



RUSHMOOR BOROUGH COUNCIL

CABINET

*at the Council Offices, Farnborough on
Tuesday, 22nd August, 2017 at 7.00 pm
in Concorde Room, Council Offices, Farnborough*

To:

Councillor D.E. Clifford, Leader of the Council
Councillor K.H. Muschamp, Deputy Leader and Business, Safety and Regulation
Portfolio Holder

Councillor Barbara Hurst, Health and Housing Portfolio Holder
Councillor G.B. Lyon, Concessions and Community Support Portfolio Holder
Councillor M.L. Sheehan, Leisure and Youth Portfolio Holder
Councillor P.G. Taylor, Corporate Services Portfolio Holder
Councillor M.J. Tennant, Environment and Service Delivery Portfolio Holder

Enquiries regarding this agenda should be referred to Chris Todd, Democratic
Services, on 01252 398825 or e-mail: chris.todd@rushmoor.gov.uk

A G E N D A

1. **MINUTES** – (Pages 1 - 4)

To confirm the Minutes of the Meeting held on 25th July, 2017 (copy attached).

2. **REVENUE BUDGET MONITORING AND FORECASTING 2017/18 - POSITION AT JULY, 2017** – (Pages 5 - 20)
(Councillor Paul Taylor, Corporate Services Portfolio Holder)

To consider Report No. FIN1726 (copy attached), which sets out the Council's anticipated financial position for 2017/18, based on the monitoring exercise carried out during July, 2017.

3. **CAPITAL PROGRAMME MONITORING AND FORECASTING 2016/17 - POSITION AT JULY, 2017** – (Pages 21 - 26)
(Councillor Paul Taylor, Corporate Services Portfolio Holder)

To consider Report No. FIN1727 (copy attached), which sets out the Council's position regarding the Capital Programme for 2017/18, based on the monitoring exercise carried out during July, 2017.

4. **COUNCIL PLAN FIRST QUARTER 2017/18 PERFORMANCE UPDATE REPORT** – (Pages 27 - 38)
(Councillor David Clifford, Leader of the Council)

To receive Report No. DMB1703 (copy attached), which sets out the Council's performance monitoring information for the first quarter of 2017/18.

5. **THAMES BASIN HEATHS SPECIAL PROTECTION AREA AVOIDANCE AND MITIGATION STRATEGY UPDATE** – (Pages 39 - 70)
(Councillor Martin Tennant, Environment and Service Delivery Portfolio Holder)

To consider Report No. PLN1727 (copy attached), which sets out proposed amendments to the Rushmoor Thames Basin Heath's Avoidance and Mitigation Strategy.

6. **NEW COMMUNITY NOTICEBOARD - NORTH TOWN** – (Pages 71 - 72)
(Councillor Martin Tennant, Environment and Service Delivery Portfolio Holder)

To consider Report No. COMM1716 (copy attached), which sets out a proposal for the replacement of the community noticeboard in North Town ward.



RUSHMOOR BOROUGH COUNCIL

CABINET

Tuesday, 25th July, 2017 at 7.00 pm
at the Council Offices, Farnborough

Councillor D.E. Clifford, Leader of the Council

a Councillor K.H. Muschamp, Deputy Leader and Business, Safety and Regulation
Portfolio Holder

Councillor Barbara Hurst, Health and Housing Portfolio Holder

Councillor G.B. Lyon, Concessions and Community Support Portfolio Holder

Councillor M.L. Sheehan, Leisure and Youth Portfolio Holder

Councillor P.G. Taylor, Corporate Services Portfolio Holder

Councillor M.J. Tennant, Environment and Service Delivery Portfolio Holder

An apology for absence was submitted on behalf of Councillor K.H. Muschamp.

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **8th August, 2017**.

22. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 27th June, 2017 were confirmed and signed by the Chairman.

23. **BUSINESS RATES - NEW DISCRETIONARY RELIEF POLICIES FOR SUPPORTING SMALL BUSINESSES AND PUBS –**

(Councillor Gareth Lyon, Concessions and Community Support Portfolio Holder)

The Cabinet considered Report No. FIN1725, which set out two proposed new Business Rates Relief Policies, which were intended to support small businesses and pubs.

Members were informed that these new policies would allow the Council to use its discretionary powers to award temporary relief to support business ratepayers who were facing large increases to their bills following the national revaluation, which had

come into force earlier in 2017. The details of the proposed schemes were set out in Annexes 1 and 2 of the Report. In response to a question, it was confirmed that pub relief would be for one year only but recipients would be invited to apply for small business relief after this period.

The Cabinet RESOLVED that the adoption of the new policies, to be known as the Supporting Small Businesses Relief and the Pub Relief Scheme, as set out in Report No. FIN1725, be approved.

24. **ALDERSHOT TOWN FOOTBALL CLUB AND FARNBOROUGH FOOTBALL CLUB - SUPPORT PACKAGE OF RENT RELIEF AND RATES RELIEF –**

(Councillor Maurice Sheehan, Leisure and Youth Portfolio Holder and Councillor Gareth Lyon, Concessions and Community Support Portfolio Holder)

The Cabinet considered Report No. CD1704, which set out a package of financial support for Aldershot Town Football Club and Farnborough Football Club, in respect of ongoing rent and rates payments.

It was confirmed that the package offered support on a sliding scale for a three year period. It was confirmed that both clubs had been visited by the Cabinet to discuss continued financial support. Details of the proposed level of support were set out in the Report.

The Cabinet RESOLVED that the package of financial support to Aldershot Town Football Club and Farnborough Football Club, as set out in Report No. CD1704, be approved.

25. **POST CONSULTATION DETERMINATION ON PROPOSED VARIATION TO THE SCHEME OF HACKNEY CARRIAGE FARES –**

(Councillor Ken Muschamp, Business, Safety and Regulation Portfolio Holder)

The Cabinet considered Report No. EHH1727, which provided an update on the post-consultation determination of proposed variations to the current scheme of hackney carriage fares, which, having been approved by the Cabinet on 30th May, 2017, had been published for public consultation.

Members were informed that, following consultation, no representations, objections or comments had been received. This meant that the proposal, as set out in Report No. EHH1720 and approved by the Cabinet on 30th May, 2017, would take effect from 1st August, 2017.

The Cabinet NOTED the post-consultation determination and the pending change to the scheme of fares.

26. **SOUTHWOOD GOLF COURSE - CONSULTATION ON OPTION TO CREATE A MAJOR NEW PARKLAND AND DELIVER SUITABLE ALTERNATIVE NATURAL GREENSPACE –**

(Councillor Martin Tennant, Environment and Service Delivery Portfolio Holder and Councillor Maurice Sheehan, Leisure and Youth Portfolio Holder)

The Cabinet considered Joint Report No. COMM1714 / PLN1720, which set out a proposal to carry out a consultation exercise on an option to create a major new parkland and deliver Suitable Alternative Natural Greenspace at Southwood Golf Course, Farnborough.

Members were informed that, as set out in the Council's new Local Plan, the identification of additional Suitable Alternative Natural Greenspace (SANG) was a priority for the Council in order to continue to deliver the regeneration of the Borough's town centres and meet housing needs. The Report set out an option to provide up to 50 hectares of SANG by closing the Southwood Golf Course and converting this to a major new parkland, which would be protected in perpetuity for all of the Borough's residents to enjoy. It was confirmed that this would enable the delivery of around 2,500 new homes elsewhere in the Borough. It was confirmed that the consultation exercise would commence on 7th August and conclude in late September, 2017.

The Cabinet RESOLVED that the consultation exercise on the option for the potential closure of Southwood Golf Course and the conversion of the land to major parkland and use as Suitable Alternative Natural Greenspace, as set out in Joint Report No. COMM1714 / PLN1720, be approved.

The Meeting closed at 7.30 p.m.

D.E. CLIFFORD
LEADER OF THE COUNCIL

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**CABINET
22 AUGUST 2017**

**COUNCILLOR PAUL TAYLOR
CORPORATE SERVICES PORTFOLIO HOLDER
REPORT NO. FIN1726**

**REVENUE BUDGET MONITORING & FORECASTING 2017/18
POSITION AT JULY 2017**

SUMMARY AND RECOMMENDATIONS:

SUMMARY:

This report sets out the anticipated financial position for 2017/18, based on the monitoring exercise carried out during July 2017.

RECOMMENDATIONS:

Members are requested to note the latest Revenue Budget monitoring position

1 INTRODUCTION

- 1.1 During July, budget officers carried out a regular budget monitoring exercise for their services, identifying any variations from the current approved budget that they anticipate will occur in the financial year.
- 1.2 The current approved budget is the Original Budget for 2017/18 as approved by Council on 23 February 2017 plus any subsequently approved supplementary estimates, virements and budget carry-forwards from 2016/17.
- 1.3 This information is consolidated to produce an updated forecast of the revenue position at the end of 2017/18 at Appendix A.

2 OPENING BALANCES AND BUDGET ADJUSTMENTS

- 2.1 The final outturn position for 2016/17 showed a marked improvement in the general fund balance when compared to budget, taking the balance to the top of the range of £1m - £2m set in the Medium Term Financial Strategy without requiring any support from the Stability and Resilience Reserve as had originally been anticipated. In addition, a significant transfer was able to be made to the Service Improvement Fund of £481,000 to fund invest to-save schemes and future income generation projects.
- 2.2 This improvement was due to a combination of factors including continued spending restraint by budget officers; additional income achieved by services; reduced revenue contributions towards Improvement Grants and additional grant funding.
- 2.3 As indicated in paragraph 1.2, the current approved budget includes carry-

forwards of unspent budgets from 2016/17 of £192,730, of which £98,010 is to be met from grants received in prior years, with the remainder being funded from underspends in 2016/17, which were set aside in an earmarked reserve. This means that this expenditure will have no effect on balances in the current year.

- 2.4 A number of supplementary estimates have been approved for both income and expenditure during the first quarter of 2017/18 resulting in a net increase to the budget of £126,530 as set out in Appendix B.
- 2.5 A number of virements have been requested in the first quarter of the current year, which simply move costs between detailed budget lines or between cost centres in order to improve budget management or to move resources against priorities. The Directors' Management Board has emphasised the need for officers to look first to existing resource before seeking supplementary estimates and to work collaboratively to fund in-year budget pressures from one-off, in-year underspends/savings. This is likely to increase the number of virements requested during the year but should be expected to reduce the pressure for growth in the current year.

3 REPORTED VARIANCES - QUARTER 1

- 3.1 In order to balance the revenue budget for 2017/18, and to support the future financial sustainability of the Council, savings and efficiencies of £550,000 were required for the year, in addition to staff turnover savings of £320,000.
- 3.2 The target of £550,000 has already been substantially met by two major reductions in expenditure, which will be on-going and therefore will support the savings requirement over the medium-term. These savings are due to the retendering of the Council's major contracts for Waste Collection, Grounds' Maintenance, Recycling and Street Cleansing and the results of the Mutually Agreed Resignation Scheme (MARS). MARS was offered to staff for a limited period to allow for a flexible approach to reducing employee costs and reconfiguring services. These two projects have saved £464,000 in 2017/18, which will increase in 2018/19 and beyond when the full year effect of the changes is incorporated into budgets.
- 3.3 The figures above are included in the list of variances identified by service managers as likely to occur during 2017/18 and showing a total favourable variance of £338,000. This means that significant unfavourable variances have also occurred to offset the savings that are expected to be achieved this year. Major variances are set out at Appendix C.
- 3.4 Some of the variances identified within services by budget holders will be offset by changes to the level of transfers to or from reserves. For example, an increase in income or a decrease in costs for on-street parking will increase the amount of surplus generated for the Civil Parking Enforcement (CPE) Account and therefore increase the transfer to the CPE account shown in transfers to reserves. This results in an unfavourable variance of £32,000 to the general fund. There will also be a greater drawdown on other

reserves and grants of £18,000 which provides a favourable movement on the fund.

- 3.5 Estimates for interest receivable have increased marginally while the provision for repayment of borrowing has reduced due to a reduction in the Capital Financing Requirement producing a further £35,000 favourable variance.
- 3.6 Once combined, the above variances total £359,000 in savings and efficiencies or increased income, which can be set against the target of £550,000. This report assumes that the remaining £191,000 savings will be achieved during the year. This is not unreasonable, given the number of services being delivered and the level of volatility consistent with such a diverse range of operations.
- 3.7 The other significant savings target within the budget comes from expected savings due to staff turnover i.e. the short-term savings occurring in the gap between employees leaving the Council and their replacements starting. Turnover is relatively consistent year on year but does fluctuate in times of high unemployment, for example. Normally, around £70,000 - £100,000 of saving can be identified at the first quarter which would then support the achievement of the full £320,000 by the year-end.
- 3.8 However, in the first quarter of 2017/18 savings have been almost entirely offset by additional costs stemming from the Council's job evaluation scheme. £60,000 of additional costs has been incurred for 2017/18 due to regrades agreed at the end of 2016/17 or in the current year. Some of these costs are due to back-dating the regrades to the relevant point in time while some are simply the difference in budget between the old grade and the new grade in the current year. The change in grade will also impact future years while the back-dating element is a one-off cost.
- 3.9 The savings for the year have therefore been reduced to £200,000 to reflect expected turnover in the next three quarters and the potential for other costs from job evaluation to arise.
- 3.10 Once again the operation of the business rates retention scheme has had a disproportionate effect on balances. In the March budget, the Chancellor announced three new Business Rate reliefs to be introduced during 2017/18 alongside a widening of the existing Small Business Rates Relief. Initial assessment of the value of these reliefs to local businesses is around £840,000 with grants of £521,000 being made to cover our share of these costs. This grant income must be accounted for in the current year while any effect on the business rates collected by the Council is not shown until the following year.
- 3.11 This mechanism artificially pushes balances up in the current year with the certain knowledge of a shortfall to be accounted for in future years.
- 3.12 This unintended consequence of the operation of the business rates scheme is one of the key reasons why the Council holds a Stability and Resilience

Reserve, to manage potentially significant changes to the general fund balance. The 2017/18 budget currently assumes a draw down of £400,000 from the reserve in order to maintain balances at around the mid-point of the approved range. However, it would be prudent not to draw this amount down at present, given the additional income from grants available in the year but to retain this sum to manage the business rates deficit that will be incurred in the following year.

- 3.13 As a result of the variations referred to above, the general fund forecast shows a projected year-end balance of £1.449 million. A summary of the movement is set out in the following table:

	£000
Forecast balances at original budget setting	1,520
Less:	
Supplementary Estimates	(127)
Reduction in staff turnover savings	(120)
No drawdown from Stability & Resilience Reserve	(400)
Plus:	
Improvement in balances at close of 2016/17	55
Additional s31 grants re Business Rates	521
Current forecast balances for end of 2017/18	1,449

4 INCOME GENERATION – PROPERTY ACQUISITIONS

- 4.1 Exploring new income generation or investment opportunities is a key part of the Council's 8-Point Plan, in order to create additional income that will substantially ease the Council's revenue position, taking due regard of minimising risk whilst promoting long-term financial sustainability.
- 4.2 A significant project within this stream is the acquisition of commercial property to boost rental income and the Solicitor to the Council has been reporting to Cabinet on the progress of this initiative.
- 4.3 At the Council meeting of 27th July, a budget of £15 million was approved for the acquisition of further commercial properties during 2017/18. As these properties are yet to be sourced, no additional rental income or borrowing costs have been factored in to the figures above. However, any net receipts from acquisitions during the year will contribute to the remaining saving target for 2017/18 and as the income will be on-going, will contribute to the financial gap over the medium term.

5 RESERVES

- 5.1 The two reserves key in supporting the revenue budget are the Stability and Resilience Reserve as referred to in paragraph 3.12 and the Service improvement Fund (SIF). The latest forecast of spending from the Service

Improvement Fund is shown below:

SERVICE IMPROVEMENT FUND	2017/18 Original Budget	2017/18 Supplementary Estimates	2017/18 Total Budget	2017/18 Forecast	2018/19 Forecast
Opening balance on Fund	608,956		608,956	608,956	514,066
Digital & Customer Workstream	20,000	10,000	30,000	30,000	0
HR Policy	59,680	0	59,680	59,680	9,950
Finance Improvement Projects*	0	5,210	5,210	5,210	10,680
Expenditure in year	79,680	15,210	94,890	94,890	20,630
Closing balance	529,276		514,066	514,066	493,436

5.2 The Fund was replenished at the end of 2016/17, by £481,000 in order to leave the General Fund balance at £2 million. This was a vital injection of funds to support key projects such as invest-to-save schemes, which underpin the Council's 8-Point Plan for a sustainable organisation. If additional resources had not been allocated, the Service Improvement Fund would have been almost wholly depleted by the end of 2017/18. However, given the additional resources, further projects can be considered for funding by the Service Improvement Fund. Since the last monitoring report, a need has been highlighted for funding for a period of 18 months to provide backfill to enable support to the Head of Financial Services for projects, research work and improvement of finance processes (see * in table above).

5.3 Based on the existing Medium-Term Financial Forecast adjusted for the current monitoring position and use of the SIF as set out above but with the addition of a significant drawdown in 2018/19 as new projects come on stream, the overall effect on the key working balances would be as follows:

Revenue Balances	2016/17 £000	2017/18 £000	2018/19 £000	2019/20 £000
General Fund Balance	2,000	1,449	1,335	1,443
Stability & Resilience Reserve	3,808	3,808	3,008	2,608
Service Improvement Fund	609	514	493	293
Estimated Balances at 31 March	6,391	5,311	4,718	4,122
	7.99%	6.64%	5.90%	5.15%

This would keep working balances marginally above the 5% target (of gross expenditure) approved in the Medium-Term Financial Strategy by the end of 2019/20.

5.4 Efficiency projects can also be supported by capital receipts from the sale of surplus assets for a limited three-year period which commenced in 2016/17.

5.5 The latest forecast of expenditure for these projects is shown in the following table:

Project Description	Total Budget	Actuals 2016/17	Forecast 2017/18	Forecast 2018/19	Variance
Opening Balance		500,000	338,224	263,535	
Additional funds			300,000	-	
Creation of new income generating assets	24,500	24,225	-	-	- 275
Explore options for the development of a Special Purpose Vehicle/Housing company	40,000	-	30,000	10,000	-
To invest in property, diversifying the asset portfolio and securing greater returns	35,000	10,000	25,000	-	-
Review the functional and organisational arrangements of the Council, identifying a range of possible options for the design of the organisation and the implications of future ways of working	154,000	98,200	23,520	-	- 32,280
To explore new ways of delivering services while maintaining or improving service standards and reducing costs (Leisure Contract)	60,000	-	50,000	10,000	-
Making better use of existing assets by utilising land for advertising hoardings in order to maximise revenue return.	6,500	6,500	-	-	-
To successfully implement the new waste contract	70,000	6,000	61,020	2,980	-
A comprehensive IT approach to integrate the client and contractor systems	85,000	-	85,000	-	-
Making the best use of technology and improving our service delivery for customers	25,000	16,852	8,148	-	-
To understand sales trends, price demand and ticket buying behaviour (Princes Hall)	15,000	-	12,000	-	- 3,000
Developing commercial trading opportunities by setting up commercial or alternative delivery models	80,000	-	15,000	65,000	-
Explore the options of a joint venture	25,000	-	25,000	-	-
Setting up new governance arrangements and project management support to overall transformation programme	30,000	-	30,000	-	-
Feasibility and implementation of an expanded customer hub model	100,000	-	-	100,000	-
Exploration of new models of service delivery within the organisation to include the potential for: - More Shared Services - Outsourcing - More Commercial approach	50,000	-	10,000	40,000	-
Total Expenditure	800,000	161,776	374,689	227,980	
Closing Balance		338,224	263,535	35,555	

- 5.6 The Council secured a capital receipt in 2016/17 of £500,000 and has identified a further £100,000 in 2017/18. This leaves £200,000 in capital receipts still to be identified to fund the total programme of £800,000 but as the first quarter monitoring position does not indicate that this will be required

before 31 March 2018, there is time for this to be secured.

6 RISKS

- 6.1 The most significant risk facing the Council is the non-achievement of its financial savings targets over the medium-term. This could be caused by non-delivery of projects within the 8-point plan due to lack of resources and essential skills. This risk is mitigated against by use the use of the reserves as set out in the previous section.
- 6.2 Another major risk is the operation of the business rates retention scheme, including potential changes should a 100% scheme be introduced. Of particular concern, is the Fair Funding Review currently taking place, which could see the baselines for individual authorities' funding being reset, leading to redistribution of resources across the country and between local government tiers (Counties and Districts).
- 6.3 Other risks that should be considered are:
- The playing out of the consequences of the UK's decision to leave the European Union. This may include implications for pension schemes and the Council's future contributions to the Hampshire Pension Fund; the value of properties including those recently purchased; the interest earned on the Council's investments or payable on its borrowings.
 - Deterioration in income streams due to the economic climate including planning fees, parking income and rents.
 - The potential centralisation of land charges.
 - Pressure on services from demographic change.
 - Pressure on services due to legislative changes, such as Welfare reform, Housing and Planning Act.
 - Risk of change to the growth threshold within the New Homes Bonus which could raise the point at which NHB becomes payable and therefore reduce local funding if local growth is not keeping pace with the national picture
 - Maintaining a balance between new priorities and achieving savings targets
 - The effect of decisions made by other external institutions to reduce/cease funding that may affect the financing of Council activities, or place pressure on Rushmoor to meet the shortfall in order to maintain service levels

7 CONCLUSIONS

- 7.1 There will always be variances reported in-year against budgets due to the Council adapting its priorities to manage inevitable changes in demand pressures and having a flexible approach to changing circumstances. While we would not want financial constraints to hamper this responsive approach, which works well for residents, the Council does need to reduce its net cost of services (by reducing costs or increasing income) to achieve financial

sustainability.

- 7.2 This first quarter budget monitoring cycle includes some significant savings as a result of projects in the 8-Point Plan, and the anticipated further investment in commercial property should generate additional income which will also build towards a sustainable future.
- 7.3 However, unfavourable variances within existing services must be corrected if the long-term sustainability of the organisation is to be achieved. On-going 8-Point Plan savings should be contributing to the overall reduction in service budgets rather than offsetting underachievement of existing income streams or additional costs. In addition, the operation of the business rates retention scheme continues to cause annual fluctuations in budgets that are disjointed from their eventual effects due to the operation of the surplus/deficit on the collection fund.
- 7.4 The current monitoring position shows general fund balances close to the mid-point of the range for balances at £1.449 million, assuming the achievement of an additional £191,000 of savings during the year.
- 7.5 Should the additional savings not be achieved there is short-term flexibility to support the general fund balance through use of the Stability and Resilience reserve but reductions in net expenditure must be achieved in the longer-term to avoid reliance on one-off funding.
- 7.6 While this report provides reassurance for the current financial year, the scale of the challenge over the medium-term is considerably greater and efforts should be concentrated on moving forward the 8-Point Plan to achieve a sustainable financial future.

CONTACT DETAILS:

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	Original Estimate 2017/18 £000	Current Approved Estimate 2017/18 £000	Forecast Outturn 2017/18 £000
PORTFOLIO EXPENDITURE			
1 Corporate Services	284	403	465
2 Environment and Service Delivery	3,723	3,869	3,462
3 Concessions and Community	1,845	1,879	1,937
4 Health and Housing	1,335	1,365	1,366
5 Business, Safety and Regulation	2,673	2,678	2,675
6 Leisure & Youth	4,447	4,433	4,384
7 PORTFOLIO NET EXPENDITURE	14,307	14,627	14,289
8 Capital Accounting Charges - reversed	(1,761)	(1,761)	(1,761)
9 IAS 19 Pension costs - reversed	10	10	10
16 NET EXPENDITURE AFTER ADJUSTMENTS	12,556	12,876	12,538
11 Reductions in Service Costs/Income Generation	(550)	(550)	(191)
12 Vacancy Monitoring	(320)	(320)	(200)
13 Corporate Income and Expenditure	93	93	58
14 Contributions to/(from) Reserves	(351)	(544)	(130)
15 Central Government Funding	(5,139)	(5,139)	(5,660)
16 NET TOTAL EXPENDITURE	6,289	6,416	6,415
17 Contribution to/(from) balances	(425)	(552)	(551)
18 COUNCIL TAX REQUIREMENT	5,864	5,864	5,864
REVENUE BALANCES			
19 1 April	1,945	1,945	2,000
20 General Fund Transfer	(425)	(552)	(551)
21 31 March	1,520	1,393	1,449

Notes:

13 Corporate Income and Expenditure			
Interest Receivable	(839)	(839)	(848)
Interest Payable	51	51	51
Minimum Revenue Provision	190	190	164
Collection Fund (Surplus)/deficit - CTax	(88)	(88)	(88)
Collection Fund (Surplus)/deficit - NNDR	779	779	779
Other corporate income and expenditure	-	-	-
Total	93	93	58
14 Contributions to/(from) Reserve Accounts			
Transfer to CPE Surplus Account	205	205	237
Contributions to/(from) earmarked reserves/prior year grants	(76)	(269)	(287)
Transfer to/(from) Service Improvement Fund	(80)	(80)	(80)
Transfer to/(from) Stability and Resilience Reserve	(400)	(400)	0
Total	(351)	(544)	(130)
15 Central Government Funding			
New Burdens Grant/Other non ring-fenced funding	(40)	(40)	(40)
New Homes Bonus	(1,450)	(1,450)	(1,450)
Revenue Support Grant	(536)	(536)	(536)
RBC share of rates collected	(18,990)	(18,990)	(18,990)
Tariff payable	15,443	15,443	15,443
Levy payable	828	828	828
S31 grants in relation to business rates	(394)	(394)	(394)
Total	(5,139)	(5,139)	(5,660)

Supplementary Estimates for Quarter 1 2017/18 of £127,000 are shown below:

£000

Corporate Portfolio	
Additional costs in providing cover for maternity leave in Legal Services	12
Use of external organisation to carry out inspections of vacant properties	5
Facilities Service restructure	(5)
Legal and Estates extra staffing resource and staffing adjustments	87
Environment and Service Delivery Portfolio	
Additional budget required to recruit one FTE following staff transfer to the Aldershot Regeneration project	6
Cost of undertaking car parking study in Aldershot to support Planning and Regeneration projects	13
Honorarium re waste contract	4
18 month post for a Traffic Management apprentice (to be funded from Service Improvement Fund	5
Street Cleansing and Weed Control Staffing. Increase in staffing to accommodate increased levels of monitoring	9
Concessions and Community Portfolio	
Support for the Nepali speaking customer advisor position at the CAB	5
Overtime in relation to Optional RTI directly funded by the Department of Works & Pensions (DWP). Cost £22,810 offset by DWP funding of the same amount resulting in a nil revenue effect for the Council	0
Community Lottery annual licence and membership fee	1
Health and Housing Portfolio	
Shortfall in grant funding received by Step by Step (for 2017/18 only)	13
Business, Safety and Regulation Portfolio	
Honorarium re waste contract, & Street Cleansing and Weed Control Staffing. Increase in staffing to accommodate increased levels of monitoring	1
Leisure and Youth Portfolio	
Review and changes to Playschemes	(31)
Princes Hall Staffing, redeveloping existing posts with a Sales and Marketing Officer and a Sales and Development Officer	2

Appendix C

The variances identified by services during the July 2017 budget monitoring exercise and amounting to a net underspend of approximately £338,000 are shown below:

£000

Corporate Portfolio		VARIANCES RELATED TO EXPENDITURE BUDGETS	
Legal Services	Town Centres	Expenditure on business rates and council tax for unoccupied properties	10
	Wellesley House, 10a Eelmoor Road	Additional business rates on units remaining unoccupied	23
	Support Service	Counsel fees expenditure budget overstated (as has the income budget by the same amount)	(10)
ICT and Facilities	Council Offices/Print Room/Facilities	Reduction in spend on gas and MFD contracts due to a procurement exercise	(13)
ICT and Facilities (continued)	Applications Support	Increase in spend due to increase in application software costs	15
		Accounting correction	15
Audit Services	Support Service	Reduction in spend as a result of the Mutually Agreed Resignation Scheme (MARS)	(31)
Financial Services	Corporate Finance	Increase in insurance premiums	13
		Increase in spend on brokers fees as a result of change in borrowing requirements	13
All other expenditure variances for this portfolio			15
Total Expenditure Variances in Corporate Portfolio			50

Corporate Portfolio		VARIANCES RELATED TO INCOME BUDGETS	£000
Legal Services	Industrial Estates	Changes to tenant lease agreements resulting in an anticipated under achievement of income	38
	Belle Vue Enterprise Centre	Buoyant occupancy coupled with rental increase producing more income expected	(26)
	168 High Street, Guildford	New tenant in place meaning the property is now fully let with improved rental income	(12)
	Wellesley House, 10a Eelmoor Road	Reduction in income as some units remain unoccupied	27
	114-116 Dominion Road, Worthing	Rent review during this financial year	25
	36-62 Union Street, Aldershot	Occupancy of 60-62 Union Street resulting in additional income	(32)
	Support Service	Counsel fees income budget overstated (ref expenditure budget)	10
Corporate Director	Systems Thinking Support	Additional income received relating to recharge of RBC employee to another authority until September 2017	(13)
All other income variances for this portfolio			(4)
Total Income Variances in Corporate Portfolio			13
Total Expenditure Variances in Corporate Portfolio			50
Total Income Variances in Corporate Portfolio			13
Total all Variances in Corporate Portfolio			63
Environment and Service Delivery Portfolio		VARIANCES RELATED TO EXPENDITURE BUDGETS	
Community Services	Domestic Refuse	Additional costs for the period January to March 2018 as the Council continues to occupy Doman Road depot	39
		Reduction in spend as a result of the Mutually Agreed Resignation Scheme (MARS)	(9)
	Town Centre Management	Business rates cost for the advertising element of the town centre wayfinders	20
	Other Highway Services	Additional spend required for team accreditation renewals training	14
	Maintenance Team	Estimated spend on the Skilled Up project in the current year which will be met via earmarked reserves and external income	15
All other expenditure variances for this portfolio			(8)
Total Expenditure Variances in Environment and Service Delivery Portfolio			71

Environment and Service Delivery Portfolio		VARIANCES RELATED TO NEW WASTE CONTRACT	£000
New Waste Contract			(317)
<p>The introduction of the new Waste Contract starting 31st July 2017 and reported previously to Cabinet (part of 8PP) results in an overall reduction in spend in the year of £316,600. This variance is currently stated within Environment and Service Delivery whilst detailed consideration of its eventual effect across the whole Portfolio structure of the Council is determined. Budget disclosures produced later in the current financial year will show the analysis of this favourable variance within the following Service/Portfolios:</p> <p>Domestic Refuse (Environment and Service Delivery) Recycling (Environment and Service Delivery) Street Cleansing (Environment and Service Delivery) Grounds Maintenance (Leisure and Youth) Public Conveniences (Business, Safety and Regulation)</p>			

Environment and Service Delivery Portfolio		VARIANCES RELATED TO INCOME BUDGETS	
Community Services	Recycling	Additional income relating to green waste sales	(18)
		Additional MRF income due to improved market conditions prevailing the previous year.However, improvement not considered long term	(36)
	Car Parks	Notional increase in free parking permits to charities/voluntary organisations	(49)
		Additional season ticket permit income	(86)
		Shortfall in Pay & Display income in relation to smartcards top ups and conversion to permits	49
		Shortfall in penalty charge notice income related to staff resources	22
	Parking Management	Additional income from penalty charge notices expected in 2017/18	(20)
All other income variances for this portfolio			(24)
Total Income Variances in Environment and Service Delivery Portfolio			(162)

Total Expenditure Variances in Environment and Service Delivery Portfolio	71
Total New Waste Contract Variances in Environment and Service Delivery Portfolio	(317)
Total Income Variances in Environment and Service Delivery Portfolio	(162)
Total all Variances in Environment and Service Delivery Portfolio	(408)

Concessions and Community Portfolio		VARIANCES RELATED TO EXPENDITURE BUDGETS	£000
Democratic and Customer Services Unit	Local Elections	Costs for the by-election and new booths for elections (a proportion of these costs will be recovered against future National and Local Elections)	9
Community Services	Grants to Major Organisations	Notional increase in free parking permits to charities/voluntary organisations. The notional income for these permits is shown in the car parks note within Environment and Service Delivery Portfolio	49
All other expenditure variances for this portfolio			0
Total Expenditure Variances in Concessions and Community Portfolio			58

No Income Variances in Concessions and Community Portfolio to report	0
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Total Expenditure Variances in Concessions and Community Portfolio	58
Total Income Variances in Concessions and Community Portfolio	0
Total all Variances in Concessions and Community Portfolio	58

Health and Housing Portfolio	VARIANCES FOR ALL BUDGETS
No Variances to report for Health and Housing Portfolio	0

Business, Safety and Regulation Portfolio		VARIANCES RELATED TO EXPENDITURE BUDGETS	
Environmental Health and Housing	Licensing General/Pest Control/Pollution and Environmental Control	Reduction in spend as a result of the Mutually Agreed Resignation Scheme (MARS)	(41)
Environmental Health and Housing (continued)	Dog Warden/Patrol Team/Taxis/CCTV	Reduction in spend as a result of the Mutually Agreed Resignation Scheme (MARS)	(59)
Community Services	Crematorium	Reduction in spend on utility bills	(15)
	Markets and Car Boot Sales	Shortfall in markets and car boot sales income. This is primarily due to the downturn in popularity in Aldershot and options are being developed for the way forward.	140
All other expenditure variances for this portfolio			3
Total Expenditure Variances in Business, Safety and Regulation Portfolio			28

VARIANCES RELATED TO INCOME BUDGETS			
Business, Safety and Regulation Portfolio			£000
Community Services	Crematorium	Additional memorial income which is often as a result of increased number of cremations in the previous financial year	(20)
All other income variances for this portfolio			(10)
Total Income Variances in Business, Safety and Regulation Portfolio			(30)
Total Expenditure Variances in Business, Safety and Regulation Portfolio			28
Total Income Variances in Business, Safety and Regulation Portfolio			(30)
Total all Variances in Business, Safety and Regulation Portfolio			(2)

VARIANCES RELATED TO EXPENDITURE BUDGETS			
Leisure and Youth Portfolio			
Community Service	Aldershot Indoor Pools	Reduction in spend on the leisure contract payment following a revised percentage being used when calculating the business rates saving	(11)
	Aldershot Lido/Farnborough Leisure Centre	Reduction in spend on the leisure contract payment following a revised percentage being used when calculating the business rates saving	(10)
	Princes Hall	Increased cost of casual staffing being used to cover vacant permanent posts. The vacancy savings for the permanent posts is part of the salary budget monitoring variances	28
All other expenditure variances for this portfolio			5
Total Expenditure Variances in Leisure and Youth Portfolio			12

Leisure and Youth Portfolio				VARIANCES RELATED TO INCOME BUDGETS	
Community Services	Princes Hall	Anticipated additional ticket sales income expected for 2017/18 following on from the increased ticket sales income achieved in 2016/17			(40)
		Anticipated additional lettings income based on previous years figures			(16)
All other income variances for this portfolio					(5)
Total Income Variances in Leisure and Youth Portfolio					(61)

Total Expenditure Variances in Leisure and Youth Portfolio	12
Total Income Variances in Leisure and Youth Portfolio	(61)
Total all Variances in Leisure and Youth Portfolio	(49)

Total all Portfolio Variances

(338)

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**CABINET
22 AUGUST 2017**

**COUNCILLOR PAUL TAYLOR
CORPORATE SERVICES PORTFOLIO
HOLDER
REPORT NO. FIN1727**

**CAPITAL PROGRAMME MONITORING
POSITION AS AT JULY 2017**

SUMMARY AND RECOMMENDATIONS:

RECOMMENDATION:

Members are requested to note the latest Capital Programme monitoring

1. INTRODUCTION

- 1.1 This report informs Members of the latest forecast regarding the Council's Capital Programme for 2017/18, based on the monitoring exercise carried out during July.

2. BACKGROUND

- 2.1 Financial Services, in consultation with relevant budget officers, carry out regular monitoring of the Capital Programme.
- 2.2 A summary of the overall position is shown in Appendix A.

3. CURRENT POSITION

- 3.1 Point 3 of the Council's 8-Point Plan supporting its objectives of financial and organisational sustainability is to look at income generation and investment opportunities.
- 3.2 As part of the budget process, schemes were robustly reviewed and prioritised and Council approved the core programme on 23 February 2017 at £13,629,000. Further changes for slippage from the previous financial year and additional approvals bring the total approved Capital Programme for 2017/18 to £36,988,000. The table that follows shows the current approved budget together with the projected actual capital expenditure for the year 2017/18.

Analysis of capital expenditure and approved budget for the year 2017/18	£000
Total approved budget for the year 2017/18	13,629
Slippage from 2016/17 added to the current approved budget	6,020
Additional budget approvals made for the year 2017/18 (includes £15m for the acquisition of investment properties, approved at Full Council 27 th July 2017)	17,339
Total approved budget for 2017/18	36,988
Forecast capital expenditure for the year	33,647
Net favourable variance (against the approved budget)	(3,341)
<i>Element of the above variance that will be slipped into 2018/19</i>	<i>1,500</i>

3.3 There are some projects of major financial significance included in the Council's approved Capital Programme for 2017/18. These projects are (a) completion of the Council's new Depot, (b) Aldershot Town Centre Integration, (c) Union Street (Aldershot) developments, (d) finalisation of a loan to Farnborough International & (e) further acquisition of investment properties.

3.4 Members should note in relation to the acquisition of investment properties that the potential revenue returns to the Council in a full financial year (currently costed at 2017/18 price base) would be as follows:

Capital budget for potential investment properties	Potential income return(s)	MRP	Short-term interest	Long-term interest	Yearly gains applying short-term interest rate	Yearly gains applying long-term interest rate
15,000	(825)	300	75	360	(450)	(165)
All amounts are expressed in £000						

3.5 It is however most likely that acquisition of these additional investment properties will occur much later in the current financial year, allowing for full and proper assessment of an array of potential market opportunities. The revenue budget Q1 1718 monitoring (also on the Cabinet agenda) currently makes no recognition of these potential favourable acquisition situations.

3.6 A Portfolio summary of all approved projects is shown at Appendix A to this report. This Appendix includes a list of all expenditure and grant/contribution variations that have been approved since the Original Estimate for 2017/18 was approved prior to the start of the financial year 2017/18.

3.7 The significant over/(under) spend variations to date are as follows:

Scheme	Explanation	Over / (Under) Spend £000s
CORPORATE PROPERTIES Purchase of Land - Ball Hill (SANG)	Purchase will not proceed and funds originally borrowed for the purpose have now been returned to the Enterprise M3 LEP Note the resulting funding reduction stated in the table at 3.9	(1,696)
CORPORATE PROPERTIES Lease purchase 2A Windsor Way	Completion of the work imminent and resale for community use considered likely. This would result in the generation of a capital receipt for the Council.	(25)
CORPORATE PROPERTIES Purchase of Plot 10A Wellesley House	Completion of works is near achievement. Overspends have occurred in relation to extended duration of maintaining scaffolding, roof improvement, air conditioning units and asbestos contamination.	20
ALDERSHOT POOLS COMPLEX Replacement Ceiling	Work not as extensive as originally envisaged resulting in an under-spend	(62)
MANOR PARK Redecoration and Repairs Manor Park Cottage	Project almost completed and after allowing for modest adaptation improvements will result in an under-spend due to utilising the "skilled up" workforce	(15)
REDEVELOPMENT Civic Quarter, Farnborough	A forecast underspend, for which external funding is now less than originally budgeted. Note the resulting funding reduction stated in the table at 3.9	(70)

3.8 The major areas of slippage identified to date which are included within the (Appendix A) net reduction in spend of £3,341,000 against the approved Capital Programme are as follows:

Scheme	Explanation	Slippage to 2017/18 £000s
FLEXIBLE USE OF CAPITAL RECEIPTS	Suitable scheme application circumstances being considered. Budget amount slipped to the third qualifying year (18/19)	(228)

ACTIVATION ALDERSHOT - Project 2 phase 6 Aldershot Station	LEP grant funding must to be spent in the current year and has been forecasted accordingly. Remainder of the budget will likely slip to 18/19 due to a change in franchise operator on the South West trains service	(896)
CAR PARKS Enhancement Contract Costs	Expenditure for 17/18 year engaged on refurbishing Pinehurst car park. However, only £50k of this budget is anticipated to be spent in 17/18. Remaining budget will therefore carry forward to the following financial year (18/19)	(143)
MANOR PARK Construction of a property	Plans being prepared but there is a need for planning permission to be sought prior to build period. Construction may slip into 18/19.	(191)
BRICKFIELD COUNTRY PARK Improvement Works	There is a need to determine disposal options and potential costs for any future dredging works. Progress on this scheme has been slower than originally anticipated resulting in slippage into 18/19	(23)
MANOR PARK Lake Improvements	Information for the Lake Improvements is the same as disclosed above for Brickfield Country Park	(14)

3.9 The material variances in relation to schemes financed by grants/contributions are as follows:

Scheme	Explanation	Grant funding £000s
MUNICIPAL GARDENS Playground refurbishment	Additional funds achieved from the SUEZ Communities Trust	(50)
CORPORATE PROPERTIES Purchase of Land - Ball Hill (SANG)	Funds originally borrowed for the purchase have now been returned to the Enterprise M3 LEP Note the resulting capital expenditure under-spend stated in the table at 3.7	1,696

ACTIVATION ALDERSHOT - Project 2 phase 6 Aldershot Station	Funding now expected to be: Local Growth Fund £900k Hampshire County Council £180k South West Trains £100k Aggregating to a total amount of £1,180k ... current budget plan indicated £560k, resulting an improvement in the level of available external funding of £620k ... only £340k of this funding will be utilised in the current year and the remainder will slip into 18/19	(620)
REDEVELOPMENT Civic Quarter, Farnborough	Funding from HCA was originally considered achievable but bid eventually proved unsuccessful. Note the resulting capital expenditure under-spend stated in the table at 3.7	60

4. CONCLUSIONS

- 4.1 Slippage has been identified on several schemes and these are shown above, along with any other material variations.
- 4.2 The Capital Programme is, at present, at a very early stage in its implementation during the new financial year. Any significant variations will be reported to Members on a regular basis as the year progresses.

Contact Details:

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Head of Service: Amanda Fahey amanda.fahey@rushmoor.gov.uk 01252 398440

CAPITAL PROGRAMME MONITORING SUMMARY 2017/18

Expenditure	SLIPPAGE FROM 2016/17	ORIGINAL BUDGET 2017/18	ADDITIONAL BUDGET APPROVALS 2017/18	TOTAL APPROVED BUDGET 2017/18	ACTUAL AS AT 30/06/2017	COMMITMENTS AS AT 30/06/2017	ACTUALS PLUS COMMITMENTS	VARIANCE	FORECAST SPEND 2017/18	FORECAST SPEND LESS APPROVED BUDGET	SLIPPAGE TO 2018/19
PORTFOLIO	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
CORPORATE SERVICES	3,322	6,764	17,082	27,168	3,152	52	3,204	(23,964)	25,240	(1,928)	228
LEISURE & YOUTH	253	362	257	872	213	43	256	(616)	567	(305)	232
ENVIRONMENT & SERVICE DELIVERY	2,269	5,455	0	7,724	222	515	737	(6,987)	6,611	(1,113)	1,040
BUSINESS, SAFETY & REGULATION	69	83	0	152	6	0	6	(146)	155	3	0
HEALTH & HOUSING	107	965	0	1,072	270	0	270	(802)	1,074	2	0
TOTAL	6,020	13,629	17,339	36,988	3,863	610	4,473	(32,515)	33,647	(3,341)	1,500

Variations to Programme Approved 2017/18

Approved By

Date

£

Original Budget 2017/18 - Various Projects	Full Council	23.02.17		13,629,000
Construction of a dwelling	Cabinet	04.04.17	exempt item	211,000
Flexible Use of Capital Receipts	Full Council	20.04.17		300,000
Farnborough Skate Park Refurbishment	DMB	25.04.17		17,000
Manor Park Depot New Paving and Tarmac	DMB	09.05.17		5,800
Slippage from 2016/17 - Various Projects	Cabinet	30.05.17		6,415,150
Prespend of 2017/18 - Various Projects	Cabinet	30.05.17		-394,900
Manor Park Chain Link Fence Replacement	Full Council	22.06.17		23,000
Purchase of Commercial Property	Full Council	22.06.17	exempt item	1,781,500
Acquisition of Investment Properties	Full Council	27.07.17		15,000,000
Total Approved Budget				36,987,550

S106 and Grants & Contributions	SLIPPAGE FROM 2016/17	ORIGINAL BUDGET 2017/18	ADDITIONAL BUDGET APPROVALS 2017/18	TOTAL APPROVED BUDGET 2017/18	FORECAST S106 AND GRANTS & CONT'S AS AT 30/06/2017	VARIANCE
PORTFOLIO	£'000	£'000	£'000	£'000	£'000	£'000
CORPORATE SERVICES	0	(1,696)	0	(1,696)	0	1,696
LEISURE & YOUTH	(102)	(63)	(23)	(188)	(231)	(43)
ENVIRONMENT & SERVICE DELIVERY	(1,425)	(710)	0	(2,135)	(2,695)	(560)
BUSINESS, SAFETY & REGULATION	0	0	0	0	0	0
HEALTH & HOUSING	(103)	(816)	0	(919)	(919)	0
TOTAL	(1,630)	(3,285)	(23)	(4,938)	(3,845)	1,093

Variations to Programme Approved 2017/18

Approved By

Date

£

Original Budget 2017/18 - Various Projects	Full Council	23.02.17		-3,285,000
Slippage from 2016/17 - Various Projects	Cabinet	30.05.17		-1,630,002
Manor Park Chain Link Fence Replacement	Full Council	22.06.17		-23,000
Total Approved Budget				-4,938,002

CABINET

22 AUGUST, 2017

COUNCILLOR DAVID CLIFFORD
LEADER OF THE COUNCIL
REPORT NO. DMB1703

KEY DECISION? NO

**COUNCIL PLAN FIRST QUARTER 2017/18 PERFORMANCE UPDATE
REPORT**

SUMMARY AND RECOMMENDATIONS:

This paper sets out the Council Plan performance information for the first quarter of 2017/18, building on the four priorities and 36 key actions identified by Cabinet.

The Cabinet is asked to note the progress made towards delivering the Council Plan 2017/18.

1. Introduction

- 1.1 This paper sets out performance monitoring information for the Council Plan for the first 3 months of 2017/18.

2. Detail

- 2.1. Rushmoor Borough Council's Cabinet undertook a major review of the Council's priorities based on the concept of "Listen, Learn and Deliver – Better". The Council now has four new priorities underpinning its stated Purpose - **Rushmoor Borough Council, working with others to improve the quality of people's lives.**

- 2.2. The four priorities are:

- Sustaining a thriving economy and boosting local business
- Supporting and empowering our Communities and meeting local needs
- A cleaner, greener and more cultural Rushmoor
- Financially sound with services fit for the future

Rushmoor Borough Council - working with others to improve the quality of people's lives

People have an equal right to live healthy lives, in safe, clean and sustainable places. We want to address the causes of inequality and help create opportunities for local people to fulfil their aspirations. We have to target our limited finances to where they are most needed.



RUSHMOOR
BOROUGH COUNCIL

2.3. The four priorities are to be delivered through 36 key actions as set out below.

Sustaining a thriving economy and boosting local business

- Drive the regeneration of Aldershot
- Push forward with the regeneration of Farnborough town centre
- Improve local levels of educational attainment and skills and raise aspirations
- Bring forward social and private rented housing opportunities - establish our own housing company
- Support the borough's small and medium businesses (SMEs)
- Work with the Enterprise M3 Local Enterprise Partnership and other organisations
- Pursue continued economic growth across the borough
- Put in place a new Rushmoor Local Plan in 2017/18
- Secure Alternative Natural Green Spaces (SANGS) to enable development
- Support the Wellesley development and maximise the opportunities it offers

Supporting and empowering our Communities and meeting local needs

- Address the shortage of homes
- Address rough sleeping and street drinking issues in our town centres
- Improve the health and wellbeing of residents and workers in the borough
- Work in and with our communities to help them become more involved in doing things in their local communities
- Tackle deprivation where it exists within the borough
- Help the voluntary sector to become more sustainable
- Establish a ward community grant scheme and good causes lottery
- Continue to support families to transform their futures through our supporting families programme
- Encourage, incentivise and support those affected by welfare reforms
- Enable decisions to be made as close to customers and communities as possible
- Manage and improve community cohesion

A cleaner, greener and more cultural Rushmoor

- Maintain weekly collections whilst increasing recycling
- Complete the major contracts renewal for waste, recycling, grounds and streets
- Improve civic pride and community involvement in maintaining the cleanliness, quality and appeal of our neighbourhoods
- Ensure new buildings contribute to improving the quality of the environment
- Build on the historic value of our towns and create the conditions for a cultural renaissance
- Developing and actively increase use of our leisure and cultural facilities
- Develop and implement a parking strategy

Financially sound with services fit for the future

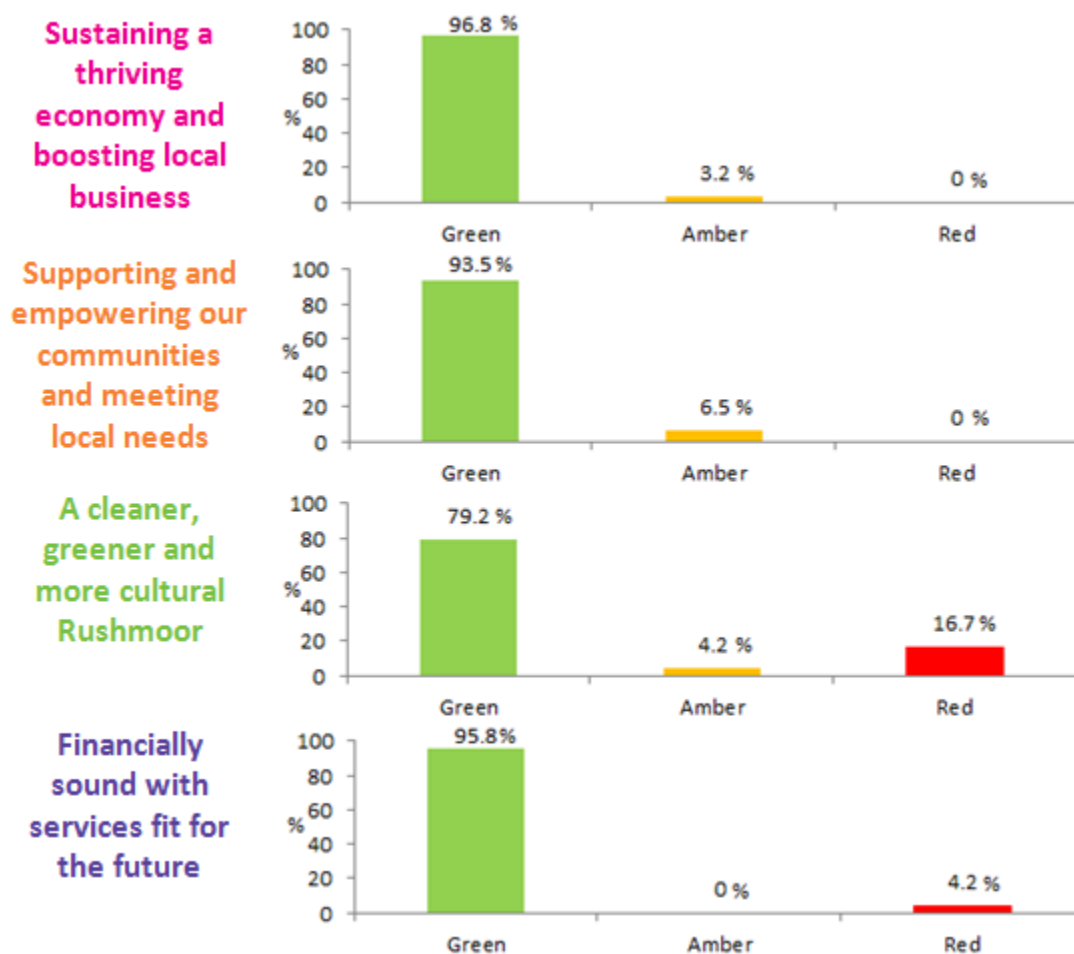
- Keep people well informed about our services and what is going on
- Ensure financial sustainability by rigorously delivering the Council's 8 Point Plan
- Take forward options to use trading to increase income
- Through our Digital Strategy seize opportunities to do things better
- Continue to implement our organisational development strategy
- Listen better to our residents, customers and local businesses

- Take advantage of opportunities to bring together public services at the Council offices and use our assets better
- Improve local accountability and increase democratic engagement to deliver better services to the public

2.4. So that Cabinet can have an overview of performance across the organisation and be reassured that progress is being made to deliver against their priorities, key areas of work and service measures are monitored. The full detailed set of monitored information is available on the Council's website at <http://www.rushmoor.gov.uk/councilplan>. Annex A to this report is an exceptions document which contains those monitored activities that are facing challenges or issues.

2.5. A summary of the progress made against the variety of actions and measures monitored is set out in the graphic below. The colour coding system used for the bars is:

- Green indicates that the action or initiative is on course
- Amber flags up that achieving the action or indicator is in question or requires attention
- Red shows that we have not been able to achieve what we had expected at this time



3. Conclusion

- 3.1 Cabinet's views are sought on the performance made in delivering the Council Plan in the first three months of the 2017/18 Municipal Year.

BACKGROUND DOCUMENTS:

None

CONTACT DETAILS:

Report Author - Jon Rundle, Strategy, Performance and Partnerships Manager - 01252 398801, jon.rundle@rushmoor.gov.uk

DIRECTORS' MANAGEMENT BOARD

Annex A - First Quarter 2017/18

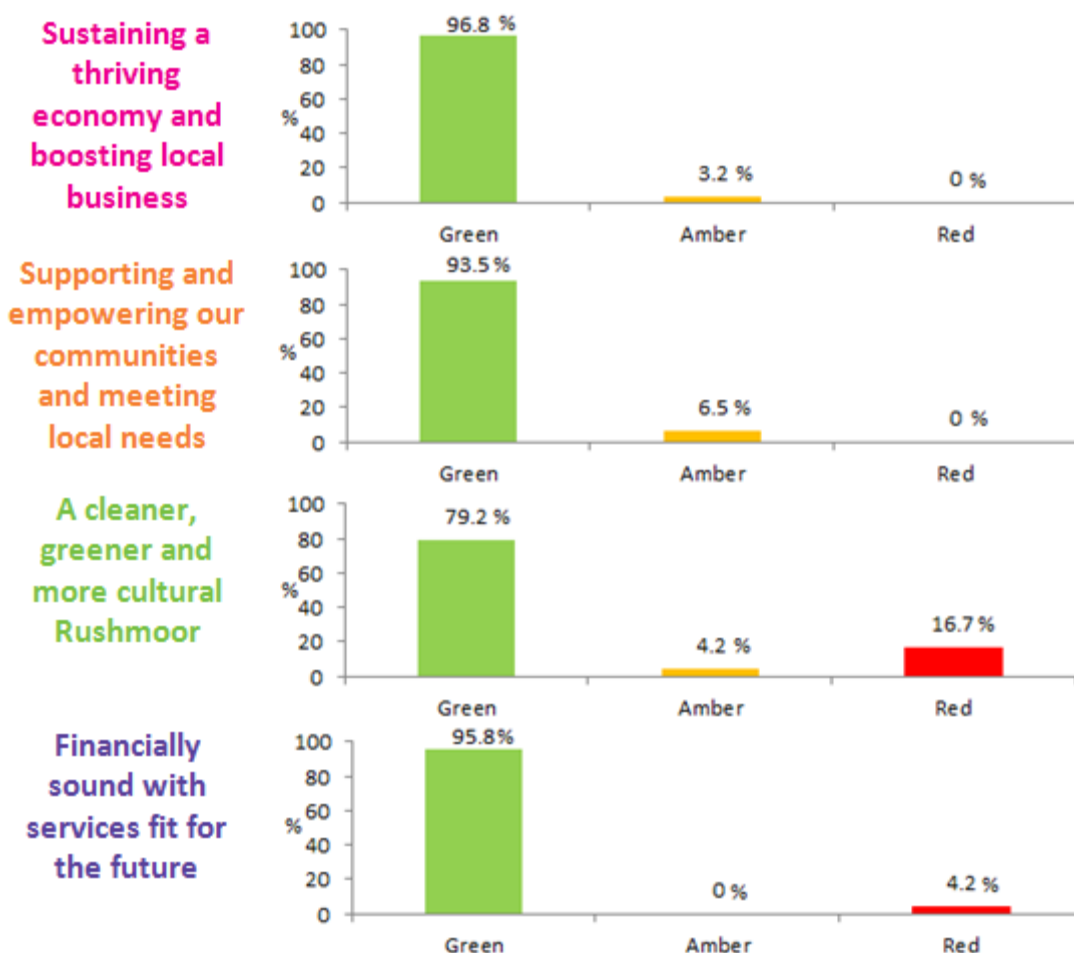
Exception report

This annex to the Council Plan quarterly performance update report to Cabinet contains extracts from the full detailed set of monitored information and concentrates on those monitored activities that are facing challenges or issues. In essence these are items that have been coded amber or red* in the monitoring exercise or have been amended in some way – for instance a change in a deadline date.

* The colour coding system used for the monitoring process is:

- Green indicates that the action or initiative is on course
- Amber flags up that achieving the action or indicator is in question or requires attention
- Red shows that we have not been able to achieve what we had expected at this time

Summary of colour coding from full detailed set of monitored information:



Exception items set out under the Priorities

Priority: Sustaining a thriving economy and boosting local business

Action: Drive the regeneration of Aldershot

Activities	Outcomes/deliverables	Milestones (key dates)
To bring forward the regeneration scheme at Aldershot Railway Station	Provision of an improved transport interchange and public realm improvements – provision of new decked car park	Delivery of project by March 2018 in accordance with LEP funding agreement
Q1	Q2	Q3
Comment: Delay due to change in franchise		
To bring forward the Princes Hall regeneration proposals	<ul style="list-style-type: none"> Complete feasibility study work for inclusion of a 'Games Hub' on the ground floor of the venue Undertake additional feasibility work exploring long-term options for the development of the venue 	<ul style="list-style-type: none"> April 2017 Summer 2017
Q1	Q2	Q3
Comment: Decided not to proceed with the 'Games Hub' at the Princess Hall. 'Games Hub' Item to be removed from monitoring document		

Priority: Supporting and empowering our communities and meeting local needs

Action: Help the voluntary sector to become more sustainable

Activities	Outcomes/deliverables	Milestones (key dates)
Through the Council's new partnership model with the voluntary sector support improved governance and capacity to improve sustainability	Work with organisation to identify areas where they could benefit from support from the Council or other bodies for example bid writing and other income generating opportunities and training etc.	Commence Spring/Summer 2017
Q1	Q2	Q3
Comment: Broad survey to elicit further information being discussed.		

Action: Enable decisions to be made as close to customers and communities as possible

Activities	Outcomes/deliverables		Milestones (key dates)
<ul style="list-style-type: none">• Work with Cabinet to identify options for increasing local participation and decision making• Engage Ward Councillors as part of the decision-making process for applications for Council support for or in respect of organisations based in their ward• To develop a more cohesive and inclusive approach to involving local Ward Councillors in ward based meetings• To ensure that local ward voices are heard and represented in conversations with other tiers of Government	<ul style="list-style-type: none">• Those living and working in the Borough and using Council services feel that they have more influence over places they work and live and the services they use• A plan will be developed that delivers the approach to achieve this action, that will ultimately enable important strategies and area decisions to be influenced by local communities	<ul style="list-style-type: none">• Q1 2017/18 Definition and understanding phase• Q3 2017/18 Proposals to Cabinet and Council• Q4 2017/18 If appropriate any new arrangements established	
Q1	Q2	Q3	Q4
Comment: Proposals for support with the work were received during Q1 but refined and recommissioned and outcome awaited.			

Priority: A cleaner, greener and more cultural Rushmoor

Action: Complete the major contracts renewal for waste, recycling, grounds and streets

Activities		Outcomes/deliverables		Milestones (key dates)
Complete the build of the depot		A fully functional depot for use by successful contractor		December 2017
Q1	Q2	Q3	Q4	
Comment: Difficulties with planning permissions and site conditions have delayed to May 2018. Date to be changed to May 2018				

Action: Improve civic pride and community involvement in maintaining the cleanliness, quality and appeal of our neighbourhoods

Activities	Outcomes/deliverables	Milestones (key dates)
Review our approaches to environmental crime including a more place central approach and methods of increasing enforcement	Improvements in appearance of public areas where problems of environmental crime are identified. Removal of fly tips, graffiti, abandoned vehicles etc. Education of the public regarding importance of disposing of litter, rubbish etc appropriately.	Ongoing
Q1	Q2	Q3
Comment: Given waste contract and other operational changes, a wider corporate approach is currently being sought. Visit planned with other local authorities in Quarter2, with potential to undertake a pilot if appropriate.		

Action: Build on the historic value of our towns and create the conditions for a cultural renaissance

Activities	Outcomes/deliverables	Milestones (key dates)
Aldershot Heritage Trails project	Installing five local trails detailing the Military History of Aldershot	Bid to be submitted to Heritage Lottery Spring 2017
Q1	Q2	Q3
Comment: Bid now due to be submitted in Spring 2018 due to other work priorities. Date to be changed to Spring 2018.		

Action: Developing and actively increase use of our leisure and cultural facilities

Activities	Outcomes/deliverables	Milestones (key dates)
Determining the future approach to procurement of the leisure facilities – consider various facility or packaged options. Including: <ul style="list-style-type: none"> Farnborough Leisure Centre Aldershot Pools and Lido Alpine Snowsports Centre Southwood Golf Course 	Maintain high quality leisure provision but providing significant savings to the Council and use of our facilities encourage healthier lifestyles	Approach to be determined by Spring 2017 to lead to identification of outcomes /deliverables
Q1	Q2	Q3
Comment:. Alpine Snowsports retender as separate package. Southwood Golf Course subject to consultation for possible use as SANG. Aldershot Pools and Lido to be tendered jointly with the Farnborough Leisure Centre - approach to be determined as part of civic quarter. Date to be changed to Spring 2018		
Take forward the procurement	Procurement process completed	Autumn 2017

process to establish café facilities in King George V Playing Fields	and successful supplier in place			
Q1	Q2	Q3	Q4	
Comment: Delayed to Spring 2018 due to higher priority procurements. Date to be changed to Spring 2018				

Priority: Financially sound with services fit for the future

Action: Ensure financial sustainability by rigorously delivering the Council's 8 Point Plan

Activities	Outcomes/deliverables		Milestones (key dates)	
To complete feasibility on the alternative use of Union Street car park as private sector rented housing	Approach to development considered and approach agreed		June 2017	
Q1	Q2	Q3	Q4	
Comment: Agree that this site should now be evaluated with other sites and form part of the initial portfolio for the potential Housing Company and will be reported as part of that project moving forward. Activity is completed as it is now included in the Housing Company activity				
Income Generation – Digital Advertising – This is a feasibility project which covers the potential for proceeding with digital advertising on: <ul style="list-style-type: none"> Land adjacent to the M3 Mobile advertising screen Council buildings and assets 	Scope project to deliver the potential options for digital advertising identified for the Borough		April 2017	
Q1	Q2	Q3	Q4	
Comment: As agreed with Cabinet, external consultants have produced a viability report on the potential for digital advertising in the Borough. A project scope is being worked on but has been delayed due to work on existing advertising units in Aldershot town centre. Date to be changed to September 2017				

Action: Through our Digital Strategy seize opportunities to do things better

Activities	Outcomes/deliverables	Milestones (key dates)
To deliver the Council's ICT strategy	<ul style="list-style-type: none"> Employee Online Self-Service Portal (MyHR) – <i>implementation underway</i> General Data Protection Regulations (GDPR) compliance – <i>work with Finance and Legal to prepare for 2018 regulatory changes</i> Aldershot Games Hub – <i>scoping</i> 	September 2017 2018

	<ul style="list-style-type: none">• Web site e-forms migration – <i>work underway</i>• Corporate meeting management/booking system (Condeco) - <i>upgrade being planned</i>• Corporate financial system (Capita Integra) – <i>major upgrade work ongoing for June “go live”</i>• Car parking pay and display equipment re-fresh – <i>equipment implementation underway, pay by phone to follow</i>• CCTV shared service with Hart retender for equipment maintenance – <i>ongoing</i>• Housing options system replacement & mobile working – <i>soft market testing underway</i>• Mobile working for contracts and maintenance teams /digitizing assets – <i>preparation work under way, implementation 2017/18</i>• Regulatory services systems (Confirm, Uniform & Document Management Systems) – <i>ongoing development, upgrades, mobile working for front line staff planned</i>	December 2017	
		Autumn 2017	
		June 2017	
		June 2017	
	IT Strategy <ul style="list-style-type: none">• Working Smarter – <i>used extensively across the organisation - ongoing development and enhancements of existing flexible working infrastructure</i>• Public Services Network (PSN) – code of connection compliance• Geographical Information Systems (location services “maps”.) strategy, development –• Phase 2 Server Virtualisation - replacement corporate back up system and cloud based replication solutions being considered• Office Systems (Office and Outlook 2013)• SharePoint Enterprise 2013 to provide better functionality for Staff Hub – <i>scoping</i>• Mail Management Transformation - <i>Feasibility</i>	April 2018	
		November 2017	
		Ongoing 2017/18	
		January 2018	
		Autumn 2017	
Q1	Q2	Q3	Q4
Comment: Overall the activity is green, however car parking equipment should be amber as IT supplier has to sort software bugs which has caused a delay – expected by November 2017. Date to change to November 2017			

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CABINET
22 August 2017

COUNCILLOR MARTIN TENNANT
ENVIRONMENT AND SERVICE DELIVERY
PORTFOLIO HOLDER

Key Decision: Yes

REPORT NO. PLN1727

**THAMES BASIN HEATHS SPECIAL PROTECTION AREA AVOIDANCE AND
MITIGATION STRATEGY (AMS) UPDATE**

Summary and Recommendations:

Approval is sought to amend the Rushmoor Thames Basin Heath Avoidance and Mitigation Strategy, to incorporate arrangements with Hart District Council (HDC) to allow development schemes within Rushmoor to utilise surplus Suitable Alternative Natural Green Space (SANGs) capacity within Hart District.

Recommendations:

1. That the AMS is amended based on the draft forming Appendix I;
2. That the arrangements for developers to secure SANGs capacity in Hart District are approved based on the draft set out at Appendix II;
3. That the Head of Planning, in consultation with the Portfolio Holder for Environment and Service Delivery, subject to being satisfied that the location, capacity and costs of the SANG provision offered are suitable to support the needs of development in Rushmoor, is authorised to approve and publish the final versions of the documents contained in Appendices 1 and 2, following discussion and agreement with Natural England.

1.0 Introduction

- 1.1 The purpose of this report is to facilitate the allocation of additional SANGs capacity to development projects within Rushmoor, and to agree the necessary corresponding changes to the Council's AMS.
- 1.2 This is a key decision as it has implications for continuation of the Council's ability to grant planning permission for, and ensure the delivery of, new housing across the whole of the Borough.

2.0 Background

- 2.1 Existing SANGs capacity to which the Council has access in order to mitigate net new residential development¹ in the Borough is almost exhausted. Rushmoor is a compact urban authority, and opportunities for identifying or securing new SANGs, which provide suitable catchments, are limited. It is critical that Rushmoor obtains access expediently to surplus SANG mitigation within Hart District, initially at Bramshot Farm, in order to avoid a situation whereby net new housing delivery in the

¹ Excluding the Wellesley development, which has a "bespoke" SANG solution.

Rushmoor ceases to come on stream. Identifying and securing adequate SANG capacity to mitigate the net new residential development identified for delivery in the [Draft Submission Rushmoor Local Plan](#), over the period to 2032, is also a prerequisite to ensuring the successful adoption of the Local Plan during 2018.

- 2.2 Analysis of the latest information available in terms of housing need within Rushmoor², alongside an understanding of the potential capacity to deliver net new residential development over the period of the emerging Local Plan to 2032, resulted in a formal request to Hart for capacity to mitigate 1,500 net new houses using surplus SANG capacity in Hart District. Subsequently, agreement has been reached to allocate surplus SANG capacity in Hart, to enable the delivery of 1,500 new homes in Rushmoor.
- 2.3 In order to formalise this arrangement, and to satisfy the requirements of the Duty to Cooperate in respect of our emerging Local Plans, a “Memorandum of Understanding” will be signed between the authorities to effect this joint working arrangement.

3.0 Details of the proposal

- 3.1 In order to finalise and implement the arrangements for sharing SANG capacity with HDC, the details need to be incorporated into a revised AMS. The arrangement reflects the requirements of the Town and Country Planning Act 1990 (as amended) and the Conservation of Habitats and Species Regulations 2010.
- 3.2 The signing of the MOU will facilitate the mitigation of developments of 10 or more new residential units within the catchment shown at Appendix III, and developments of fewer than 10 units throughout the rest of the Borough (which do not need to fall within a set SANG catchment).

4.0 Alternative options

- 4.1 Currently, there are no immediately available alternative options for additional SANG capacity. The alternative to the proposal is to cease granting planning permission for new housing until other capacity becomes available.

5.0 Consultation

- 5.1 It is proposed to submit the draft revised AMS and allocation arrangement to Natural England for comment in order to ensure it is satisfied that the requirements of the Habitats Regulations would be met. On receipt of agreement from Natural England, it is anticipated that the update to the AMS and supporting documents will be approved by the Head of Planning, in consultation with the Portfolio Holder for Environment and Service Delivery.

² As assessed through the Strategic Housing Market Assessment, 2016, available to view here: <http://www.rushmoor.gov.uk/newlocalplan>

6.0 Implications of decision

- 6.1 Failure to implement the proposal carries the risk of constraining the delivery of new housing, reducing income from the New Homes Bonus, and rendering the Council unable to deliver its Local Plan target for new housing. This will be the subject of discussion at the Local Plan Examination, expected in Spring 2018, and will need to be addressed to ensure that the Local Plan is found “sound” in this regard.

Legal Implications

- 6.2 The arrangement must be consistent with both planning law and European law.

Financial and Resource Implications

- 6.3 Other than the risk of non-delivery, there are no financial implications other than the need for effective training and staff resources to administer the arrangement.

Equalities Impact Implications

- 6.4 There are not considered to be any Equalities Impact Implications arising from the decision.

7.0 Conclusion

- 7.1 The proposal will facilitate continuity in the delivery of net new residential development in Rushmoor. It will secure an update to the existing AMS and continue to secure income from the New Homes Bonus.

Appendices:

- I Draft revisions to AMS
- II Draft arrangements for developers
- III Map of Bramshot Farm SANG and catchment within Rushmoor

Background documents:

Town and Country Planning Act 1990
Habitats Regulations 2010
Rushmoor Local Plan
Rushmoor AMS

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THAMES BASIN HEATHS SPECIAL PROTECTION AREA

AVOIDANCE AND MITIGATION STRATEGY 2017

(August 2017 – updated from July 2014)

CONTENTS

- 1 Introduction
- 2 Why do we need an Avoidance and Mitigation Strategy?
- 3 Current Policy and Guidance
- 4 Context
- 5 Principles for Avoidance and Mitigation
- 6 Avoidance and Mitigation Measures
- 7 Residential development in Rushmoor
- 8 Monitoring and Review

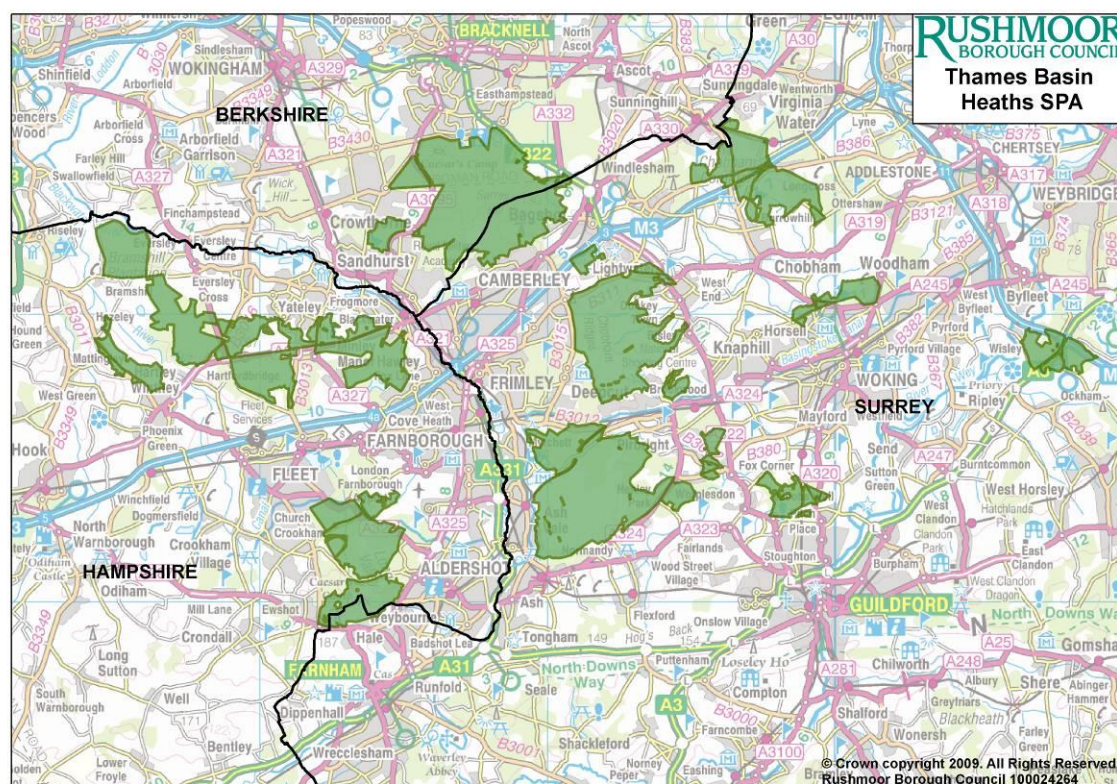
Appendices:

- 1 Saved South East Plan Policy NRM6
- 2 Local Plan Policy
- 3 SANGs
- 4 Allocations
- 5 Bramshot Farm, Hart allocations protocol

1 Introduction

- 1.1 The Thames Basin Heaths Special Protection Area (TBHSPA) was designated in March 2005 and is protected from adverse impact under European and UK law. The TBHSPA is a network of heathland sites, which are designated for their ability to provide a habitat for the internationally important bird species of Woodlark, Nightjar and Dartford Warbler.
- 1.2 The TBH SPA spans 11 local authorities across Hampshire, Berkshire and Surrey and is fragmented by urban development and other land uses¹. It consists of 13 Sites of Special Scientific Interest (SSSI) scattered across these Counties as shown below. The boundary of the TBH SPA lies within 5km of 100% of the Borough.

Figure 1: Location of the Thames Basin Heaths Special Protection Area



- 1.3 Important SPA sites within Rushmoor are Eelmoor Marsh SSSI, part of Bourley and Long Valley SSSI and part of Castle Bottom to Yateley and Hawley Commons SSSI. An additional site, Ash to Brookwood SSSI lies outside, but close to, the Rushmoor boundary.
- 1.4 The TBH SPA consists of both dry and wet heathland, mire, oak, birch acid woodland, gorse scrub and acid grassland with areas of rotational conifer plantation. The sites support breeding populations of a number of birds of lowland heathland. This includes the fourth largest breeding population of Nightjar (*Caprimulgus europaeus*) and second largest population of Woodlark² (*Lullula arborea*), both of which nest on the ground, often at the woodland/heathland edge. As at 2006 it also supported the third largest concentration of

¹ The Thames Basin Heaths are found in the local authority areas of Waverley, Guildford, Hart, Rushmoor, Bracknell Forest, Surrey Heath, Woking and Elmbridge.

² Based on advice from RSPB from the last national surveys of breeding woodlarks and Dartford warblers, 2006.

Dartford Warbler (*Sylvia undata*), which often nests in gorse. Surveys of the TBH SPA Annex 1 Birds provides ongoing information on the SPA bird populations, and is set out in the table below.

Survey Year	2010	2011	2012	2013	2014	2015	2016
Nightjar	326	337	320	325	355	306	332
Woodlark	159	161	202	135	155	137	117
Dartford Warbler	38	47	87	118	292	4561	427

Purpose of this Strategy:

- 1.5 The purpose of this strategy is to set out the approach that the Council will follow to seek to avoid harm to the heathlands arising from additional residential development. As set out later in this Strategy, this involves two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the TBHSPA, and secondly the provision of a range of Strategic Access Management and Monitoring measures (SAMM) to avoid displacing visitors from one part of the SPA to another, and to minimize the impact of visitors on the SPA.

Contributions

- 1.6 This Strategy identifies SANG options with capacity available to developments in the Borough, one at Hawley Meadows/Blackwater Park, a second at Southwood Woodlands, a third at Rowhill Local Nature Reserve and additional capacity in the neighbouring District of Hart. The following table summarises the contribution required from new residential development seeking capacity from the first three sites in order to safeguard against likely significant effect on the SPA. Further detail, including arrangements and costings for SANG sites in Hart are set out in Section 6.

The following contribution will be required to the first three SANG

Dwelling Size	SANG developer contribution per dwelling	SAMM Contribution	Total
1bed/studio/bedsit	3,640	399	4,039
2 bedroom	4,810	526	5,336
3 bedroom	6,500	711	7,211
4 bedrooms	7,410	807	8,217
5+	9,620	1,052	10,672

- 1.7 As of June 2017, all but a small residual capacity within the first three SANGs identified above has been taken up by permitted and implemented schemes. Developments coming forward from October 2017 onwards may qualify to seek mitigation capacity from SANG sites in Hart, initially at Bramshot Farm, although additionally from land at Hawley Park Farm, through an arrangement between Rushmoor and Hart Councils.
- 1.8 The arrangements for, and cost of, securing SANG capacity at Bramshot Farm are set out at 6.17 and Appendix 5 of this document. Further updates relating to additional SANG sites

such as Hawley Park Farm will be appended to this AMS as details of costings emerge through the establishment of the SANG.

2 Why do we need an avoidance and mitigation strategy?

- 2.1 European Law includes two pieces of legislation that deal with the protection of rare species and habitats. These are generally referred to as the Birds Directive and the Habitats Directive. The Birds Directive requires the identification and classification of Special Protection Areas (SPAs) for species listed in Annex 1 of the Directive as well as for all regularly occurring migratory species. The Habitats Directive introduces a further requirement to designate a network of sites which are important for other wildlife, known as Special Areas for Conservation (SACs): and, importantly, it established a framework for the protection of both SACs and SPAs.
- 2.2 The legislation has been transposed into UK law as the Conservation of Habitats and Species Regulations 2010. The Regulations deal with both the impact of development and of Development Plans (such as the Rushmoor Local Plan) on designated sites, which include SPAs.
- 2.3 Local Planning Authorities are identified as a “competent authority” for the purposes of determining whether or not a proposed development scheme or development plan document is likely to have a significant effect upon the SPA. The effect of the Regulations is to require Local Planning Authorities to ensure no adverse effect on the integrity of designated sites arises from any proposed development scheme or development plan document.
- 2.4 The effect of this legislation together with the Natural Environment and Rural Communities Act 2006 is to impose on local authorities a legal duty of care to protect biodiversity. Where the designated sites could be affected by a plan or project then an Appropriate Assessment (AA) must be undertaken. This looks at what birds, plants or animals etc. need protection, what they could be harmed by, and assesses whether the proposed plan or project could give rise to such harm.
- 2.5 If the competent authority concludes harm or “likely significant effect” could occur, they are under a legal obligation not to approve the proposed plan or project unless appropriate avoidance and mitigation measures can be put in place.
- 2.6 Natural England³ considers that any increase in population within 5km of the designated site may have an impact on the recreational use of the SPA. Natural England bases this on research identifying a cause and effect relationship between recreational use and Annex 1 heathland bird populations. This research indicates a number of mechanisms leading to impacts on breeding success, ranging from direct mortality (such as people trampling on nests), to nest abandonment or predation (largely by corvids) due to frequent flushing of birds (by people and dogs), or avoidance of disturbed areas. A whole range of wider effects is also associated with more general urban pressures, including uncontrolled heathland fires, fragmentation and pollution of the heaths, and cat predation⁴.

³ Natural England is a statutory consultee.

⁴ Underhill-Day, J (2005). A literature review of urban effects on lowland heaths and their wildlife. English Nature Research No. 623. English Nature, Peterborough.
(<http://naturalengland.etraderstores.com/NaturalEnglandShop/R623>).

- 2.7 The Council's duty to consider the impact of development on the SPA may also apply to non-residential development applications, which will need to be considered on their individual merits. This Avoidance Strategy is, however, directed specifically towards residential proposals and the measures, which can be taken to enable them to proceed without harm to the integrity of the SPA. It will not therefore assist in the case of applications for non-residential development.

3 Policy and Guidance:

The South East Plan

- 3.1 Although the South East Plan has now been formally cancelled, Policy NRM6 on the Thames Basin Heaths Special Protection Area as set out in Appendix 1 has been 'saved' and still constitutes part of the development plan.

The Thames Basin Heaths Special Protection Area Delivery Framework

- 3.4 In February 2009, the Joint Strategic Partnership Board (comprising members of all local authorities affected by the Thames Basin Heaths SPA including Rushmoor Borough Council), agreed a Delivery Framework to be recommended to local authorities affected by the SPA for use in preparing local avoidance and mitigation strategies. The Framework seeks to prescribe:

- a consistent approach to the protection of the SPA from the significant effects of residential development
- the type and extent of residential development that may have a significant effect alone or in combination on the SPA
- key criteria for the delivery of avoidance measures.

- 3.5 The Delivery Framework can be viewed at www.rushmoor.gov.uk/spa

Rushmoor Plan

- 3.6 The Council adopted the Rushmoor Core Strategy in October 2011, a key document in the Rushmoor Plan⁵. This includes an overarching policy relating to the protection of the Thames Basin Heaths Special Protection Area. This Policy is attached as Appendix 2.

The Rushmoor Thames Basin Heaths SPA Avoidance and Mitigation Strategy

- 3.7 This Strategy forms the basis of planning guidance in relation to new residential development and its impact on the SPA. The Council will use this document as a material consideration in the determination of planning applications.
- 3.8 This Avoidance Strategy incorporates SANG capacity within the ownership or control of, or available to the Council sufficient to address the impact of, about 6,900 people - about 2,800 new dwellings.

⁵ The Rushmoor Plan is the Council's Local Development Framework. This is a portfolio of local planning policy documents that together will guide development in the Borough. Further information can be found at www.rushmoor.gov.uk/rushmoorplan

4. Context

- 4.1 Natural England has advised a three-pronged approach to overcome the adverse effects on the SPA which arise mainly from the recreational use of the SPA by local people. The three 'prongs' identified are:
- The provision of Suitable Alternative Natural Greenspace (SANG) to attract people away from the SPA and hence reduce pressure on it;
 - Access management measures on, and monitoring of, the SPA to reduce the impact of people who visit the SPA; and
 - Habitat management of the SPA, which will improve the habitat for the ground nesting birds.
- 4.2 This document focuses on the first two approaches and outlines how these are being achieved and administered within Rushmoor Borough. Habitat management will be delivered separately and is not a mitigation/avoidance measure in respect of new housing development.

5 Principles for Avoidance and Mitigation

Uses

- 5.1 Reflecting the precautionary principle and the need to consider the in-combination effects of development, this Avoidance Strategy applies to all proposals for new net residential development in the following classes of development:
- Proposals for 1 or more net new dwelling units (including studios or individual bedsits within Houses in Multiple Occupation) falling within Use Class C3: residential development
 - Proposals for 1 or more net new units of staff residential accommodation associated with Use Classes C1 and C2.
- 5.2 Replacement dwellings will not generally lead to increased recreational pressure, and therefore, will have no likely significant effect on the SPA and will not be required to make a contribution to the provision of avoidance measures.
- 5.3 All other applications for planning permission in the vicinity of the SPA will need to be subject to a Habitats Regulations assessment to ascertain whether they are likely to have a significant effect (individually or in combination with other plans or projects); and where it is necessary for a full Appropriate Assessment to be undertaken.
- 5.4 This strategy applies to applications for full and outline planning permission (which in order to address the Habitats Regulations, must include the number of proposed dwellings and provision for mitigating their impact). Where potential effects on the SPA were not fully considered when an existing permission was granted, or where there is more up to date information available, applications for approval of reserve matters, discharge of conditions, renewals, or amendments to existing planning permissions will be subject to the approach set out within this strategy.

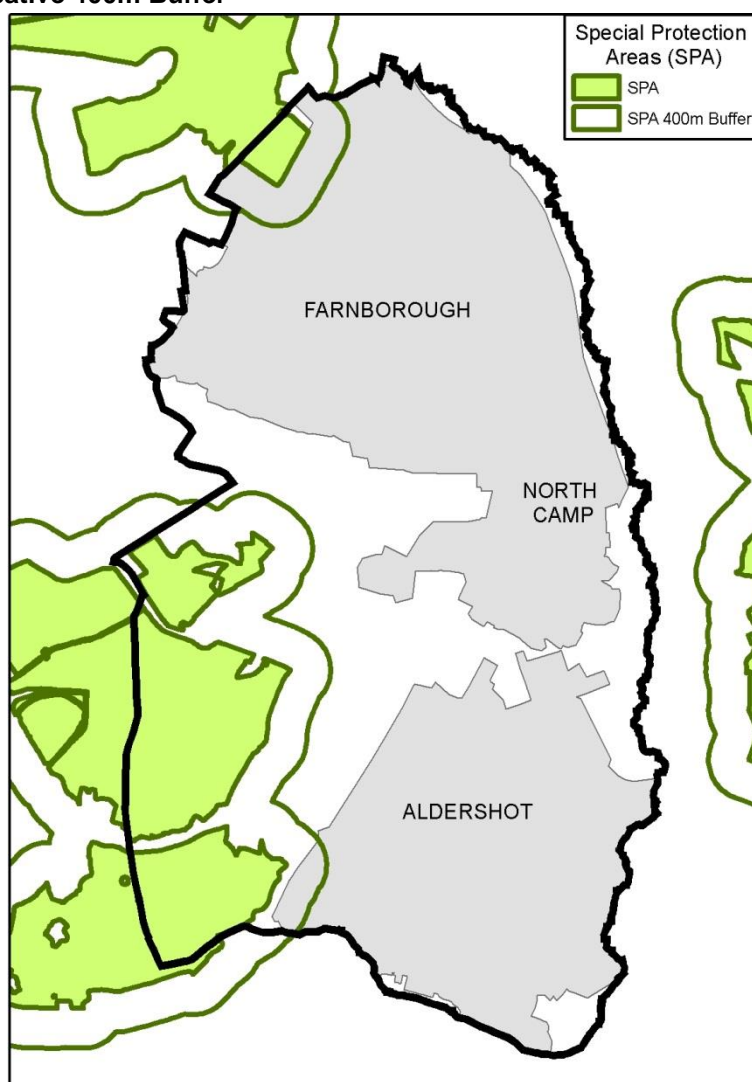
Zones

- 5.5 In accordance with the saved South East Plan policy, the Thames Basin Heaths Delivery Framework (TBHDF) and the Core Strategy policy, the Avoidance and Mitigation Strategy sets out two zones around the SPA:

Within 400m

- 5.6 Within 400m of the SPA (measured from the SPA perimeter to the point of access on the curtilage of the dwellings), the impact of net new residential development on the SPA is likely to be such that it is not possible to conclude no adverse effect.

Figure 2: Indicative 400m Buffer



- 5.7 Whilst in exceptional circumstances, the 400m may be modified by local authorities to take account of physical obstructions to cat movement and human access, the Council is not aware of any such examples where this would apply in Rushmoor.
- 5.8 In line with saved South East Plan Policy NRM6, the TBHDF and Core Strategy Policy CP13, unless screening under the Habitats Regulations concludes no likelihood of significant effect on the integrity of the SPA, development in the use classes identified in paragraph 5.1 is

unlikely to be permitted within this zone, as no effective avoidance and mitigation measures are considered to be available which could avoid it. The Council will consult Natural England on proposals within this zone.

The Zone of Influence

- 5.9 The Delivery Framework defines the zone of influence as the area 400m from the perimeter of the SPA (measured to the nearest part of the curtilage of the dwelling) to 5km from the perimeter of the SPA (measured from the primary point of access to the curtilage of the dwelling).
- 5.10 The whole of Rushmoor Borough lies within 5 km of the SPA.

6. Avoidance and Mitigation Measures

- 6.1 Within this zone, the following measures will be implemented:

- Suitable Alternative Natural Greenspace (SANG)
- Strategic Access Management and Monitoring

Suitable Alternative Natural Greenspace (SANG)

- 6.2 The South East Plan, the TBHDF and the Rushmoor Core Strategy policy set out an appropriate standard for the provision of SANG as below:

- SANG should be provided on the basis of at least 8ha per 1,000 population. The average occupancy rate will be assumed to be 2.4 persons per dwelling (based on the occupancy rate across the 11 affected local authorities in 2006 and Hampshire County Council occupancy rates for Rushmoor⁶) unless robust local evidence demonstrates that this is unrealistic.

In addition:

- Allocated SANG capacity will be funded by developer contributions reflecting the need to maintain the SANG in such a way as to meet the agreed SANG criteria, in perpetuity
- Alternatively, SANG may be provided by developers for individual developments with the agreement of the Council and Natural England.
- SANG should be at least 2ha in size, and located within a wider network of spaces.
- The catchment of SANG will depend on the individual site characteristics and location and their location within a wider green infrastructure network. In line with the Delivery Framework the following should be used as a guide:
 - SANG of 2 – 12 ha will have a catchment of 2km
 - SANG of 12 – 20ha will have a catchment of 4km

⁶ In 2001 the Census identified that Rushmoor had an average household size of 2.51. Hampshire County Council have forecast that this had reduced to 2.44 in 2006 and will be 2.36 by 2016.

- SANG of 20ha+ will have a catchment of 5km.
- 6.3 Developments of less than 10 dwellings within 5KM of the SPA boundary do not need to be within a specified distance of SANG, providing a sufficient quantity and quality of SANG land to cater for the consequent increase in population is identified and available in the Borough (or agreed in an adjoining district) and functional in advance of completion. However, developments of sites of less than 10 dwellings must contribute to the provision of avoidance measures.
- 6.4 Planning law⁷ sets out that the requirement for new infrastructure such as SANG has to be fairly and reasonably related in scale and kind to the development. In the light of this, payment towards SANG will be calculated on a per person rather than a per dwelling basis. The average occupancy of dwellings is set out in the table below.

Dwelling Size	Occupancy
1-bed	1.4 persons
2-bed	1.85 persons
3-bed	2.5 persons
4-bed	2.85 persons
5-bed	3.7 persons

Existing SANG

- 6.5 The following sites have been implemented as SANG for new development in Rushmoor Borough with the agreement of Natural England:

Southwood Woodlands:

- 6.6 Southwood Woodland is an area of land owned by the Council lying to the south west of Farnborough. This site has been operating as a SANG since 2007. The site has a 5km catchment, which covers the majority of the Borough with the exception of a small area in the south-west corner – see Appendix 3.
- 6.7 Capacity of this site was originally calculated on a dwelling basis to provide mitigation for 1698 dwellings (equivalent to 4,075 people using an average occupancy of 2.4 persons per dwelling). Proposals involving construction of 1679 dwellings were allocated capacity within the first phase of this SANG. Capacity for 445 dwellings (1,068 people) which had been set aside for the residential element of a scheme at Westgate, Aldershot was released following commencement of an alternative scheme for retail and leisure uses which did not incorporate any residential element. This facilitated a second phase of SANG provision – referred to as ‘Southwood II’ with capacity for 464 units in total.

Financial contributions to Southwood Woodlands SANG:

- 6.8 The basis for the financial contribution collected to maintain the SANG at Southwood Woodlands is set out in the Southwood Woodland SANG Proposals. The improvements necessary to bring the land up to SANG standards and to maintain it in perpetuity equated to a rate of £2,600 per person. The project proposals for Southwood Woodlands can be viewed on the Council’s website at www.rushmoor.gov.uk/spa. At July 2017, the remaining capacity of this SANG was 16 further units.

⁷ The Community Infrastructure Levy Regulations 2010

Hawley Meadows and Blackwater Park:

- 6.9 Hawley Meadows/Blackwater Park lies in the far north of the Borough. Part of the SANG lies within Rushmoor Borough, the remainder lies within Hart and Surrey Heath Boroughs. The site is just over 30 ha in size and therefore has a 5km catchment. This covers the northern part of the Borough to just south of Lynchford Road.
- 6.10 The capacity of this site was identified as 3,417 people. This was initially shared evenly between Rushmoor, Hart and Surrey Heath, and as a result provided capacity for 1,139 people in Rushmoor (approximately 475 residential units). Following a decision of Hart District Council's Cabinet on 17th July 2014, capacity equivalent to 772 persons surplus to their requirements was re-allocated to Surrey Heath and Rushmoor Borough Councils and divided equally between the two. Consequently Rushmoor's available capacity for the Hawley SANG was increased from that date by 386 persons (approximately 161 units) to 636 units.

Financial Contributions to Hawley Meadows and Blackwater Park SANG:

- 6.11 The basis for the financial contribution collected to provide and maintain the SANG at Hawley Meadows/Blackwater Park is set out in the Hawley Meadows and Blackwater Park SANG Proposals. The improvements necessary to bring the land up to SANG standards and to maintain this in perpetuity equates to a rate of £2,600 per person.
- 6.12 The project proposals for Hawley Meadows/Blackwater Park can be viewed on the Council's website at www.rushmoor.gov.uk/spa. At July 2017, the remaining capacity of this SANG available to Rushmoor was 2 units.

Rowhill SANG

- 6.13 Rowhill Local Nature Reserve lies adjacent to the southern boundary of the Borough. The site lies within Waverley Borough but is owned by Rushmoor Borough Council. The site is just over 24 hectares in size and therefore has a 5km catchment.
- 6.14 The capacity of this site is identified as 913 people (approximately 380 residential units).

Financial Contributions to Rowhill SANG

- 6.15 The basis for the financial contribution collected to maintain the SANG at Rowhill is set out in the Rowhill Copse LNR Proposal, November 2011. The improvements necessary to bring the land up to SANG standard and to maintain this in perpetuity equates to a rate of £2,600 per person.
- 6.16 The project proposals for Rowhill SANG can be viewed on the Council's website at www.rushmoor.gov.uk/spa. At July 2017, the remaining capacity of this SANG was 11 units.

New SANG at Bramshot Farm

- 6.17 By way of a memorandum of understanding, agreement was reached in July 2017 through which SANG capacity of up to 1,500 residential units (3,600 people) would be made available within Hart District to mitigate the impact of development proposals delivering new housing in Rushmoor. Of these 1,500 units, a proportion will be provided at Bramshot Farm. Where supported by Rushmoor, a developer will be able to enter into a contractual arrangement with HDC which will provide written confirmation from Hart that they have secured sufficient mitigation capacity. On this basis, SANG mitigation will be available to support their planning application. The payment of SAMM contributions will be sought in the normal way, payable direct to Rushmoor, through a S.106 planning obligation.

- 6.18 In order to qualify for SANG capacity through this scheme, the developer will first be required to demonstrate to Rushmoor through the pre-application process that their proposal is policy compliant in all other respects. They can then seek SANG capacity from HDC and, having secured it, make a planning application to Rushmoor.

Financial Contributions to Bramshot Farm SANG

The following contribution will be required to the Bramshot Farm SANG (based on a standard cost of £3,333 per person)

Dwelling Size	SANG developer contribution per dwelling	SAMM Contribution	Total
1bed/studio/bedsit	£4,667.60	£399	£5,066.60
2 bedroom	£6,167.90	£526	£6,693.90
3 bedroom	£8,335.00	£711	£9,046.00
4 bedrooms	£9,501.90	£807	£10,308.90
5+	£12,335.80	£1,052	£13,387.80

Allocation of Capacity

- 6.19 Following a report to Cabinet on 17th June 2014, the Council reviewed the agreed criteria against which requests to allocate capacity at SANGs would be considered. These criteria have been amended further to reflect the introduction of the recent shared SANG resource with Hart, and also in respect of more recent legal advice. The amended criteria are explained at Appendix 4.

Large Sites:

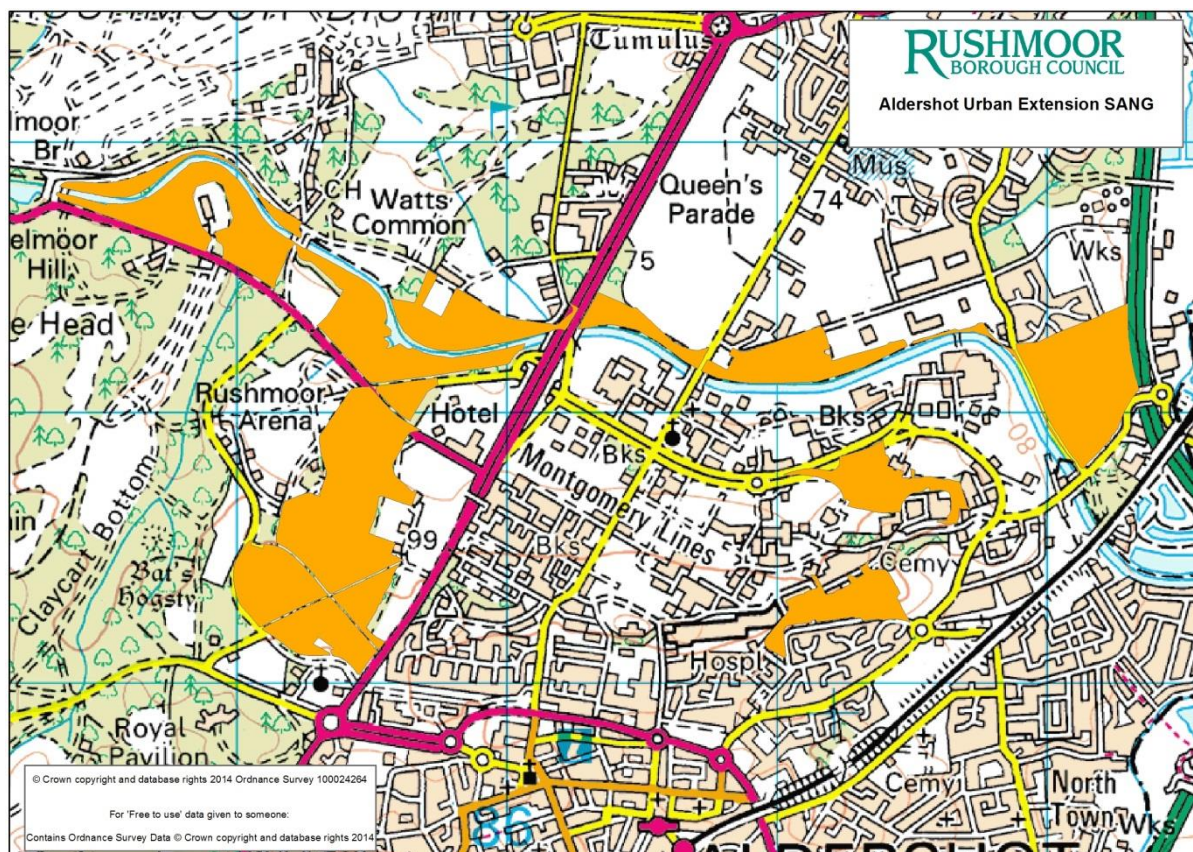
- 6.20 Significantly large residential development proposals, on account of their scale and potential impact on the SPA, and their ability to offer their own alternative avoidance measures, will be considered on a case by case basis. Large development, such as that of the Aldershot Urban Extension (AUE), can deliver bespoke mitigation providing a combination of benefits including SANG, biodiversity enhancement, green infrastructure, and new recreational facilities. In such cases the Council must be satisfied that management and financial arrangements are in place to secure the SANG in perpetuity. Contributions towards Strategic Access Management and Monitoring Measures will also be required in line with this Strategy. In Rushmoor, because of the small size and dense urban nature of the Borough, it is unlikely that any further large sites will come forward other than the AUE.

Aldershot Urban Extension:

- 6.21 Development at the Aldershot Urban Extension for up to 3,850 new homes is providing a bespoke solution towards SANG provision, which has been secured through a S.106 legal agreement attached to a planning permission granted in March 2014.

6.22 Figure 3 below shows the SANG at the Aldershot Urban Extension. Full details can be found in the document: “Strategy for the delivery of Suitable Alternative Natural Greenspace (SANG) Wellesley, Aldershot” submitted in support of the AUE planning application⁸.

Figure 3: SANG at AUE



Strategic Access Management and Monitoring Measures

- 6.23 The second element of the avoidance measures as set out in paragraph 4.1 is the provision of Strategic Access Management and Monitoring measures.
- 6.24 The Thames Basin Heaths SPA comprises multiple SSSI sites, owned and managed by many different organisations and some private individuals. In order to ensure that access management implemented in one area does not simply displace visitors onto another part of the SPA, to measure the effects of SANG provision and to monitor visitor and bird numbers, it is necessary to take a strategic approach to visitor access management.
- 6.25 The Access Management Partnership (made up of landowners and managers of the SPA), with support from Natural England and Hampshire County Council, is implementing a programme of strategic visitor access management measures for the purposes of mitigating the impacts of new development on the SPA, funded by developer contributions. These measures, in combination with a complimentary monitoring programme, have been agreed by the Joint Strategic Partnership Board and have been taken forward into the Strategic Access Management and Monitoring (SAMM) project. The SAMM project:

⁸ 12/00958/OUTPP

- Promotes SANG as new recreational opportunities for local people and particularly encourage their use during the breeding bird season;
 - Provides an on the ground wardening service to supplement existing wardening;
 - Provides an SPA-wide education programme;
 - Creates new volunteering opportunities;
 - Demonstrates best practice for strategic access management of visitors and visitor infrastructure where the supply of greenspace is heavily dependent on protected areas;
 - Monitors visitor usage of the SPA;
 - Monitors Annex 1 bird species on SPA sites.
- 6.26 The SAMM project manager (currently hosted by Natural England) is tasked with drawing up a detailed list of actions. The resulting work programme is overseen by the SAMM project board, which includes member representation from Rushmoor Borough and stakeholders with relevant expertise.
- 6.27 Avoidance/mitigation in the form of Access Management and Monitoring of the SPA will be delivered by landowners and managers, funded by developer contributions, and provided for in perpetuity.
- 6.28 The Joint Strategic Partnership Board has agreed that this figure should be an average of £630 per net additional dwelling. This is based on a Programme of Access Management and Monitoring measures set out in 'Thames Basin Heaths Strategic Access Management and Monitoring Project: Calculation of Contributions, July 2010, available on the Council's web site, and the need to deliver these in perpetuity. This sum has been calculated on a per person basis as follows:

Dwelling size	Tariff
1 bed/studio/bedsit	£399
2 bedroom	£526
3 bedroom	£711
4 + bedrooms	£807
5+	£1,052

Local Circumstances

- 6.29 The TBHDF identifies that a more or less prescriptive approach can be taken if it is justified by local circumstances. In particular, the TBHDF refers to instances where it can be demonstrated that small-scale social housing developments will cater for housing need existing within the zone of influence and will not directly or indirectly lead to an increase in population in the zone of influence (footnote to paragraph 3.1 of the TBHDF).

- 6.30 In practical terms, most new residential developments are not likely to be able to demonstrate that their residents come from within existing households within the Borough, and that this will be the case in perpetuity. However, there may be exceptional instances where the providers of social housing may be able to demonstrate that the lettings policy will ensure that new occupants already reside with another household in the Borough and are therefore both not new residents to the Borough, and also will not be vacating an existing property that would then be available for new residents. In such exceptional circumstances, and where these can be assured in perpetuity, the Council may, in agreement with Natural England, take a more flexible approach to the provision of SANG and Strategic Access Management and Monitoring measures.

7 Residential Development in Rushmoor

Housing Requirement

- 7.1 The Core Strategy identifies that the Council will plan for about 6,350 new homes to be built in the Borough between 2010 and 2027 of which about 3,850 will be at the Aldershot Urban Extension. A proportion of the new homes to come forward from sites outside the Aldershot Urban area already have planning permission. The availability of SANG is recognized in the Core Strategy as key to delivering the future housing requirement.
- 7.2 The Council is currently updating the Local Plan, and as at July 2017, the [Draft Submission Local Plan](#) sets a target of the delivery of at least 7,850 new dwellings in the Borough between 2014 and 2032. However, it is estimated that capacity exists for the delivery of about 8,700 dwellings over this period. Whilst recognising that the whole of Rushmoor Borough lies within five kilometres of the TBH SPA, this has not been used to constrain the housing target. Nevertheless, at the time of this update, additional SANG still needs to be identified and implemented over and above the sources set out in this iteration of the AMS in order to deliver the full housing capacity identified in the emerging Local Plan.

8. Monitoring and Review

- 8.1 Through the Annual Monitoring Report that the Council is required to produce as part of the Rushmoor Plan, the Council will report on the implementation of this Strategy, including the take up of SANG capacity, the implementation of SANG works, and consideration of the need for additional SANG.
- 8.2 The Council will also report to Natural England, and as appropriate to the Joint Strategic Partnership Board. Continued representation on the JSPB will ensure that the Council remains engaged in the process of identifying and delivering SPA mitigation, in particular in exploring further cross boundary options.
- 8.3 The Council will also provide regular updates about the availability of SANG for new developments in the Borough on its website at www.rushmoor.gov.uk/spa.

Appendix 1: Saved South East Plan Policy

Policy NRM6 Thames Basin Heaths Special Protection Area

New residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures must be agreed with Natural England.

Priority should be given to directing development to those areas where potential adverse effects can be avoided without the need for mitigation measures. Where mitigation measures are required, local planning authorities, as Competent Authorities, should work in partnership to set out clearly and deliver a consistent approach to mitigation, based on the following principles:

- i. A zone of influence set at 5km linear distance from the SPA boundary will be established where measures must be taken to ensure that the integrity of the SPA is protected.
- ii. Within this zone of influence, there will be a 400m “exclusion zone” where mitigation measures are unlikely to be capable of protecting the integrity of the SPA. In exceptional circumstances, this may vary with the provision of evidence that demonstrates the extent of the area within which it is considered that mitigation measures will be capable of protecting the integrity of the SPA. These small locally determined zones will be set out in local development frameworks (LDFs) and SPA avoidance strategies and agreed with Natural England.
- iii. Where development is proposed outside the exclusion zone but within the zone of influence, mitigation measures will be delivered prior to occupation and in perpetuity. Measures will be based on a combination of access management, and the provision of Suitable Accessible Natural Greenspace (SANG).

Where mitigation takes the form of provision of SANG the following standards and arrangements will apply:

- iv. A minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided per 1,000 new occupants
- v. Developments of fewer than 10 dwellings should not be required to be within a specified distance of SANG land provided it is ensured that a sufficient quantity of SANG land is in place to cater for the consequent increase in residents prior to occupation of the dwellings
- vi. Access management measures will be provided strategically to ensure that adverse impacts on the SPA are avoided and that SANG functions effectively
- vii. Authorities should co-operate and work jointly to implement mitigation measures. These may include, inter alia, assistance to those authorities with insufficient SANG land within their own boundaries, co-operation on access management and joint development plan documents.
- viii. Relevant parties will co-operate with Natural England and landowners and stakeholders in monitoring the effectiveness of avoidance and mitigation measures and monitoring visitor pressure on the SPA and review/amend the approach set out in this policy, as necessary.
- ix. Local authorities will collect developer contributions towards mitigation measures, including the provision of SANG land and joint contributions to the funding of access management and monitoring the effects of mitigation measures across the SPA.

- x. Large developments may be expected to provide bespoke mitigation that provides a combination of benefits including SANG, biodiversity enhancement, green infrastructure and potentially, new recreational facilities.

Where further evidence demonstrates that the integrity of the SPA can be protected using different linear thresholds or with alternative mitigation measures (including standards of SANG provision different to those set out in this policy) these must be agreed with Natural England.

The mechanism for this policy is set out in the TBH Delivery Framework by the TBH Joint Strategic Partnership and partners and stakeholders, the principles of which should be incorporated into local authorities' LDFs.

Appendix 2: Policy CP13 of the Core Strategy

Policy CP13 – Thames Basin Heaths Special Protection Area

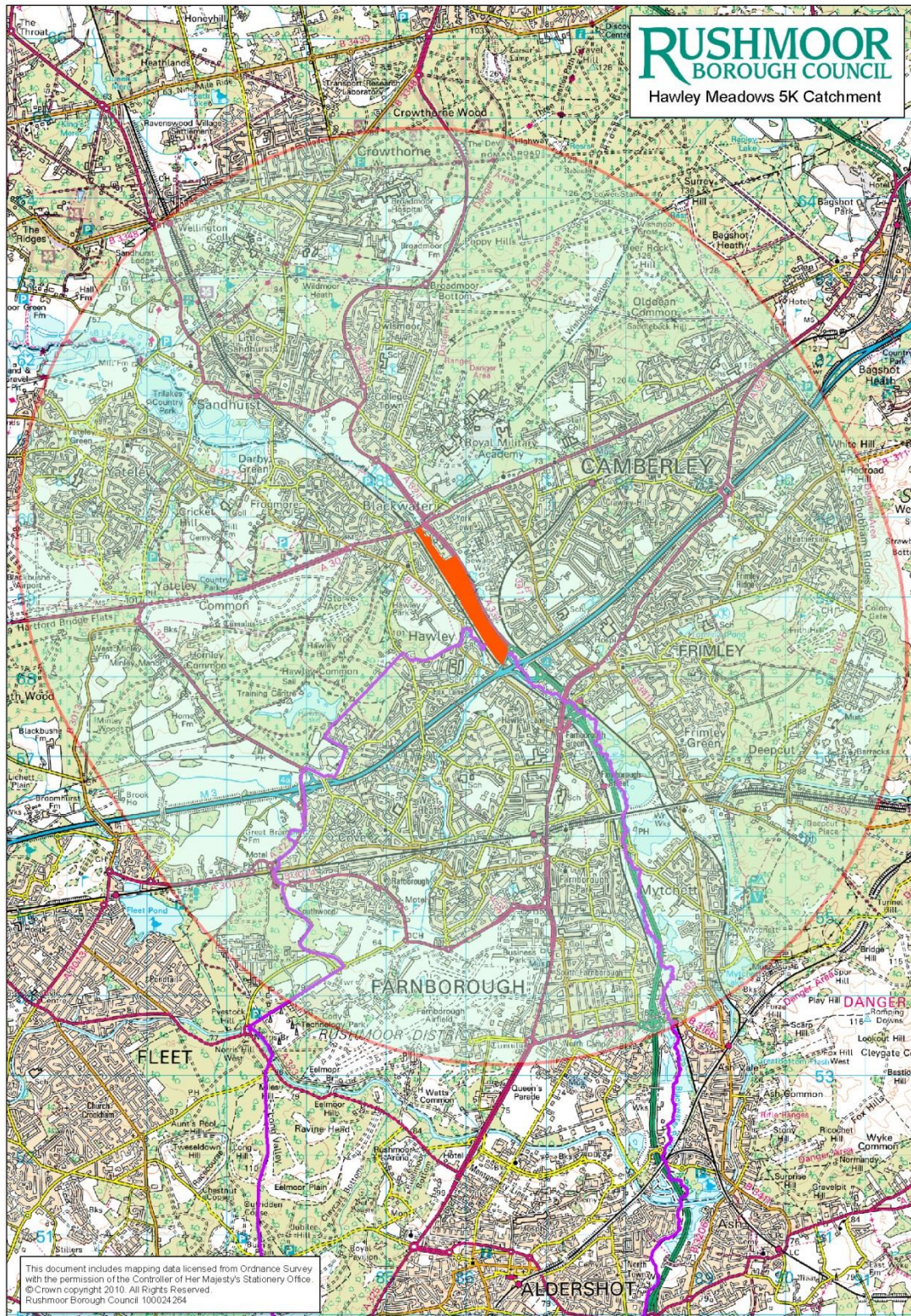
New development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA), including all net new dwellings, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. The mechanism for delivering this policy is set out in the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and in the Thames Basin Heaths Delivery Framework prepared by the Thames Basin Heaths Joint Strategic Partnership.

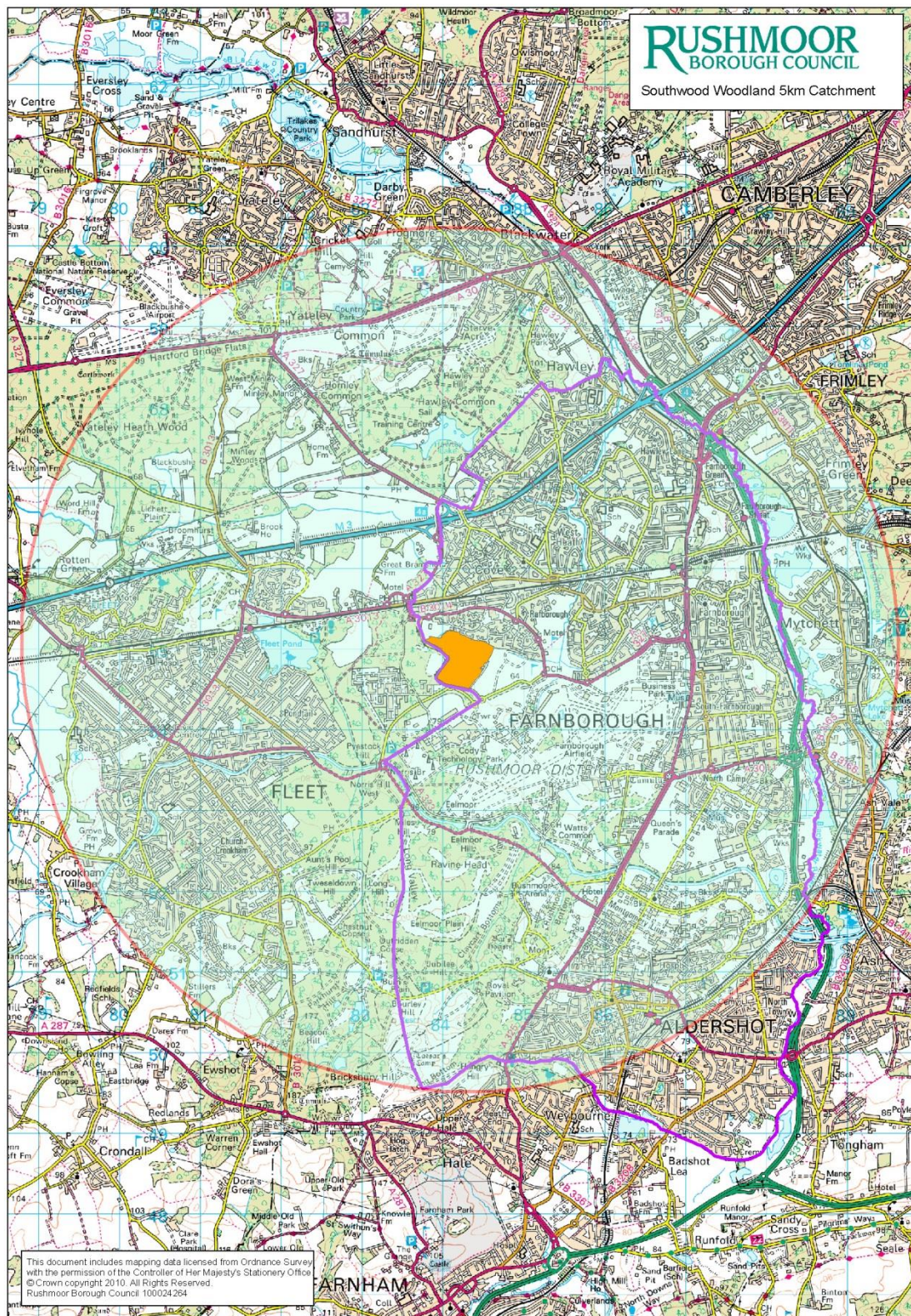
No residential development resulting in a net gain of units will be permitted within 400m of the SPA boundary, unless in agreement with Natural England an Appropriate Assessment demonstrates that there will be no adverse effect on the SPA.

Where mitigation measures are applicable, as set out in the Delivery Framework, the following standards will apply unless an evidence based alternative strategy has been agreed with Natural England:

- A minimum of 8 hectares of SANG land (after discounting to account for current access and capacity) should be provided in perpetuity per 1,000 new occupants either through contributions towards the provision of SANG identified by the Borough Council, or through on site SANG agreed with Natural England;
- Contributions towards Strategic Access Management and Monitoring measures.

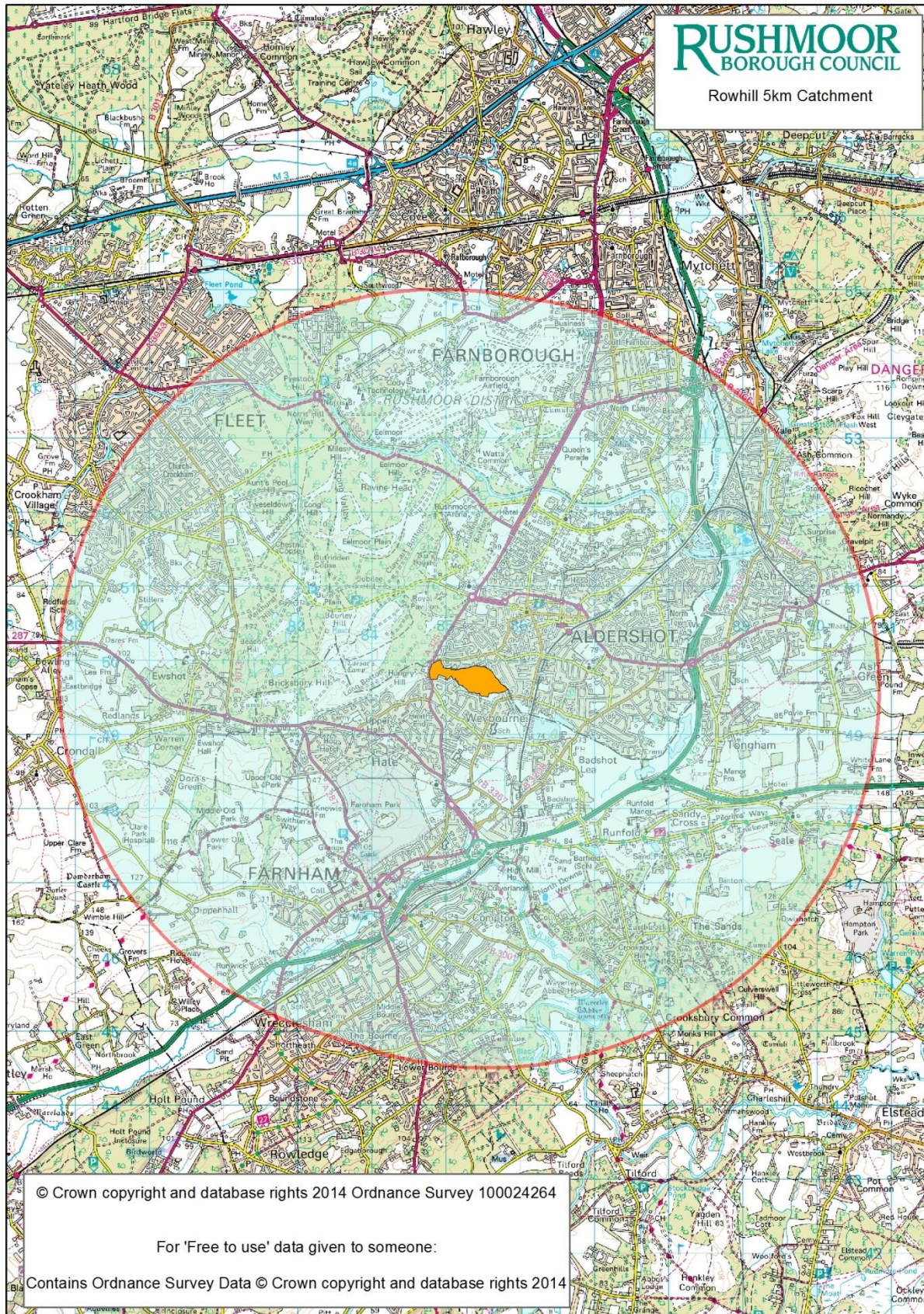
Appendix 3: Maps showing SANG catchments

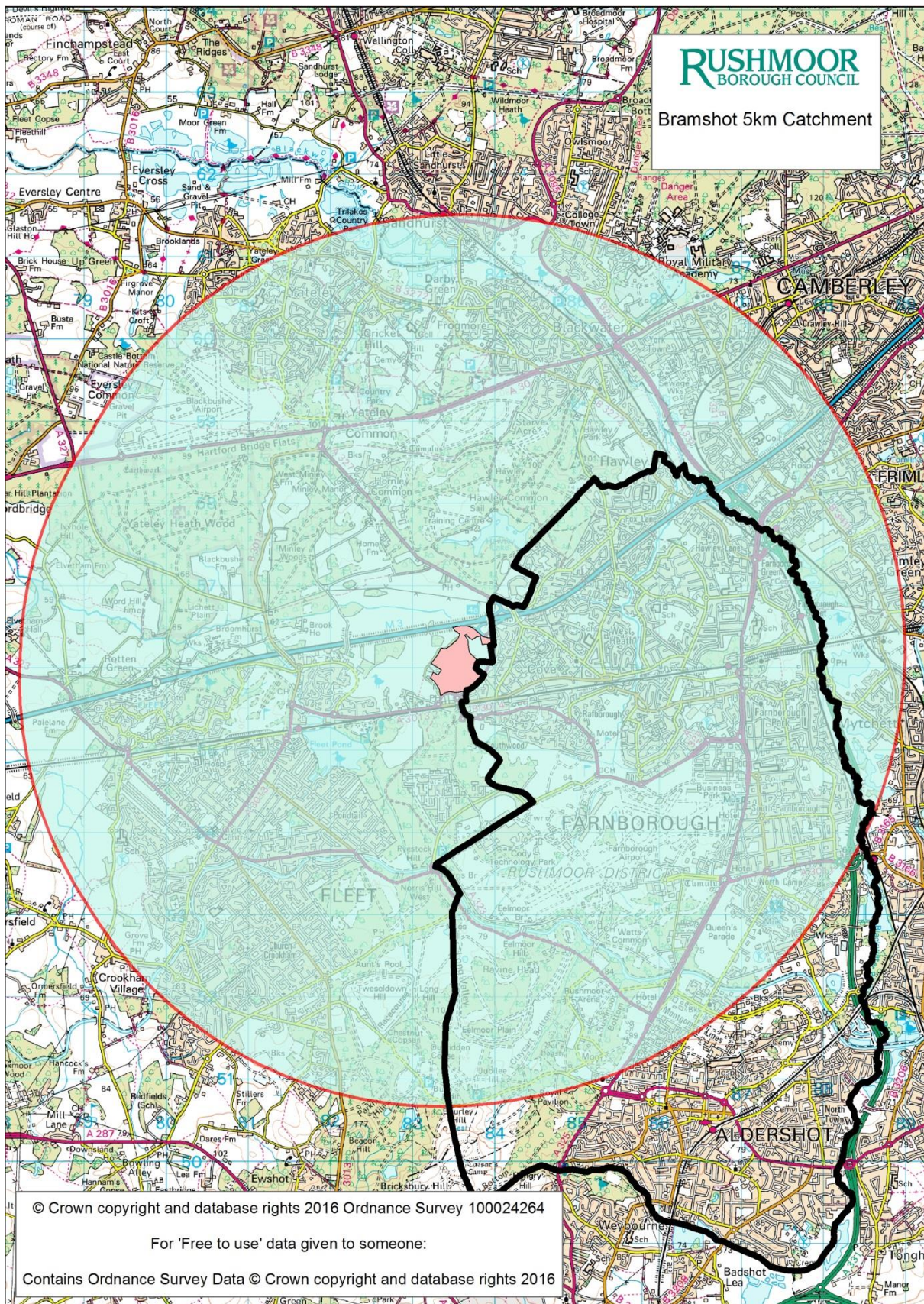




RUSHMOOR BOROUGH COUNCIL

Rowhill 5km Catchment





Appendix 4: Criteria for allocation of SANG

ALLOCATION OF MITIGATION OPPORTUNITIES

1.0 Introduction

- 1.1 The basis on which available mitigation capacity should be allocated to prospective development schemes was considered and agreed by Rushmoor's Cabinet on 17th June 2014. This has been amended in part to reflect more recent legal advice.

2.0 Background

- 2.1 The responsibility to address the impact of a proposed development on the Special Protection Area rests with the developer. The Council has an identified objective, supported by the policies of its development plan, of ensuring and promoting the delivery of housing, and has therefore sought to secure and distribute SANG mitigation capacity to support this. The Council is however under no legal obligation to make this capacity available to any particular developer or scheme.
- 2.2 It is therefore important for the Council to have appropriate criteria for the allocation of the SANG capacity which is at its disposal in order to ensure that it results in the delivery of housing at the earliest opportunity. SANG capacity is limited and therefore the Council has adopted the approach set out below to the allocation of SANG capacity within its ownership or control.
- 2.3 The allocation of SANG capacity will be at the discretion of the Head of Planning in response to a written request from developers. In exercising this discretion, consideration will be given to the deliverability of the proposed scheme. Proposals which are unlikely to be implemented due to complex land ownership or tenancy issues, or which are submitted as part of a valuation exercise, should not prevent the delivery of housing by locking up SANG capacity for extended periods. The commitment to funding should be secured by S.106 undertaking or contractual agreement and the allocation should reflect the life of the planning permission. If the planning permission expires without being implemented, the mitigation opportunity would be available for reallocation, and there could be no assumption that mitigation capacity would automatically be made available in the event of an application being received to renew an unimplemented planning permission.

3.0 Allocation of mitigation capacity

- 3.1 In considering any request for the allocation of mitigation capacity, the **first criterion** for consideration will be whether the scheme is policy compliant and represents good development. The Council offers pre-application advice to developers and will seek, at this stage, to establish whether the scheme proposed is satisfactory in relation to national and local planning policy. If it is not considered likely to receive a recommendation that permission is granted, the developer will be advised that the scheme will need to be amended or revised before an allocation of SANG capacity can be offered or supported.
- 3.2 The **second criterion** for consideration will be likelihood of early delivery. It would not be appropriate for SANG capacity to be tied up in speculative or outline schemes which are designed to maximize asset value with no likelihood of implementation. Consequently any planning permission for residential development which is supported by SANG allocation from the Council will be subject to a condition limiting the duration of the permission to one year. Similarly, the offer of capacity will reflect the same one year period.

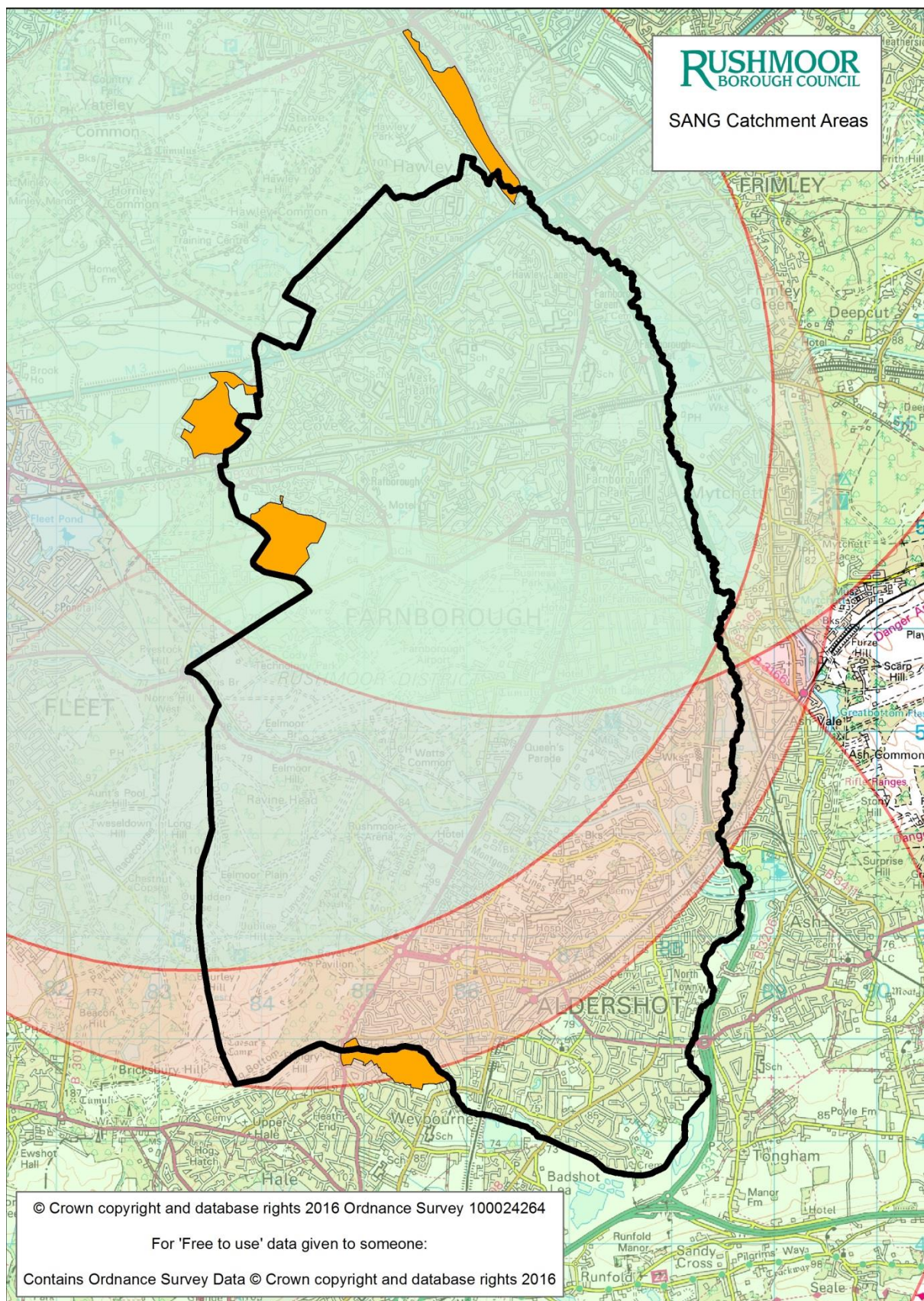
- 3.3 With regard to the **third and fourth criteria**, it should be noted that a scheme proposing a lower proportion of affordable housing that required under development plan policy on viability grounds, will not pass the 'policy compliant' test and receive an allocation of Council controlled mitigation capacity unless the viability position has been first demonstrated. Provision of on-site affordable housing and contribution to town centre regeneration will assume particular significance if the Council is in a position where two competing schemes are the subject of requests for limited remaining mitigation capacity and there is only sufficient available to support one of them at the time. In these circumstances, the allocation will be made to the scheme which is considered to best address all the above criteria.

4.0 Procedure and Advice for Developers

- 4.1 Any residential developer wishing to be provided with SANG mitigation capacity by the Council should first prepare a draft scheme and engage in pre-application discussion. Only when it has been established that the scheme represents good development and addresses the requirements of Council's development plan and national policy will the opportunity to take up available SANG capacity be offered.
- 4.2 Funding will be secured by S.106 obligation and the allocation will extend to the life of the planning permission. Should the applicant fail to submit an application within the specified period, or should planning permission be refused or lapse without being implemented, the capacity will be returned to the pool of available mitigation and may be allocated to another scheme. In the case of a developer seeking capacity from the Bramshot Farm or other SANG sites SANG within Hart District, whilst payment towards SAMM (Strategic Access Management and Monitoring) will be secured through a S.106 Planning Obligation, the securing of, and payment for, this allocation will be a contractual arrangement between the developer and HDC. Only on receipt of written confirmation of such an arrangement will the capacity be accepted in support of a planning application to Rushmoor. This procedure is set out in greater detail at Appendix 5.
- 4.3 A developer may seek the allocation of SANG capacity to support a scheme to change the use of a building or part thereof to residential as permitted development under GPDO Schedule 2, Part 3, Classes M-Q. Even if a scheme does fall within permitted development tolerances it cannot be implemented or begun unless the developer has first succeeded in obtaining consent under Regulation 75 of the Conservation of Habitats and Species Regulations 2010. If a developer is able to demonstrate through pre-application discussion and the Prior Approval process that a proposal of this type is indeed permitted development, an allocation of SANG capacity (if available) will be made. However, this will be subject to them, within a six-week period, making an application pursuant to S.75 of the Conservation of Habitats and Species Regulations 2010, supported by a completed S.106 obligation and/or notice of a contractual agreement securing the necessary mitigation. A condition of any allocation offer in respect of a 'permitted development' scheme will be that its duration is one year from the date of the S.75 approval. As with planning permission, failure to implement within this time-period will result in the mitigation capacity being withdrawn and made available to other deliverable schemes.
- 4.4 Subject to the above, schemes of 10 or more units will, where appropriate, receive allocation if the site lies within the 5km catchment of a SANG or SANGs which have sufficient available capacity at the time of the request.
- 4.5 The allocation of capacity to schemes of 9 or fewer units will not be restricted by catchment and will be made on a case by case basis subject to availability.

- 4.6 Requests for SANG capacity from developers who are deemed to be putting forward parts of sites or buildings which have been sub-divided in an attempt to benefit from the circumstance described at 4.5 will not be considered favourably.
- 4.7 In the event of a request being received from a potential developer for allocation of SANG capacity where there is, at the time, insufficient remaining capacity, the applicant will be informed that:
- (a) SANG capacity for the project is not available for allocation at present;
 - (b) a reserve list will be maintained in order of receipt of requests and, in the event of sufficient capacity becoming available through the return of capacity from an unimplemented planning permission, they will be contacted and given the opportunity to apply for allocation;
 - (c) any planning application which has not first demonstrated that it had secured the revised SANG capacity will be refused planning permission or prior approval on the grounds of failure to address the requirements of Policy CP13 of the Rushmoor Core Strategy and Saved Policy NRM6 of the South East Plan, in respect of SPA impact;
 - (d) If a request is placed on the 'reserve list' referred to at (c) but the developer chooses to submit an application in any event without first securing an allocation, they will be considered to have withdrawn the request and will be removed from that list;
 - (e) Mitigation capacity which was not available at the time of submission will not be conferred on a submitted planning application retrospectively;
 - (f) Only one scheme for a particular site will be included on the reserved list at any one time.

Rushmoor SANGs Showing Catchment



Appendix 5

Allocation of SANGs capacity in Hart to Developments in Rushmoor

Procedure Note

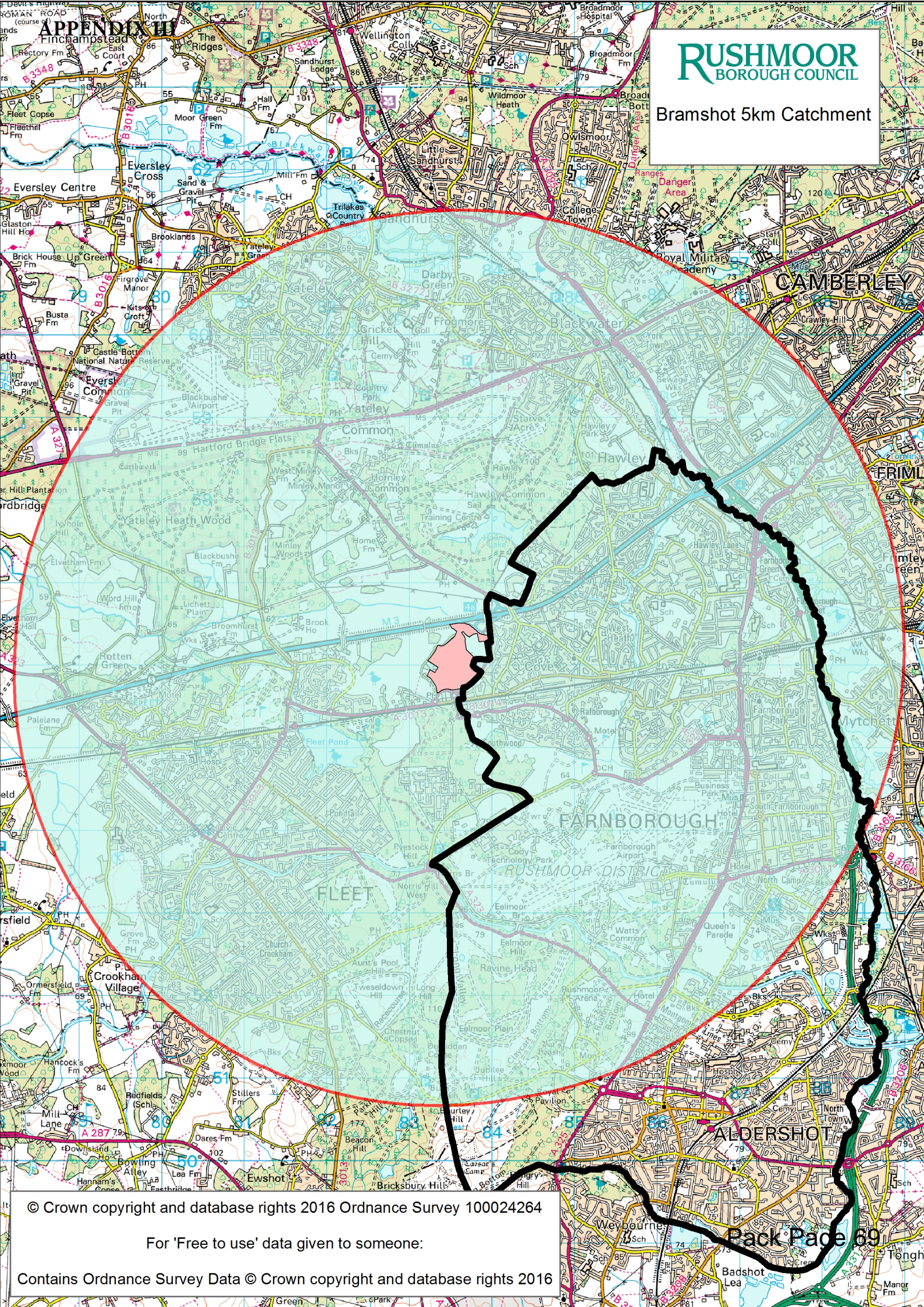
1. The developer should first take the scheme through the pre-application process with Rushmoor Borough Council in accordance with the procedure set out on our website, including the payment of the appropriate fee.
2. Once the developer has the agreement (without prejudice) that the presented scheme is policy compliant and could be supported by a recommendation to grant planning permission, a letter from RBC to HDC will be provided, requesting the allocation of the requisite SANG capacity to support the submission of a planning application (or if appropriate a Regulation 75. Application) to RBC. The developer will be advised that an application must be submitted within 6 weeks of the date of written confirmation from HDC of the allocation, that they are responsible for any contractual arrangement and associated payment requirement between themselves and HDC in respect of the SANG allocation, and that the duration of any resulting planning permission or approval will be one year.
3. On receipt of an application accompanied by written confirmation from HDC that the applicant has secured SANG capacity, the application will be validated and determined. Natural England will be consulted. The duration of the planning permission, if granted, will be one year from the date of the issue of a decision. The developer will be required to enter into a S.106 Planning Obligation in order to pay the required SAMM (Strategic Access Management and Monitoring) contributions to Rushmoor.
4. In the event of planning permission being refused, an unsuccessful Regulation 75 application, an unsuccessful appeal against refusal, or the failure of the applicant to implement the permission within the one year period, any arrangement to recover payment made to HDC in respect of the allocation will be a contractual one between the developer and HDC.
5. No such allocation can be transferred by the applicant to another application, applicant or project.
6. Only allocations obtained through the process set out above will be accepted as addressing the potential recreational impact on the Thames Basin Heaths Special Protection Area of net new development proposals. Allocation of capacity will not be made to, or accepted from, developers who approach HDC directly without using the requisite pre-application process.

Appendix II

Allocation of SANGs capacity in Hart to developments in Rushmoor

Procedure Note

1. The developer should first take the scheme through the pre-application process with Rushmoor Borough Council in accordance with the procedure set out on our website, including the payment of the appropriate fee.
2. Once the developer has the agreement (without prejudice) that the presented scheme is policy compliant and could be supported by a recommendation to grant planning permission, a letter from RBC to HDC will be provided, requesting the allocation of the requisite SANG capacity to support the submission of a planning application to RBC. The developer will be advised that a valid planning application must be submitted within 6 weeks of the date of the written confirmation from HDC of the allocation, that they are responsible for any contractual arrangement and associated payment requirement between themselves and HDC in respect of the SANG allocation, and that the duration of any resulting planning permission will be one year.
3. On receipt of a planning application accompanied by written confirmation from HDC that the applicant has secured SANG capacity, the planning application will be validated and determined. Natural England will be consulted. The duration of the planning permission, if granted, will be one year from the date of the issue of a decision. The developer will be required to enter into a S.106 Planning Obligation in order to pay the required SAMM (Strategic Access Management and Monitoring) contributions to Rushmoor.
4. In the event of planning permission being refused, an unsuccessful appeal against refusal, or the failure of the applicant to implement the permission within the one year period, any arrangement to recover payment made to HDC in respect of the allocation will be a contractual one between the developer and HDC.
5. No such allocation can be transferred by the applicant to another application, applicant or project.
6. Only allocations obtained through the process set out above will be accepted as addressing the potential recreational impact on the Thames Basin Heaths Special Protection Area of net new development proposals. Allocation of capacity will not be made to, or accepted from, developers who approach HDC directly without using the requisite pre-application process.



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CABINET
22 AUGUST 2017

COUNCILLOR MARTIN TENNANT
ENVIRONMENT AND SERVICE DELIVERY
PORTFOLIO HOLDER
REPORT NO. COMM1716

KEY DECISION: NO

NEW COMMUNITY NOTICEBOARD – NORTH TOWN

Summary and Recommendations:

The Ward Councillors for North Town have been allocated £500 from the Community Ward Grants Scheme to replace the damaged community noticeboard in the shopping area and install a new one in Holly Road, which will require planning approval.

Cabinet is therefore recommended to approve that the Head of Community and Environmental Services applies for planning permission for the new community noticeboard in Holly Road (location and design attached).

1. Introduction

- 1.1 This paper seeks approval to apply for planning permission for the installation of a new community noticeboard in Holly Road, Aldershot.

2. Background

- 2.1 There are a number of community noticeboards around the borough including one in North Town shopping area. In October 2016, the Concessions and Community Support Portfolio Holder supported a request from the Ward Councillors to allocate £500 from the Community Ward Grant to replace a damaged noticeboard in the North Town shopping area and provide a new noticeboard in Holly Road.
- 2.2 The Noticeboard in the shopping area has been replaced and a proposed location for a new noticeboard on an open space owned by Rushmoor Borough Council, in Holly Road, at the junction of Belle Vue Road and Connaught Road, agreed with the Ward Councillors. (Appendix A)

3. FINANCIAL IMPLICATIONS

- 3.1 The funding for the planning application and installation of the new noticeboard will be provided by the Community Ward Grant.

BACKGROUND DOCUMENTS: Record of executive decision for Community Ward Grant

CONTACT DETAILS:

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Head of Service – Peter Amies, peter.amies@rushmoor.gov.uk; 01252 398750

Appendix

Location and design of proposed new community noticeboard - on the open space facing Holly Road

