

Rushmoor Local Plan Work Programme

1. Purpose of Decision

- 1.1 The purpose of this report is to update the future work programme for the preparation of the new Rushmoor Local Plan. The current Local Development Scheme (LDS) is dated January 2016, and can be viewed at <http://www.rushmoor.gov.uk/lds>. The need to make some changes to the work programme is a direct result of the changes to the plan making process as required by the National Planning Policy Framework (NPPF) and supporting National Planning Practice Guidance (NPPG), but particularly the implications of this in terms of cross boundary working on key strategic planning issues.

2. National Planning Policy Framework

- 2.1 The NPPF was published in March 2012, post the adoption of the Rushmoor Core Strategy (October 2011). The NPPF contains some key messages, which are relevant to the preparation of the new Rushmoor Local Plan:
- Each local authority should produce a single Local Plan for its area, and additional development plan documents should only be produced where clearly justified;
 - There is an obligation on local authorities to assess and plan to meet objectively assessed development needs;
 - Plan making is bound by a statutory “Duty to Cooperate”;
 - Local authorities need to work with neighbouring authorities to assess needs for housing and economic growth, and to make every effort to meet those needs across housing market and functional economic areas;
 - Local authorities must be able to demonstrate evidence of ongoing cooperation on strategic priorities from the outset of plan making, right through to Examination.

3. Fulfilling the Duty to Cooperate

- 3.1 Mindful of the requirements of the NPPF, the Council has identified two key strategic cross boundary issues (relating to housing and employment) on which it must work jointly with neighbouring local authorities. Work has been undertaken to determine that the Council forms part of a Housing Market Area (HMA) and a Functional Economic Area (FEA) with Hart District and Surrey Heath Borough Councils (for further information, visit www.rushmoor.gov.uk/newlocalplan). In the light of this, there is a requirement (as set out in the NPPF) to prepare a joint evidence base to inform plan making in our respective authorities.

- 3.2 To progress this work (as required by the Duty to Cooperate), the Council, together with Hart and Surrey Heath Councils, set up a Joint Member Liaison Group on Housing and Employment. This Group meets to review the evolving evidence base, and to ensure that the three authorities are using all reasonable endeavours to work together to meet housing and employment needs, and fulfil the legal and soundness tests relating to the duty to cooperate at the Examination of the Local Plan for each authority.

4. The position in Rushmoor

- 4.1 Rushmoor is fortunate to have an adopted Core Strategy, and this will remain part of the Development Plan until it is replaced by a subsequent Local Plan. Although the Core Strategy is post the 2004 Planning and Compulsory Purchase Act, given that it is pre-NPPF, we are still required to update it to reflect the national policy context established by the NPPF. This is being undertaken through the preparation of a new Local Plan for Rushmoor.
- 4.2 As part of the evidence gathering for the new Rushmoor Local Plan, guided by the joint Member Liaison Group, a Joint Strategic Housing Market Assessment (SHMA) (covering Hart, Rushmoor and Surrey Heath) was published in December 2014. NPPG provides a broad methodology for the preparation of the SHMA, and the 2014 version was based on the most up to date statistical information at the time of its preparation.
- 4.3 The SHMA established a figure for “Objectively Assessed Housing Need” (OAHN) across the Housing Market Area. As part of this overall need, the SHMA identified a housing need for Rushmoor between 2011 and 2032 of 9,822 dwellings. Reflecting this evidence base, the Council published its Draft Rushmoor Local Plan Preferred Approach for consultation in June 2015. The draft Plan identified capacity (i.e. supply to help meet need) for 8,200 homes between 2011 and 2032, leaving a shortfall in supply against housing need of 1,600 homes.
- 4.4 In addition, a joint Employment Land Review was published in June 2015, and was based on the same employment forecasts as contained in the SHMA. As such, these two key pieces of evidence are intrinsically linked.
- 4.5 However, since the publication of the draft (Preferred Approach) Rushmoor Local Plan in 2015, national guidance, and the interpretation of that guidance by Inspectors at Local Plan Examinations and planning appeals, continues to evolve. In addition, the Government has released updated population projections, whilst Business Register and Employment Survey (BRES) data on employment for local authority for 2014 was published in September 2015. Moreover, all of the three major forecasting houses that produce employment forecasts at local authority level have updated forecasts since those used in the SHMA and the ELR.
- 4.6 In this context, mindful of the requirement as part of the Duty to Cooperate to work jointly with partner authorities, it is essential that the Councils undertake jointly a refresh of the SHMA and the ELR. This work is currently underway,

and will result in an updated figure for Objectively Assessed Housing Need across the Housing Market Area, shared between each of the three partner authorities (including Rushmoor). This figure for housing need must be available to inform the next stage of the new Local Plan for Rushmoor, which is a more formal consultation stage, and should be the version of the Plan that the Council anticipates it will submit for Examination. To inform the housing target in the new Local Plan, further scrutiny is required of the potential capacity (i.e. supply of housing sites) to determine if we can meet the refreshed objectively assessed housing need within Rushmoor in the first instance.

- 4.7 This also has implications for employment land requirements, and hence, the ELR must also be updated before the next version of the Local Plan can be progressed. This will help to ensure that the Local Plan protects the right type and quantity of employment sites in the right locations over the Plan period to 2032.
- 4.8 This further work is also beneficial in assisting with a response to a number of comments received through the consultation on the draft Local Plan last summer, which challenged elements of the evidence base, and in particular, raised objection to the fact that the potential shortfall in housing supply in Rushmoor should be accommodated in Hart.
- 4.9 As the housing and employment evidence documents are part of a joint evidence base with our housing market and functional economic area partners (Hart and Surrey Heath Councils), we cannot progress the Local Plan without them (mindful of the Duty to Cooperate).
- 4.10 Members will be aware that the Local Development Scheme was last updated in January 2016. At this time, it was envisaged that the updates to the key elements of the evidence base would be available by April/May 2016. However, due to circumstances beyond the Council's control (relating to staff resourcing at one of our Housing Market Area partner authorities), the updates to these key strands of the evidence base have taken longer than originally anticipated. This has had a knock on effect in terms of our ability to commission other elements of the evidence base, as these require an updated figure for objectively assessed housing need in the Borough before they can proceed with any certainty.
- 4.11 The Council therefore has no option but to amend the timetable for the remaining stages of preparation for the new Local Plan, to take account of the delays in the preparation of the joint evidence work. Whilst there will be some further delay to the timetable, this is nevertheless outweighed by the positive outcome in terms of ensuring that the emerging Local Plan is supported by an up to date, robust and jointly agreed, evidence base. This is very important, because this evidence base, and its interpretation in the Local Plan, will receive intense scrutiny by an Inspector (and potential objectors) at the Local Plan Examination (particularly in respect of the tests of soundness as they relate to the Duty to Cooperate). The evidence base documents are the building blocks for a robust Local Plan, and it is therefore better to take the

time to update the background work than to progress the Local Plan without it. To push ahead without updating the evidence base with our partners would be premature, and would put at risk the achievement of a “sound” Local Plan for Rushmoor.

5. Implications for the Local Plan work programme

5.1 In this context, it is necessary to revise again the work programme for the preparation of the Local Plan. Accounting for the timescale for the revision of joint evidence base documents, and the time required to reflect this in other elements of the evidence base, the net effect of this will be a delay of around four months in the adoption of the Local Plan, so this would now occur in March/April 2018 (rather than December 2017). The reasons for this delay, and the consequences for the timetable for the preparation of the new Local Plan, have been discussed with, and recognised by, the cross-party Local Plan Member Steering Group.

5.2 The revised timetable for the next steps in the preparation of the new Local Plan is set out below:

Key Milestones	Dates
Publication of updated SHMA	July 2016
Publication of updated ELR	July 2016
Publish draft Submission DPD	March 2017
Submission of DPD, SA Report and Proposals Map to SoS	June 2017
Examination	October 2017
Receipt of Inspector’s Report	January 2018
Adoption and publication of DPD and Proposals Map	March/April 2018

New Rushmoor Local Plan: proposed timetable for remaining stages in its preparation

5.3 With regard to potential risks to the Council in terms of extending the date of anticipated adoption of the new Local Plan, indications from the Government are that those Councils without a Local Plan that post-dates the 2004 Planning and Compulsory Purchase Act (P&CPA) are at greatest risk of intervention in plan making. As Rushmoor Council benefits from a post 2004 P&CPA Core Strategy, it would only be at risk from intervention were a Local Plan not to have been “published” by March 2018. As Members will see from the table in paragraph 5.2 of this report, the revised work programme envisages the **adoption** (rather than just publication of a consultation version) of the new Local Plan by March/April 2018 – subject of course to available resources at the Planning Inspectorate to support our Examination process in late 2017. This indicates that in spite of the slight delay, we remain at lower risk of intervention in the Plan making process than many other authorities.

6. Next Steps

- 6.1 Officers have incorporated the changes set out in paragraph 5.2 into a revised Local Development Scheme, and this is attached at Annex 1 of this report. Subject to agreement by Cabinet to the amended timetable for the Rushmoor Local Plan, the updated version will be placed on the Council's website with effect from 1st August 2016.
- 6.3 In addition, in agreement with the Portfolio Holder for Environment and Service Delivery, Officers will take the opportunity to make minor updates to the LDS. However, any future major changes to the work programme will be brought back to Cabinet for agreement in the form of a revised LDS.

7. Conclusions

- 7.1 Whilst unfortunate, the need to delay the work programme for the preparation of the new Local Plan is unavoidable. It is imperative that the background evidence is updated in partnership with Hart and Surrey Heath Councils, as this is key to securing a sound Plan. There is still a real focus on achieving adoption of a sound Local Plan for Rushmoor by spring 2018.
- 7.2 It is important to note, however, that there are still some risks associated with working jointly with other authorities on cross boundary strategic issues, complicated further by the new Housing and Planning Act (2016), and its implications for Plan making. This revised timetable for the preparation of the Local Plan is the best estimate on the basis of available information at this point in time. However, this does not preclude the need to come back to Cabinet at some point in the future to amend the timetable in response to circumstances that at present we are unable to foresee.

8. Recommendations

8.1 It is recommended that Cabinet:

- i) agree the revised timetable for the next steps in the preparation of the Rushmoor Local Plan as set out in paragraph 5.2 of this report;**
- ii) agree that an updated Rushmoor Local Development Scheme 2016 - 2019, incorporating the timetable changes agreed in recommendation i, be published on the Council's website, to come into effect from 1st August 2016;**
- iii) agree that any minor changes to the Local Development Scheme be delegated to the Head of Planning in conjunction with the Portfolio Holder for Environment and Service Delivery.**

Keith Holland
Head of Planning

Contacts:

Keith Holland	01252 398790	keith.holland@rushmoor.gov.uk
Louise Piper	01252 398410	louise.piper@rushmoor.gov.uk

ANNEX 1

Contents

Our Local Development Scheme

1 Introduction	2
1.1 What is a Local Development Scheme?	2
1.2 Justification for the Work Programme	2
2 Preparing the Rushmoor Local Plan	3
2.1 What is the Rushmoor Local Plan?	3
2.2 What documents have we already prepared?	4
2.2.1 Development Plan Documents	4
2.2.2 Supplementary Planning Documents	4
2.2.3 Statement of Community Involvement	5
2.3 What documents are we preparing?	5
2.3.1 Rushmoor Local Plan DPD	5
2.4 What risks have been identified?	6
2.5 Plan assessment and appraisal	9
3 Finding out more	10
3.1 Real time public information	10

Appendices

4 Appendix A	11
4.1 Profile of the Rushmoor Local Plan DPD	11

1 Introduction

1 Introduction

1.1 What is a Local Development Scheme?

1.1 A Local Development Scheme (LDS) is required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The LDS sets out the programme for preparing our future planning documents. It outlines what documents we will be working on, and what our timetables will be for producing them.

1.2 This version of the Local Development Scheme updates the previous version dated November 2014, and sets out our three year work programme between **August 2016 – August 2019**. We will continue to review and roll forward this document on a regular basis to take account of progress, monitoring and the latest Government policy and guidance.

1.2 Justification for the Work Programme

1.3 The National Planning Policy Framework (NPPF, 2012) states that each local planning authority should produce a Local Plan for its area, and that any additional development plan documents should only be used where clearly justified.

1.4 In addition, it is important that this work programme is realistic and 'fit for purpose'. The timetables set out in this document therefore reflect:

- The resources available to meet the work programme;
- The timing of elections, and the need to work around these for consultation events;
- The need to produce a robust and relevant evidence base, in partnership with neighbouring authorities where appropriate;
- The need to satisfy the Duty to Cooperate, as required by the Localism Act 2011;
- The need to undertake a detailed Habitats Regulations Assessment on our plans;
- Continued changes to national planning policy and legislation

Summary of this Local Development Scheme

1.5 In summary, the work programme in this document identifies:

- Preparation of a single 'Rushmoor Local Plan' Development Plan Document;
- Reference to potential future Supplementary Planning Documents;

1.6 Once adopted, the new Rushmoor Local Plan will supersede the policies in the Core Strategy (2011), the "saved" policies from the Rushmoor Local Plan Review (2000), and "saved" Policy NRM6 from the South East Plan.

Preparing the Rushmoor Local Plan 2

2 Preparing the Rushmoor Local Plan

2.1 What is the Rushmoor Local Plan?

2.1 By definition, a Local Plan is a Development Plan Document (DPD) that will guide future development in the Borough. This may be in the form of development management policies, site allocations or strategic policies on issues such as housing/employment needs and allocations.

2.2 The strategy we are developing for the future of the Borough will be set out in one Local Plan document entitled the 'Rushmoor Local Plan' and will encompass all of the issues outlined above. In addition we produce a number of supporting documents including Supplementary Planning Documents (SPD), an Authority Monitoring Report,⁽¹⁾ a Statement of Community Involvement,⁽²⁾ and this Local Development Scheme.

2.3 DPDs are particularly important because they are subject to wide public consultation and ultimately, to an independent examination, before they can be adopted. DPDs are examined to assess their 'soundness' (i.e. whether they are fit for purpose and have been properly consulted on). The procedure for developing and adopting a DPD (which applies to the new Rushmoor Local Plan) is set out below:

Key stages in Development Plan Document preparation are:

1. Consultation on the **scope of a sustainability appraisal** that will inform our plan-making activities
2. **Engagement with organisations** specified in Regulations, identification of the issues that the plan needs to consider, and preparation of an evidence base for the plan
3. **Further evidence gathering and public engagement.** Preparation and public consultation and engagement (likely to include consultation on an options or 'preferred approach' document)
4. **Publication of a proposed submission document (plan)** to allow for representations from the public & organisations on the soundness of the document that will be considered by an Inspector
5. **Submission to the Secretary of State** of the document, representations, and all the documents required by Regulations
6. **Examination by an Inspector** into the 'soundness' of the document, including public hearing sessions. Publication of the Inspector's recommendations
7. **Adoption** of the document by the Borough Council

1 A document setting out how we are performing against our timetables and whether our policies are meeting the overall objectives for future development in the borough

2 A document setting out how we will engage the community and stakeholders in preparing the Rushmoor Plan

2 Preparing the Rushmoor Local Plan

2.2 What documents have we already prepared?

2.4 As at July 2016 we have prepared and adopted the following documents:

2.2.1 Development Plan Documents

2.5 In October 2011 the Council adopted the Core Strategy Development Plan Document. This sets out an overarching, strategic framework for future development in the Borough up to 2027. It plans for the delivery of 6,350 new homes in the Borough up to 2027 of which about 4,250 will be at the Aldershot Urban Extension (known as Wellesley). It also sets out where new employment and retail development will be located and contains a number of policies relating to specific places in the Borough including Aldershot Military Town, Aldershot and Farnborough town centres and Farnborough Airport. There are also a number of core policies which apply borough-wide relating to issues such as affordable housing, renewable energy, biodiversity, infrastructure and transport.

2.6 The Core Strategy can be viewed at www.rushmoor.gov.uk/corestrategy.

2.2.2 Supplementary Planning Documents

2.7 As at July 2016, the following SPDs had been adopted. These are all available online at: www.rushmoor.gov.uk/spds.

Title of SPD	Brief Description	Adoption date
Sustainable Design & Construction	Promotes awareness of the impact new development has on the environment and encourages proposals to minimise this impact	April 2006
Housing Density & Design	Promotes well-designed housing at an appropriate density for the location of new development	April 2006
Farnborough Town Centre	Sets out a vision and key objectives for the town centre for the next 10-15 years. Provides guidance for new development proposals in the town centre	July 2007
Planning Contributions - Transport	Sets out the guidelines for developer contributions towards local transport schemes	April 2008
Aldershot Town Centre Prospectus	Sets out a strategy for regeneration based on viable investment and development options to attract and support investment in Aldershot town centre	January 2016
Aldershot Urban Extension	Sets out a vision and key objectives for development on surplus military land at the Aldershot Urban Extension	March 2009
Telecommunications	Sets out guidance for telecommunications developments	September 2009

Preparing the Rushmoor Local Plan 2

Car and Cycle Parking Standards	Sets out guidance on the provision of car and cycle parking spaces	March 2012
Buildings of Local Importance	Identifies buildings and structures of special architectural and historic interest and the approach to development proposals affecting them	March 2012
Shop Front Design Guide	Provides design guidance on the alteration or installation of shop fronts and shop signage in order to maintain or raise their design quality	February 2015
Development Affecting Public Houses	To provide further guidance in relation to how the Council determines planning applications that would result in the loss of a public house	June 2015
Farnborough Civic Quarter Masterplan	Sets out a vision, design and delivery principles to guide future development in the Civic Quarter in Farnborough	June 2015

2.2.3 Statement of Community Involvement

2.8 The Statement of Community Involvement (SCI) sets out how we will consult the local community and other interested parties on developing planning policy for Rushmoor, and on significant planning applications. We adopted our SCI in October 2013. The SCI is available online at www.rushmoor.gov.uk/sci.

2.3 What documents are we preparing?

2.9 This LDS identifies that over the period 2016 to 2019, we will progress a Development Plan Document entitled the 'Rushmoor Local Plan'. This will consider a number of issues such as the need for housing and employment, site allocations to meet these needs, general development management policies, airport related matters and town centre regeneration. A detailed timetable for, and a synopsis of the issues to be covered in, the new Rushmoor Local Plan is set out at Appendix A.

2.10 Supplementary Planning Documents (SPDs) may also be progressed over this period, but detailed timetables for SPDs are not included within this Local Development Scheme as it is not possible to foresee the subjects on which additional guidance is required. However, this does not preclude them from being prepared. Up to date information on adopted and emerging SPDs can be found on the Council's website at: www.rushmoor.gov.uk/spds.

2.3.1 Rushmoor Local Plan DPD

2.11 The new Rushmoor Local Plan will incorporate policies relating to need for housing and employment, site allocations to support this need where necessary, development management policies, airport related matters and town centre regeneration.

2.12 Once adopted, policies in the Rushmoor Local Plan will replace all policies in the adopted Core Strategy, saved policies within the Rushmoor Local Plan Review (2000), as well as saved policy NRM6 (relating to the Thames Basin Heaths Special Protection Area) of the former South East Plan.

2 Preparing the Rushmoor Local Plan

2.13 The Rushmoor Local Plan will be prepared to the following summary timetable. A more detailed timetable and synopsis is set out in Appendix A. Any minor changes to this timetable will be published on the Council's website at <http://www.rushmoor.gov.uk/lds>. Further detailed information on the new Local Plan for Rushmoor is available to view at <http://www.rushmoor.gov.uk/newlocalplan>.

Rushmoor Local Plan: Key Milestones	Timescale
Sustainability Appraisal Scoping	November 2014
Evidence gathering, identification of issues, preparation of Preferred Approach	January 2013 - March 2015
Public participation on Preferred Approach and Sustainability Appraisal Report	June/July 2015
Publish draft submission Local Plan for comment	March/April 2017
Submit Local Plan, Sustainability Appraisal Report and Proposals Map to Planning Inspectorate	June 2017
Receipt of Inspector's report	January 2018
Adoption and publication of Local Plan & Proposals Map	March/April 2018

2.4 What risks have been identified?

2.14 This Local Development Scheme is based on the best information available as at July 2016. However, several risks have been identified which may affect the ability to meet the timetable for the preparation of the new Local Plan. Hence, as far as possible, the Council will seek to minimise these risks. If it becomes clear that the timetable needs to be amended, up to date information will be placed on the website at <http://www.rushmoor.gov.uk/lds>.

Description of Risk	Minimising risks
Changes to national policy	
The Government continues to introduce legislative changes to the planning system. The Duty to Co-operate places greater need to ensure ongoing engagement and collaboration with relevant bodies. Moreover, further detail is awaited on many aspects of the Housing and Planning Act.	Officers will ensure continued awareness of national policy and legislative changes through the internet, professional journals, networking groups and training. Ongoing engagement and discussion will take place both formally and informally with other duty to co-operate bodies.
Elections	
Rushmoor Council elections will take place in May each year. There is a "purdah" period before each election during which the Council's decision making process is affected, as consultation cannot take place. After each election, new Members need to be briefed on relevant issues.	Preparation of the Rushmoor Local Plan is scheduled around election and purdah periods, and time has been allowed to brief new Members. However the views of new Members on the approach that is being developed cannot be prejudged and may cause additional timing delays.

Preparing the Rushmoor Local Plan 2

Description of Risk	Minimising risks
	<p>A change of Government may also result in timing delays if it chooses to review the national planning policy framework (NPPF), and in fact, indications are that an update to the NPPF will be published later in 2016.</p>
Resources	
<p>Rushmoor has a small team of 4 full time equivalent planning officers, plus one full time senior planning officer on a two year fixed contract. With other statutory and service requirements, this means that potential sickness and absence, and potential staff turnover, could have a significant impact on resources available to deliver the Rushmoor Plan. This LDS sets out a challenging timetable for the Team. Staff and financial resources are big risks to these timetables being delivered.</p> <p>The Government has also indicated that it will take steps to ensure that all Councils have a published Local Plan by 2017; failure to do so could result in Government intervention in the Plan making process. The consequence of this is likely to be increased pressure on resources at the Planning Inspectorate, such that there may be delays to the commencement of any Examination into the Local Plan until an Inspector becomes free to be allocated to the Council.</p>	<p>Detailed project planning will help to maximise the use of resources. Corporate measures are in place to manage leave and sickness. Close budgetary planning and monitoring will take place in order to manage financial resources effectively.</p> <p>Wherever possible, joint working will take place to help to minimise resource input.</p> <p>Early notification will be given to the Planning Inspectorate of the potential need to provide an Inspector to oversee the independent Examination of the Local Plan.</p>
Process issues	
<p>There is a risk that at the end of the process the Rushmoor Local Plan will be found 'unsound' – i.e. the Council will not be able to adopt it and will have to do additional work. There is also a risk of a High Court challenge by external parties. Throughout the process the Council seeks to engage the local community, stakeholders and relevant Duty to Cooperate bodies, however there is a real risk of consultation fatigue. Some issues are anticipated to be of significant local interest and will create a significant consultation response.</p>	<p>In order to minimise the risk of unsoundness or of a High Court Challenge, the Council will follow due process having regard to relevant statutory and policy guidance. Where appropriate, legal advice will be sought and relevant self assessment toolkits will be used throughout the process.</p> <p>Regular training and contact with planning peers will take place to ensure up to date knowledge of emerging policy and legislation. Regarding consultation, the Council will seek to do joint consultations wherever possible, and will seek to ensure that consultation and engagement is effective and relevant.</p>

2 Preparing the Rushmoor Local Plan

Description of Risk	Minimising risks
<p>Satisfying the "Duty to Cooperate" is one of the biggest challenges in the Plan making process, and it is very resource intensive in terms of making progress on the assessment of, agreement on, and implementation of cross boundary strategic planning matters.</p> <p>In addition, the publication of new legislation and guidance may impact upon the preparation process.</p>	<p>Officers will continue to work with their counterparts at neighbouring local authorities in order to assess cross boundary strategic planning issues, and work with neighbouring authorities in the context of the NPPF and national planning practice guidance to seek to address and resolve those issues. However, it is still an area of the Plan making process that represents a significant source of risk.</p>
<p>Policy/application issues</p>	
<p>Rushmoor Borough contains part of the Thames Basin Heaths Special Protection Area (SPA) ⁽³⁾. The Council must ensure that any long term strategy does not have a significant effect on the integrity of the SPA.</p> <p>Ongoing changes for policy areas that are covered by the Local Plan, arising from the Housing and Planning Act, may have implications for the work required to support the preparation of the Local Plan. For example, guidance on affordable housing, the provision of "Starter Homes", brownfield registers and "Permission in Principle" continues to evolve. It is impossible to predict at this stage the depth and breadth of these implications, and there is certainly a potential risk in this respect to the timetable for the preparation of the new Local Plan,</p>	<p>The Council will ensure ongoing engagement with Natural England, and will continue to play an active role in relevant Officer and Member working groups.</p> <p>The Council will encourage pre-application discussions and seek to engage major landowners and developers in the development of the Rushmoor Local Plan document.</p> <p>A close watch will be kept on the evolution of national planning policy and guidance as it relates to the preparation of the new Local Plan. Particular attention will be paid to the need to incorporate this expediently into the Local Plan as it emerges, to avoid wherever possible any further delays to the plan preparation process.</p>
<p>Delivery issues</p>	
<p>Rushmoor Borough Council is required to demonstrate how its long term planning strategy, and any specific site proposals, will be delivered. However, in many instances the Council is not the responsible organisation for delivery. Delivery may be affected by a range of different factors including a changing economic climate.</p>	<p>The Council will work closely with delivery agencies during the preparation of the Rushmoor Local Plan. Where appropriate, flexibility and contingency will be built into the strategy to cope with changing circumstances, for example issues of viability. Monitoring of policies will be used to highlight whether a review of policies or documents is needed to meet delivery targets.</p>
<p>Relevant evidence base</p>	

3 An area of heathland forming part of Natura 2000, a European-wide network of sites of international importance for nature conservation.

Preparing the Rushmoor Local Plan 2

Description of Risk	Minimising risks
A robust Rushmoor Local Plan needs to be supported by a relevant evidence base. However, this can be resource intensive (financially and in terms of staff time) to maintain. Moreover, there is a need to agree this jointly in many instances, and this adds time and complication to ensuring that the evidence base is completed in a timely fashion.	The Council will monitor key evidence through the Authority Monitoring Report. It will also seek to manage joint working with authorities on cross boundary strategic issues in an efficient way, notwithstanding the implications of joint working on progress.

2.5 Plan assessment and appraisal

2.15 Local Development Documents may also be subject to Habitats Regulations Assessments.⁽⁴⁾ It is best practice to publish the results of the assessment (where required) at the publication and submission stages for a Development Plan Document. Government guidance suggests Natural England must be consulted at the beginning of the process.⁽⁵⁾

2.16 We must also assess the policies and proposals in the Rushmoor Local Plan to ensure that they contribute to the aims of sustainable development. The results of this assessment are set out in a document called a Sustainability Appraisal. Documents relating to the Sustainability Appraisal process can be found on the Council's website at <http://www.rushmoor.gov.uk/sea>.

4 Under Schedule 1 to the Habitats Regulations (The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2010)
5 DCLG (2006) Planning for the Protection of European Sites: Appropriate Assessment (DCLG: Wetherby)

3 Finding out more

3 Finding out more

3.1 More details on the documents mentioned above can be found online at www.rushmoor.gov.uk/rushmoorplan.

3.2 During consultation periods, you can send your comments on the relevant Rushmoor Plan document to the Council's planning policy team. You can email us, send us a letter or make your representations online.

Telephone: 01252 398 789

Email: plan@rushmoor.gov.uk

Rushmoor Borough Council
Planning Policy
Council Offices
Farnborough Road
Farnborough
Hampshire
GU14 7JU

3.3 You can get copies of our documents from our website www.rushmoor.gov.uk or from the Council offices in Farnborough. During consultation periods, you can also view plans at the libraries in Aldershot and Farnborough.

3.1 Real time public information

3.4 It is the intention that the Rushmoor Local Plan document timetable as described in this Local Development Scheme is adhered to. If there is an unanticipated change from the agreed timetable, this will be made clear on the Council's web site at <http://www.rushmoor.gov.uk/newlocalplan>.

4 Appendix A

4.1 Profile of the Rushmoor Local Plan DPD

Local Development Document: Profile 1

Document Title	Rushmoor Local Plan Development Plan Document
Lead Section	Planning Policy and Conservation
Scope	Borough wide
Status	DPD (Development Plan Document)
Priority	High
Synopsis	<p>To provide strategic policies, detailed policies and land allocations to help to deliver the vision and objectives for the Borough through policies that:</p> <ul style="list-style-type: none"> ● Set out the requirement for housing and employment land across the Borough ● Review the boundary of the Built Up Area/Countryside ● Cover housing development to include: <ul style="list-style-type: none"> ● Site specific housing allocations, including land at Wellesley ● Policies relating to affordable housing and housing mix ● Policies relating to starter homes and self-build ● Policies relating to the provision of specialist housing including housing for older persons, including extra care and provision for mobility housing ● Policy relating to travellers' accommodation needs ● Development management policies setting policy requirements for new residential development, including residential space and amenity standards, and water efficiency standards ● Policies relating to the loss of housing and development on residential gardens ● Cover employment uses including: <ul style="list-style-type: none"> ● An overall strategy for identifying and protecting suitable and adequate employment land over the Plan period ● The identification of precise boundaries for Strategic and Locally Important Employment Sites ● Site specific policies for employment sites where appropriate ● Deal with Town Centre and retail development including the allocation of town centre boundaries, shopping cores and local shopping areas, and guidance on the mix of uses permitted in these areas ● Detail specific policies relating to the operation of Farnborough Airport ● Cover infrastructure and transport provision

4 Appendix A

	<ul style="list-style-type: none"> • Address community facilities and the protection of public houses • Detail policies on the Thames Basin Heaths Special Protection Area, green infrastructure, biodiversity, countryside, and water and flooding matters • Set out open space and recreation policies • Provide policies to deal with design in the built environment, conservation, and archaeology • Set out the approach to telecommunications development • Provide a policy approach to dealing with pollution in association with new development
--	--

Timetable

Key Milestones	Timescale
Commencement of document preparation	October 2014
Sustainability Appraisal (SA) Scoping	November 2014
Evidence gathering, identification of issues, consideration of different options	January 2013 - September 2016
Public participation on Preferred Approach Local Plan and SA Report	June/July 2015
Consideration of representations and discussions with community and stakeholders, ongoing development of the evidence base, preparation of draft submission Local Plan	July 2015 - December 2016
Publish draft Submission Local Plan for consultation	March/April 2017
Submission of Local Plan, Sustainability Appraisal Report and Proposals Map to SoS	June 2017
Hearing period	October 2017
Receipt of Inspector's report	January 2018
Adoption and publication of Local Plan and Proposals Map	March/April 2018

Management arrangements	Head of Planning/Rushmoor Plan Member Steering Group/Cabinet/Council
Resources	<p>Internal:</p> <ul style="list-style-type: none"> • Planning Policy and Conservation Officers as appropriate; Administration and technical support; Other Borough Council Officers' and Members' time and input • Rushmoor Plan budget to cover consultation, printing and design costs

Appendix A 4

	<p>External:</p> <ul style="list-style-type: none"> ● Rushmoor Plan budget allows for possible use of consultants ● Stakeholders
Approach to involving stakeholders & community	<p>Focused stakeholder and community involvement using a range of consultation methods that meet the minimum set out in Regulations, and which reflect the principles of engagement set out in the adopted Statement of Community Involvement</p> <p>Joint Rushmoor, Hart and Surrey Heath Member Steering Group, to deal with cross-boundary strategic matters relating to housing and employment</p>
Involvement of Others	<ul style="list-style-type: none"> ■ Environment Portfolio Holder ■ Development Management Committee as appropriate