

Title: Response to Hart District Council's Draft Hart Local Plan- Strategy and Sites**Summary**

Hart District Council has published its Draft Local document for consultation. Consultation runs until Friday 9th June.

The document is the first stage of the production of the Hart Local Plan. It sets out the approach to allocating sites for housing in Hart district to 2032. Hart, along with Rushmoor Borough Council, forms the Housing Market Area and the Functional Economic Area for Surrey Heath.

The Report is for Members to note the response submitted.

Portfolio

Date Portfolio Holder signed off report 10th May 2017

Wards Affected

All

Recommendation

The Executive is asked to NOTE the response set out in the letter at Annex 1 as Surrey Heath Borough Council's formal representations to the Hart District Council's Draft Local Plan.

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 The Draft Hart Local Plan Strategy and Sites sets out the preferred approach that Hart District Council will take in delivering housing in Hart to 2032.
- 2.2 Hart, along with Surrey Heath and Rushmoor, forms a Housing Market Area. There is a requirement for the Housing Market Area to meet the Objectively Assessed Housing Need for that area as set out in the Strategic Housing Market Assessment for the area. In the first instance this should be within each individual housing area.
- 2.3 Surrey Heath is severely constrained in terms of available land for housing development, primarily through the Thames Basin Heaths Special Protection Area (SPA) and the need to provide avoidance measures in respect of the impact of housing on the SPA. The Borough also has large areas of MOD operational land and Green Belt. It is therefore unlikely that Surrey Heath will be able to meet the Objectively Assessed Housing Need identified for the Borough. It is necessary to raise this issue with our Housing Market Area partners as they

prepare their Local Plans to ensure that the identified housing need can be met within the Housing Market Area.

- 2.4 The combined Surrey Heath, Hart and Rushmoor area is also identified as a Functional Economic Area and it is necessary that the authority's plan for future demand. The Hart Draft Local Plan seeks to regenerate existing employment areas to meet future need. This reflects Surrey Heath's approach to meeting future employment needs.
- 2.5 With regard to retail the draft Local Plan proposes the provision of an additional circa 4,000 square metres (net) of comparison retail floorspace and circa 6,000 square metres of convenience floorspace (net) within Fleet Town Centre. It is considered that this level of retail growth will not have a detrimental impact on Camberley Town Centre or on district centres in Bagshot and Frimley.

3. Options

- 3.1 The Council is asked to NOTE the response sent to Hart District Council as the Council's response to the Draft Hart Local Plan Strategy and Sites document.

4. Proposals

- 4.1 That the report and letter are noted.

5. Supporting Information

- 5.1 Draft Hart Local Plan Strategy and Sites document April 2017.

6. Corporate Objectives And Key Priorities

- 6.1 Responding to the Draft Hart Local Plan Strategy and Sites 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 Draft Hart Local Plan Strategy and Sites document will enable Surrey Heath to formally draw Hart's attention to comments it has in relation to the emerging policy framework for Hart.

Annexes	Annex 1 letter setting out Council's response June 2017
Background Papers	None
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Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue	✓	3 rd May 2017

Agenda Item**Agenda Item**

Resources	Required	Consulted
Capital		
Human Resources		
Asset Management		
IT		
Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	<u>3rd May 2017</u>
Policy Framework		
Legal	✓	<u>3rd May 2017</u>
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation	✓	<u>3rd May 2017</u>
P R & Marketing	✓	<u>3rd May 2017</u>

Review Date:**Version:** 1