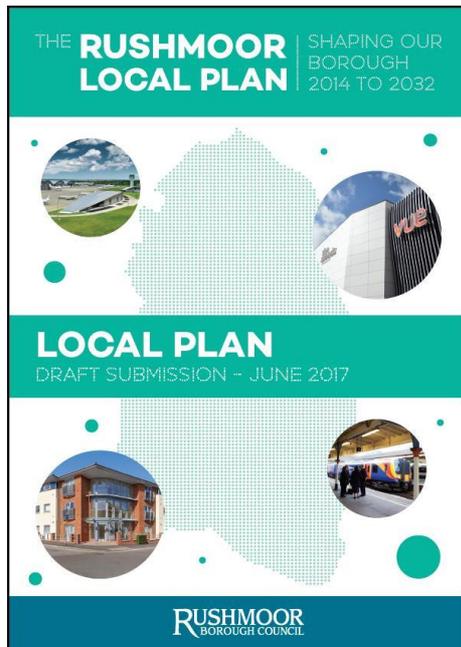


THE RUSHMOOR LOCAL PLAN

A Presentation by Keith Holland, Louise Piper and Jane Reeves

Keith and his team gave us an overview of the process that has resulted in the draft document currently out to consultation, its content and what happens after the consultation.

This new Plan is more comprehensive than the Rushmoor Core Strategy, which was adopted in 2011, drawing together elements of a number of existing policies into one document so



that the planning process will become much easier for the public and planning officers to navigate. It will cover the period 2014-2032 and incorporate both strategic and detailed (i.e. development management) policies.

The 'Draft Submission' is based on extensive consultation during earlier stages of the process and is believed to be 'sound'. Any comments received during this consultation will be considered by a Planning Inspector, who will look at whether the Plan meets legal requirements, whether it is in fact 'sound' (insofar as it was positively prepared, justified, effective and consistent with national policy) and whether it meets the Duty to Cooperate requirement with regard to engagement with neighbouring authorities and statutory bodies.

One key element of the plan is housing. Rushmoor forms part of a Housing Market Area with Surrey Heath and Hart, and the total objectively assessed housing need across the combined area has been determined to be 1,200 dwellings per annum. Rushmoor's share is assessed at a total of at least 7,850 new homes by 2032. The Plan aims to encourage a mix of dwelling types and tenures, including affordable housing, with good local neighbourhood facilities.

The Spatial Strategy within the Plan lays out what will be built, where and when, with a focus on new development within defined urban areas. Much of this housing is already being provided in the Wellesley development but a significant amount of new housing will come about as part of Aldershot and Farnborough town centre regeneration. At the same time, North Camp's identity as a distinct district centre will be protected.

The Plan encompasses infrastructure, community, facilities and transport, aiming to create high quality, distinctive environments that value our heritage while promoting good design to create pleasant living conditions indoors and out, with plenty of green space and leisure facilities.

It also aims to create prosperous communities, encouraging economic growth and investment. Strategic and locally important employment sites, such as Farnborough Business Park, Cody Technology Park and the East Aldershot Industrial Cluster, will be protected, and a new emphasis placed on skills, training and employment.

Because of Rushmoor's proximity to the Thames Basin Heaths Special Protection Area, all development must mitigate against adverse impact by identifying Suitable Alternative Green Space and making a financial contribution under Section 106 of the 1990 Town & Country Planning Act. These funds will be invested in green infrastructure and biodiversity.

With regard to Farnborough town centre, the Plan seeks to maintain or ideally enhance its vitality and viability, with a focus on retail, leisure, entertainment, culture, restaurants and cafes and other service uses, and to develop an evening economy. It supports office and residential development and seeks to improve accessibility.

A key part of Farnborough town centre's regeneration will be the Civic Quarter, where a mixed-use development is proposed combining community, civic and leisure uses with a central green space to serve as a venue for events and activities, substantial residential development and improved pedestrian and cycle connectivity between the town centre and business park. Since the Masterplan SPD was published in 2015, a memorandum of understanding has been drawn up between the landowners to work together and AECOM has been appointed to develop a detailed masterplan, scheduled to be drafted in early Autumn, along with plans for the first phase, at the former Police Station site.

Other important sites in Farnborough are Meudon House, where some 300 residential units are proposed, and The Crescent, in Southwood, where a further 150 dwellings are proposed.

Throughout the Local Plan, health and wellbeing are taken into account. It promotes healthy housing, through high standards of design to ensure adequate indoor and outdoor space, affordable homes, and accessible/adaptable housing for the elderly and disabled. It seeks to encourage active travel and sustainable transport. It also aims to create a healthy environment by minimising pollution, reducing flood risk, providing open/green space for sport and recreation, and by promoting biodiversity. And it aims to create vibrant neighbourhoods by providing local employment, high-quality design, accessible streets/spaces and safe communities.

The consultation runs until 21st July and details can be found at: www.rushmoor.gov.uk/newlocalplan

The submission is scheduled to go to the Planning Inspectorate in November and it is anticipated that the examination will take place early in 2018, with adoption later in 2018.