex 2.
- 2.2 The “Hart District Council Draft Local Plan Strategy and Sites 2016-2032 – proposed submission version” document sets out the approach that Hart District Council will take in delivering housing (and other

development) in Hart to 2032. The current consultation is the final opportunity to comment on the plan before it is submitted to the Planning Inspectorate.

- 2.3 Hart, along with Surrey Heath and Rushmoor, forms a Housing Market Area. There is a requirement for the Housing Market Area to seek to meet the housing need for that area. In the first instance each Authority should seek to meet their identified housing need within their own area; however, where this is demonstrably unachievable, efforts should be made to accommodate any unmet housing need elsewhere within the Housing Market Area.
- 2.4 Surrey Heath is severely constrained in terms of available land for housing, owing to the presence of Thames Basin Heaths Special Protection Area, large areas of operational MOD land and Green Belt land. As a result, Surrey Heath is unlikely to be able to meet its full housing need. As such, In the Council's response to the "Hart Draft Local Plan Strategy and Sites 2011-2032" Regulation 18 consultation, the Council requested that Hart's spatial strategy and policies to deliver housing be sufficiently flexible to meet any demonstrated unmet need arising in Surrey Heath.
- 2.5 In response to the current consultation, Surrey Heath note that Hart District Council's housing target has reduced from 485 dwellings per annum (as set out in the preceding consultation document) to 388 dwellings per annum. Notwithstanding this, it is recognised that this change has been made with regard had to the introduction by the Government of a proposed standard method for calculating local authorities' housing need. Hart's indicative figure in the Government consultation is 292 dwellings per annum and as such, whilst the current consultation document provides for a lesser quantum of development than set out in the earlier "Hart Draft Local Plan Strategy and Sites 2011-2032" Regulation 18 consultation, the current consultation document proposes a considerably higher amount of housing than the indicative Government figures for Hart. It is also noted that the current consultation document commits to planning for a new settlement in order to meet longer term development needs.
- 2.6 Surrey Heath Borough Council is persuaded that these measures, together with the proposed monitoring framework and commitment to joint working between Hart, Rushmoor and Surrey Heath set out within the current consultation document (also enshrined in the Statement of Common Ground recently completed between the authorities to underpin the Rushmoor Local Plan), will ensure that any demonstrated unmet need arising from Surrey Heath can be addressed elsewhere within the Housing Market Area.
- 2.7 The combined Surrey Heath, Hart and Rushmoor area is also identified as a Functional Economic Area and it is necessary that the authorities plan for future demand. Surrey Heath supports the approach set out in the Hart Local Plan Strategy and Sites 2016-2032 Proposed

Submission Version in respect of providing for employment needs within the Functional Economic Area; this reflects the approach set out within the Draft Hart Local Plan Regulation 18 consultation.

- 2.8 Surrey Heath supports the approach set out in the Hart Local Plan Strategy and Sites 2016-2032 Proposed Submission Version in respect of providing for retail needs, which generally reflects the approach set out within the Draft Hart Local Plan Regulation 18 consultation. It is considered that this will not have a detrimental impact on Camberley Town Centre or the Borough's district centres in Bagshot and Frimley.

3. Options

3.1 The options are to:

- (i) Agree the response set out in the letter (Annex 1) and to submit them as the Council's formal response to the Hart District Council's Draft Local Plan Strategy and Sites 2016-2032 – proposed submission version document consultation.
- (ii.) To agree the response set out in the letter (Annex 1) with any additional comments from Executive and to submit them as the Council's formal response to the Hart District Council Draft Local Plan Strategy and Sites 2016-2032 – proposed submission version document consultation.
- (iii.) To not agree the response.

4. Proposals

4.1 That the report and consultation response are noted.

5. Supporting Information

5.1 The Hart District Council Draft Local Plan Strategy and Sites 2016-2032 – proposed submission version document.

6. Corporate Objectives And Key Priorities

6.1 Responding to the Hart District Council Draft Local Plan Strategy and Sites 2016-2032 – proposed submission version document consultation will enable Surrey Heath to maintain an active engagement with an adjoining Borough where there are matters of strategic importance between the Boroughs.

7. Policy Framework

7.1 Making a representation on the Hart District Council Draft Local Plan Strategy and Sites 2016-2032 – proposed submission version document consultation will enable Surrey Heath to formally draw Hart's

attention to comments it has in relation to the Hart District Council Draft Local Plan Strategy and Sites 2016-2032 – proposed submission version document.

Annexes	Annex 1: Surrey Heath Borough Council’s response to Hart District Council’s Draft Local Plan Strategy and Sites 2016-2032 – proposed submission version document consultation; Annex 2: Surrey Heath Borough Council’s response to Hart District Council’s initial “Draft Local Plan Strategy and Sites 2011-2032” document.
Background Papers	Hart District Council’s Draft Local Plan Strategy and Sites 2016-2032 – proposed submission version document
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Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue	✓	<u>13/02/18</u>
Capital		
Human Resources		
Asset Management		
IT		
Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	<u>13/02/18</u>
Policy Framework		
Legal	✓	<u>13/02/18</u>
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation	✓	<u>13/02/18</u>
P R & Marketing	✓	<u>13/02/18</u>

Review Date:

Version: 1