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Surrey Heath Local Plan

Duty to Cooperate Regulation 18 Stage Issues and Options/Preferred
Approach

May 2018

The Duty to Co-operate

- 1.1 The Duty to Co-operate is a legal requirement on local planning authorities to ensure that they engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plans with respect to cross boundary matters. Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended) describes strategic matters as:-
- (a) Sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for and in connection with infrastructure that is strategic and has or would have significant impact on at least two planning areas; and*
 - (b) Sustainable development or use of land in a two-tier area if the development or use (i) is a county matter, or (ii) has or would have a significant impact on a county matter.*
- 1.2 The National Planning Policy Framework (NPPF) came into force in 2012 and the Planning Practice Guidance (PPG) in 2014. Both of these documents contain guidance on how local authorities can meet their legal obligations under the duty and to ensure that any co-operation between parties leads to effective Local Plan Policies which reflect strategic cross boundary issues. Paragraph 156 of the NPPF sets out the issues which are considered to be strategic priorities. The matters listed in the NPPF are:-
- The homes and jobs needed in the area
 - Provision of retail, leisure and other commercial development
 - Provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management and the provision of minerals and energy (including heat)
 - Provision of health, security, community and cultural infrastructure and other local facilities
 - Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscapes.
- 1.3 The PPG sets out that local planning authorities should make every effort to secure necessary co-operation on strategic cross boundary matters before they submit their Local Plans for examination.
- 1.4 The Duty to Co-operate is a legal requirement and cannot be applied retrospectively so if the plan fails the legal test there is no mechanism to put this right.

- 1.5 The Duty to Co-operate is more than consultation and should be ongoing pro-active and produce outcomes that are reflected in the Local Plan. It is not a duty to agree.

2. Duty to Co-operate Strategic Issues and Relevant Bodies

Existing Duty to Co-operate Mechanisms

- 2.1 Surrey Heath Borough Council considers that effective partnership working to achieve outcomes is at the heart of the duty to cooperate. As a small borough with limited resources, but a number of significant strategic assets running through its area, Surrey Heath Borough Council has been committed to the principles of joint working for some time. The Council has taken a pro-active role in driving forward joint working projects, for example acting as the secretariat for the Thames Basin Heath Joint Strategic Partnership Board on behalf of 11 local authorities working together on this strategic issue.
- 2.2 Table 1 below sets out the range of strategic partnerships and working groups that currently provides opportunities for duty to cooperate on strategic matters and issues. Surrey Heath Borough Council will use these existing mechanisms as a starting point in considering strategic matters in the plan preparation process. In some instances, these may be sufficient to enable outcomes to be delivered through the local plan process. However to ensure on going engagement and duty to co-operate it is recognised that other mechanisms will also need to be established.

Table 1 Existing Duty to Co-operate groups

Partnership/Working Group	Authorities/organisations involved
Surrey Planning Officer's Society	Comprises all the Surrey Heads of Planning. The Group meets monthly to agree joint working opportunities and arrangements, consider matters of cross boundary significance and to discuss all other issues of Surrey interest
Planning Working Group	A group of Planning Policy Managers in Surrey and the County Council that meets to discuss and resolve cross boundary policy issues, share relevant information and experience
Transport for Surrey	Transport for Surrey (TfS) brings together those involved in transport such as the bus and rail operators, local councils and Surrey Police to coordinate transport activities in the county. Surrey Heath Borough Council is one of the TfS partners.

Transport for Surrey Heath	Transport for Surrey Heath (TfSH) is a partnership project which aims to deliver improved transport solutions within the borough. It is part of the wider TfS initiative run by Surrey County Council. The Partnership includes not only transport providers, the Borough and County Councils, but also partners in the local business community.
Surrey Heath Partnership	The Surrey Heath Partnership is a single body that brings together different parts of the public sector as well as the business, community and voluntary sectors to work together for the benefit of the community of Surrey Heath. The Borough plays a key driving role in the Partnership.
Thames Basin Heaths Joint Strategic Partnership Board	The Joint Strategic Partnership Board (JSPB) comprises Natural England and key councillors of the 11 local authorities with the TBH SPA within their boundaries. The Board is set up to ensure a strategic approach to mitigate and manage the impacts of development on the SPA. It is served by the relevant planning officers in each of the authorities and officers from Natural England. Surrey Heath performs the secretarial role in the Partnership
Thames Basin Heaths Joint Officers Group	The Group co-ordinates the strategic policy approaches to mitigating and managing the impacts of development on the SPA. It provides information to the JSPB and comprises relevant officers from the various authorities and officers from Natural England.
Enterprise M3 Local Economic Partnership	Surrey Heath is part of the Enterprise M3 Local Economic Partnership (LEP). The LEP looks at the strategic management of resources to achieve economic growth. Enterprise M3 covers mid and north Hampshire and South West Surrey and involves 14 district authorities across two counties along with representatives from the business community. Surrey Heath plays an active role in the LEP and the leader of the Council is one of the 16 Members of the Enterprise M3 Board
Surrey Leaders Group	Surrey County Council and all Surrey local authorities
Surrey Heath Health and Wellbeing board	The Surrey Heath Health & Wellbeing Board was established in April 2013, in response to the Health and Social Care Act 2012. Surrey Heath Clinical Commissioning Group and so the Surrey Heath Health and Wellbeing Board was formed by the two Authorities, with the Surrey County Council Adult Services and Public Health Teams, with an aim to harness

opportunities for promoting and encouraging good health and active lifestyles.
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- 2.3 To ensure that Surrey Heath Borough Council had fully considered relevant cross boundary issues consultation was undertaken on a Duty to Cooperate Scoping Report for 6 weeks during January and February 2017. This provided an opportunity for relevant authorities and prescribed bodies and other groups to comment on Surrey Heath's approach to ongoing Duty to Cooperate. A copy of the Scoping Report (as amended following consultation) and a Statement of Consultation is appended to the Duty to Cooperate document. (Appendix 1 and Appendix 2)
- 2.4 This Duty to Co-operate report identifies in the tables below strategic matters with possible cross boundary implications and those local authorities and other Duty to Co-operate bodies with whom the Council is engaging. There may also be other organisations outside of the definition of Duty to Co-operate Bodies that the Council may also engage with. It is also recognised that many of the strategic matters are linked.

Duty to Co-operate – Housing, including Gypsy and Traveller accommodation.

The Housing Market Area (HMA) of Surrey Heath, Hart and Rushmoor was identified in 2014 and reflects the previous HMA identified in 2008. Each Authority consulted on the HMA with local developers and housebuilders. A Functional Economic Area (FEA) was also established which reflects the HMA area and a standard methodology for undertaking a Strategic Land Availability Assessment (SLAA) was agreed between the three authorities.

Throughout the setting up of the HMA and FEA and in undertaking the Strategic Housing Market Assessment (SHMA) and Employment Land Review (ELR) Surrey Heath has indicated that despite best endeavours it may not be able to meet its OAHN within the Borough. Notwithstanding this Surrey Heath has been taking a proactive approach in seeking to meet this need. The following actions are being undertaken to help meet the OAHN identified for Surrey Heath. As a result of these actions a Statement of Common Ground (SOCG January 2018) has been agreed between the three authorities which sets out that any unmet need arising in Surrey Heath can be met within the HMA. The SOCG accompanies this Duty to Co-operate Statement.

Issue- To enable housing delivery in Surrey Heath and to meet the needs of the Housing Market Area		
Issue	Duty to Cooperate to date	Outcomes and ongoing work
Establish Housing Market Area	A Housing Market Area (HMA) was identified in 2014 which covers Surrey Heath Rushmoor and Hart. Each authority produced a HMA report which was subject to consultation with neighbouring authorities and local developers/housebuilders. The evidence for this was incorporated into Section2 and Appendix8 of the hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment (SHMA) 2014.	<p>Outcome: Established the Housing Market Area in 2014 to enable a Strategic Housing Market Assessment to be undertaken.</p> <p>Outcome: A Member Liaison group was set up in July 2014 with agreed terms of reference. The group met on a regular throughout 2013-2016 to discuss the emerging SHMA and Employment Land Reviews to enable cross HMA agreement at a Member level and to make the HMA partners aware at the early stage of plan preparation of the potential for a potential shortfall in meeting OAHN targets in Surrey Heath.</p>
Members Liaison Group	<p>The Member Liaison Group comprises Members from the three HMA partners. Its Terms of Reference are to:</p> <p><i>To provide a joint forum under the duty to co-operate for exploring how the objectively assessed need for housing in the Hart/ Rushmoor/Surrey Heath Housing Market Area (HMA) could be delivered;</i></p> <p><i>exploring how the objectively assessed need for employment in the Hart/Rushmoor/Surrey Heath Functional Economic Area (FEA) could be delivered; and recognising the need to balance housing and employment provision across the three authorities.</i></p> <p>Between May 2014- November 2016 the Group has meet to receive updates on the production of SHMA's in 2014 and 2016 and approve its publication.</p>	<p>Outcome: Agreement and publication of OAHN figures in the 2014 and 2016 SHMA for the Housing Market area.</p> <p>Outcome: Recognition that some partners may not be able to meet the need within their area. Evidence will be required as to steps taken to address meeting need.</p>
Undertake SHMAA	A Strategic Housing Market Assessment was produced and	Outcomes: Set OAHN figure for the HMA and individual

	<p>consulted on during 2014 with neighbouring authorities and other prescribed bodies. It was adopted by the HMA authorities in December 2014.</p> <p>A new SHMA has been undertaken in 2016 and a review of the impact of Government standardised methodology was undertaken in December 2017</p>	<p>authorities.</p> <p>Agreed and adopted by the 3 HMA partners. The outcome of this is that :</p> <ul style="list-style-type: none"> • Rushmoor can meet own OAHN • Hart can meet own OAHN and has capacity which it recognises to meet other HMA partners unmet OAHN • Surrey Heath due to land supply issues, constraints (Thames Basin Heaths SPA, operational MOD land Green Belt) is unlikely to be able deliver its OAHN. • SOCG to be agreed between the HMA partners
SLAA work	<p>Joint SHLAA methodology produced following PAS audit of 2014</p> <p>SHLAAs produced by the HMA authorities</p>	<p>Outcome: A 2016 Strategic Land Availability Assessment (SLAA) has been produced having regard to the advice set out in the PPG.</p> <p>SLAA updated in 2017 in line with PPG guidance a Part 1 and Part 2 stage has been undertaken to review capacity of sites. Call for sites undertaken in 2016 and 2017</p>
Working with HMA Partners (Hart and Rushmoor)		
Rushmoor	<p>In addition to undertaking and adopting a joint SHMA, Officers have continued to have regular meetings in respect of addressing the OAHN of the HMA.</p> <p>The following work in respect of the emerging Rushmoor Plan has also been undertaken:</p> <ul style="list-style-type: none"> • Commented on draft Duty to Co-operate Scoping Report in Feb 2014 for Rushmoor's Plan • Commented on draft SA/SEA Dec 2014 • Commented on Rushmoor preferred approach to the Local Plan (Regulation 18) in July 2015. This was a formal 	<p>Outcome: Changes made to incorporate comments re economic growth</p> <p>Outcome: Changes made to incorporate comments</p> <p>Outcome: In their Pre Submission Local Plan (June</p>

	<p>response submitted following agreement by the Council's Executive. SHBC set out that Rushmoor should consider opportunities to increase housing delivery from the redevelopment of Aldershot and Farnborough Town Centres. Surrey Heath also re-iterated that although it would seek to meet its own needs that due to land availability and constraints of Thames Basin Heaths SPA, operational MOD land and Green Belt Surrey Heath would not be in a position to take any unmet need from Rushmoor.</p> <ul style="list-style-type: none"> Letter sent to Rushmoor in January 2017 setting out that despite best endeavours Surrey Heath BC may be unable to meet its full OAHN. At this early stage, having regard to the Council's Strategic Land Availability Assessment (SLAA) currently the shortfall is likely to be in the region of 1,700 dwellings. Surrey Heath recognises that, in the event it cannot meet its OAHN, it will need to clearly demonstrate how any shortfall has arisen. At this early stage we are asking whether your Authority is likely to be in a position to meet any demonstrated unmet need arising in Surrey Heath. Commented on Pre-Submission Local Plan (Regulation 19). This was a formal response following agreement by the Council's Executive. This sets out that Surrey Heath Borough Council welcomes the spatial approach taken 	<p>2017) Rushmoor have been able to demonstrate that they can meet their OAHN and have a surplus of circa 850 dwellings.</p> <p>Outcome: Response set out that Rushmoor is doing all it can to meet its share of the HMA's housing need, whilst mindful of the particular land use planning constraints that it faces. Hence, whilst indicatively, Rushmoor is likely to be able to meet its share of the HMA's housing need, with a degree of flexibility to allow for non-implementation, it does not have the capacity to be able to assist further with addressing potential unmet need in its HMA partner authorities.</p> <p>Outcome: To demonstrate a continued commitment to the cross boundary agreement we envisage that a SOCG will set out our agreed approach with regard to maximising opportunities to meet the HMA's housing need, including the delivery of affordable housing, whilst recognising that there may be constraints on the ability of each local planning authority to do so.</p> <p>Outcome: SOCG signed by the three authorities in January 2018</p>
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	<p>within the “Draft Submission” Local Plan consultation document, which indicates that Rushmoor is in a position to meet its own housing need, delivering at least 7,850 new dwellings in the Borough. Surrey Heath is now in the early stages of developing a new Local Plan and continues to develop a broad range of appropriate evidence to enable it to make robust decisions in respect of the extent that the Plan is able to meet the OAHN for Surrey Heath. However, the Council’s most recent Strategic Land Availability Assessment (July 2016) indicates that there will be a shortfall of land within the Borough to deliver the Council’s OAHN and whilst the Council will consider spatial strategies that could reduce this shortfall in the course of preparing the new Local Plan, it is unlikely that Surrey Heath will be in a position to meet the full OAHN for the Borough Surrey Heath would welcome clarification as to why the Plan does not allow for any flexibility in the event that there is any unforeseen change in circumstances across the plan period and in respect of why the projected surplus of 850 units cannot be made available to assist Surrey Heath in meeting any demonstrated unmet need. We envisage that these concerns can be addressed through ongoing work under the duty to cooperate.</p>	<p>To be considered by the Inspector on the Examination in Public on the Rushmoor Local Plan to be held May 2018.</p>
<p>Hart</p>	<p>In addition to undertaking and adopting a joint SHMA, Officers have continued to have regular meetings in respect of addressing the OAHN of the HMA.</p> <p>The following work in respect of the emerging Hart Plan has also been undertaken:</p> <ul style="list-style-type: none"> • In October 2014 Surrey Heath commented on Hart’s Housing Development Options Paper and welcomed the recognition in the paper that there may be a requirement for Hart to meet the needs of adjoining authorities, particularly those within the HMA. Supported Harts range of options which indicated that there was land availability well in 	<p>Outcome: In a Report to Council in November 2014 (Hart Local Plan: ‘Preferred Strategy for Housing Growth’ Hart District Council recognised at paragraph 3.4 that the Hart Local Plan will need to be flexible to enable it to be adjusted to accommodate the likelihood of Hart having to accommodate a significant proportion of any unmet</p>

	<p>excess of the OAHN figure for Hart (based on the 2014 SHMA figure of 370 dpa).</p> <ul style="list-style-type: none"> In January 2016 Surrey Heath commented on Hart's refined options for delivering new homes which noted that Hart indicated a need to plan for between 1,000 and 3,000 additional new homes to address unmet housing need in Surrey Heath and Rushmoor. In January 2016 Surrey Heath sent a letter of support to Hart in respect of LEP funding to provide Suitable Alternative Natural Greenspace (SANG) at Bramshott Lane which would help facilitate the delivery of housing across the HMA. Letter sent to Hart in January 2017 setting out that despite best endeavours Surrey Heath BC may be unable to meet its full OAHN. At this early stage, having regard to the Council's Strategic Land Availability Assessment (SLAA) 	<p>housing market area to ensure that the Hart Local Plan would be sound.</p> <p>Outcome: Recognition by Hart District Council that they may need to meet unmet need from other HMA partners. In October 2016 a motion was passed by Hart District Council <i>the Council resolves that through its Local Plan it will seek to meet Hart's full, objectively assessed need for new homes, subject to the inclusion of an appropriate contingency to allow for any delays or the non-delivery of sites, and that it will also seek to accommodate any demonstrated unmet need for new homes from its Housing Market Area partners and additionally provide for essential infrastructure including a site for a secondary school.</i> In a further Report to Council in February 2017 regarding agreement to undertake the Regulation 18 consultation on the Hart Local Plan it was again recognised that whilst Surrey Heath was undertaking work to try and meet its OAHN figure having regard to the severe constraint in the Borough that this might not be possible. A precautionary approach to meeting unmet need should be taken with contingency in the Hart Local Plan to allow flexibility</p> <p>Outcome : Work ongoing to secure SANG at Bramshott Lane</p> <p>Outcome: no formal response but Hart's Regulation 18 consultation on their Local Plan recognises may need to take any identified unmet need from the HMA.</p>
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	<p>currently the shortfall is likely to be in the region of 1,700 dwellings. Surrey Heath recognises that, in the event it cannot meet its OAHN, it will need to clearly demonstrate how any shortfall has arisen. At this early stage we are asking whether your Authority is likely to be in a position to meet any demonstrated unmet need arising in Surrey Heath</p> <ul style="list-style-type: none"> In May 2017 SHBC formally responded to the Regulation 18 consultation on the Draft Local Plan for Hart. This response formally requested that Hart recognise that in developing their spatial strategy and policies to deliver housing that these were flexible enough to meet any demonstrated unmet need arising in Surrey Heath. Response to Regulation 19 consultation on the Local Plan for Hart 	<p>Outcome: Meeting with Hart DC held in August 2017. To agree wording and SOCG regarding an early review of Hart Local Plan and identification of areas to take any unmet need from Surrey Heath.</p> <p>Outcome: Pre-submission Hart Local Plan and the accompanying Duty to Co-operate statement recognises that Hart may need to take unmet need from Surrey Heath BC.</p> <p>Outcome: SOCG signed with Hart and Rushmoor which sets out that any unmet need can be met within the Housing Market Area.</p>
Working with adjoining authorities		
Working with Other Local Planning Authorities	<p>Letters sent to the following LPAs in January 2017:</p> <p>Waverley Woking Wokingham Guildford RBWM Runnymede Bracknell Forest Basingstoke and Deane</p>	<p>Outcome: General response was that SHBC would need to do further work to try and meet OAHN and to seek it within HMA if could not meet it within the Borough</p> <p>SHBC currently looking at a number of options to determine how much of the OAHN can be met within the Borough. This includes looking at capacity of sites submitted and capacity of sites identified in the adopted Camberley Town Centre AAP and looking at possible boundary reviews</p>
Working with Central Government and other Agencies		
Working with Central Government	<p>Worked with Cabinet Office to become part of the One Public Estate Programme (OPE) in respect of the potential release of publicly owned land in the Borough, in particular MOD land. OPE funding was awarded in October 2016 to undertake this work. Bid</p>	<p>Outcomes: Two potential sites identified. Meetings arranged with DIO and OPE to discuss sites. One site (Frith Hill) has been discounted as still required for</p>

One Public Estate Programme	was supported by Runnymede BC . Woking BC retained a watching brief.	operational purposes. Meeting with DIO and OPE May 2017 to discuss possibilities around Staff College in Camberley. This work is ongoing but could release land for residential or other development. Studies undertaken to ensure that if the site comes forward constraints and issues have been addressed so that the site could be delivered quickly.
Garden Village Bid/HCA Fair Oaks	Bid submitted for inclusion on the DCLG/Homes and Community Agency's Garden Village programme for a redundant airfield/previously developed land in the Green Belt.	Outcome: Bid was not successful in the first round. Capacity funding has been awarded by DCLG to carry out further studies . Bid was supported by Runnymede BC and the EM3 LEP. Woking BC retained a watching brief. Joint highway work, funded by the Governments Housing Infrastructure Fund, being undertaken with Surrey County Council and neighbouring authorities of Runnymede and Woking.
LEP funding	Submitted a successful bid for funding from the EM3 LEP to purchase land to be used as Suitable Alternative Natural Greenspace(SANG) as avoidance measure for the impact of residential development on the Thames Basin Heaths SPA.	Outcome: SHBC was able to purchase land to be used as SANG which has provided mitigation for circa 1000 dwellings in the Borough.
Gypsy and Traveller Accommodation		
HMA and Neighbouring authorities	Consultation with HMA and neighbouring authorities on methodology for undertaking a GTAA undertaken from Wednesday 19th July 2017 until 5pm on 2nd August 2017. GTAA undertaken in February 2018 Discussions with neighbouring authorities if need cannot be met within Surrey Heath to determine whether they can assist in meeting any of Surrey Heath's need for permanent pitches and plots. Working with neighbouring authorities to identify potential sites for transit pitches.	Outcome: Consultation will provide opportunity for feedback from duty to cooperate bodies on the proposal for undertaking the GTAA. Comments considered by consultants and no changes required to the methodology

HMA and neighbouring authorities	Consultation on Local Plan Options including housing for Gypsy and Traveller Community and spatial strategy	Outcome: Seek agreement from HMA partners regarding housing target and meeting any unmet need and if necessary with adjoining HMA areas
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Duty to Co-operate-Thames Basin Heaths Special Protection Area

Issue	Duty to cooperate to date	Outcomes and ongoing work
<p>The Thames Basin Heaths Special Protection Area (TBHSPA) spans 11 local authorities and comprises areas of heathland protected by national and international legislation as a habitat for three species of ground nesting birds. New housing development is considered to have a likely significant effect on the heathland birds and a consistent package of mitigation measures for the delivery of new housing needs to be in place across the affected authorities. This is generally through the provision of Suitable Alternative Natural Greenspace (SANG) to provide avoidance measures for the impact of new housing on the TBHSPA and through the use of Strategic Access Management and Monitoring (SAMM) contributions.</p>	<p>There are well established cross boundary structures through both an officer working group and a Joint Members Board and agreed measures through the TBH Delivery Framework and saved SE Plan Policy NRM6</p>	<p>Outcomes: Surrey Heath Borough Council has been awarded LEP funding through the Local Growth Fund to purchase land in the east of the Borough for use as SANG. This SANG is now operational.</p> <p>Surrey Heath and Bracknell Forest Borough Council have an agreement for Surrey Heath to use capacity at Shepherd Meadows SANG in Bracknell to provide avoidance measures for up to 500 dwellings in Surrey Heath.</p> <p>Surrey Heath and Rushmoor have both agreed extra capacity from Hart DC at Hawley Meadows SANG.</p> <p>Surrey Heath has supported Hart's successful bid for LEP funding to purchase land at Bramshott Lane to be used as a SANG. This land, and land at Hawley Park proposed SANG may have future capacity to provide avoidance measures for development in the west of Surrey Heath.</p> <p>This will allow for housing delivery to take place within Surrey Heath</p>

Duty to Co-operate-Economic Development

Issue	Duty to cooperate to date	Outcomes and ongoing work
<p>Surrey Heath Borough is an urban borough in the heart of the Blackwater Valley economic area that is home to a number of significant and specialist high tech businesses The borough is a significant employer and has strong economic linkages with its neighbouring authorities that form part of the Blackwater Valley Economic Area.</p> <p>Camberley has been recognised as a step-up town by the EM3 LEP</p>	<p>A Functional Economic Area (FEA) was identified in 2015 which covers Surrey Heath, Rushmoor and Hart. Each authority produced a FEA report in 2014 which was subject to consultation with neighbouring authorities and local agents.</p> <p>The FEA is consistent with the identified HMA</p>	<p>Outcomes: An Employment Land Review Strategic Housing Market Assessment was produced by joint working between the 3 FEA authorities and consulted on during 2015 with neighbouring authorities and other prescribed bodies. It has been audited by PAS and has been adopted by the FEA authorities. An update has been produced in November 2016. Prior to this round of Local Plan making the three authorities had undertaken an Employment Land Review in 2009</p> <p>Identification of strategic employment areas to be designated through the Local Plan process to ensure an appropriate level and distribution of land and premises to meet employment needs. Identification of areas of employment use that could be lost to housing uses whilst meeting the economic needs of the local and sub-regional economy and to ensure sufficient employment land is provided both in the borough and across the wider FEA.</p>

Duty to Co-operate Issue-Transport

Issue	Duty to cooperate to date	Outcomes and ongoing work
<p>Identifying the potential impacts of delivering the Local Plan on the highways network (including the Strategic Highways Network)</p> <p>Improving cross boundary sustainable transport networks (public transport, walking and cycling).</p>	<p>Surrey Heath BC is working with Surrey County Council to take forward a series of bids to the EM3 LEP for improvements to the highways network</p>	<p>Outcome: Surrey County Council has been awarded LEP funding to improve the Meadows Gyratory in Surrey Heath which will improve traffic flows within the town centre and reduce congestion both within the centre and on the feeder roads. In addition the Blackwater Valley includes a number of pharmaceutical</p>

	<p>Surrey Heath BC sits on the Blackwater Valley Better Connectivity Group to improve connectivity between a series of stations in the Blackwater valley to improve cross boundary sustainable transport networks</p> <p>Seek agreement from HMA/ FEA authorities and neighbouring authorities on whether there is a need for joint evidence base and modelling to consider the impact of development within the Blackwater Valley area on the local and strategic road networks</p> <p>Working with Surrey County Council Runnymede and Woking on understanding the strategic impacts of developments in those boroughs on the A320</p>	<p>companies along the A331/A30. These improvements will improve accessibility to these sites for investors and employees along key transport interchanges in the wider Blackwater Valley. This work has involved joint working with Hart DC, Bracknell Forest BC and Hampshire CC, Historic England.</p> <p>Outcomes: This project has also been awarded EM3 LEP funding</p> <p>Anticipated Outcome: Agreement on Local Plan scope and content in regard to impact of developments on the local and strategic highways networks. Traffic modelling being undertaken by Surrey County Council to feed into the Infrastructure Needs Assessment to address needs arising from developments identified the Local Plan. To help inform the iterative Infrastructure Needs Assessment work.</p> <p>Anticipated Outcome: To provide evidence to seek funding for cross boundary highway improvements to the A320 necessary from the cumulative impact of development to ensure development can be delivered.</p>
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Duty to Co-operate Issue-Natural environment

Issue	Duty to cooperate to date	Outcomes and ongoing work
Surrey Heath lies within a larger than local level countryside and landscape context. There are strategic objectives and strategies for these areas, such as the Blackwater Valley Countryside Strategy, Green Belt and landscape which require joint working to ensure a consistent approach.	Meetings with relevant authorities and other prescribed bodies regarding the scope of the Local Plan prior to Issues and Options consultation 2017.	Outcome: Seek agreement from relevant authorities and prescribed bodies on approach and any joint evidence to enable protection of the TBHSPA
Countryside and the Green Belt approach	Surrey Heath BC produced a Green Belt and Countryside Study methodology in March 2017. This study was peer reviewed by Land Use Consultants. This methodology was used to see how the Green Belt was functioning against the five tests set out in the NPPF. Methodology sent for comment to Duty to Co-operate groups.	Outcome: Following DTC feedback the methodology and findings of the study will be used to inform the Capacity Study work to show the process that SHBC has undertaken to seek to deliver the OAHN figure within the Borough. The study forms part of an assessment of sites outside of settlement boundaries undertaken by consultants in July/August 2017. Capacity Study work will be consulted on.
Landscape Character Assessment	Landscape Character Assessment for Surrey undertaken in 2016 undertaken by consultants on behalf of the Surrey authorities.	Outcome: The methodology and findings of the study will be used to inform the Capacity Study work to show the process that SHBC has undertaken to seek to deliver the OAHN figure within the Borough

Duty to Co-operate-Flooding

Issue	Duty to cooperate to date	Outcomes and ongoing work
Need to Identify the potential impacts of delivering the Local Plan on surface water, fluvial, and groundwater flooding both within the borough and in neighbouring local authority areas	Surrey Heath BC and Woking BC working with the Environment Agency, have undertaken a Strategic Flood Risk Assessment SFRA to consider the impact of development on flood issues.	Outcome: Agreement on Local Plan scope and content in regard to impact of developments on surface water, fluvial, and groundwater flooding both within the borough and in neighbouring local authority areas

	Study sent out to neighbouring authorities and other relevant prescribed bodies for comment	Anticipated Outcomes: Agreement that the impact of proposed areas for development will not have a detrimental effect in respect of flood issues that cannot be mitigated
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Duty to Co-operate- Water Supply and waste water

Issue	Duty to cooperate to date	Outcomes and ongoing work
To Identify the potential impacts of delivering the Local Plan on the security of water supply and any impacts resulting from increased volumes of waste water	A Water Cycle Study has been undertaken on behalf of the Housing Market Area Partners (Surrey Heath, Rushmoor and Hart). Study sent out to neighbouring authorities and other relevant prescribed bodies for comment	Outcome: That any cross boundary water supply and waste water arising from the Local Plan and neighbouring local plans are considered so that future requirements can be delivered.

Duty to Co-operate- Health

Issue	Duty to cooperate to date	Outcomes and ongoing work
To address the potential impact of delivering the Local Plan on Healthcare provision. Ensuring Local Plans help achieve better health outcomes. To help meet the future needs of Frimley Park Hospital ,the Borough's largest employer, and a sub- regional provider of healthcare to deliver services	Surrey Heath works with Frimley Health to help meet their operational needs. Surrey Heath through the Health and Wellbeing agenda works with health providers and the CCG to encourage healthy lifestyles.	Anticipated Outcomes: That any cross boundary health issues, particularly health related infrastructure arising as a result of the Surrey Heath's Local Plan and neighbouring Local Plans are understood and any future strategic requirements are delivered. To consider how the Surrey Heath Local Plan and neighbouring authorities local plans can seek to achieve better health outcomes To work with Frimley Park Hospital in respect of future needs.

Appendix 1 Statement of Consultation



Great Place • Great Community • Great Future

**Statement of Consultation Duty to Co-operate Scoping Report
February 2017**

This statement sets out comments received and the Council's response to the Surrey Heath Borough Council's consultation on the Duty to Co-operate Scoping Report.

The Consultation ran for six weeks from the 3rd January 2017 to the 14th February 2017.

Letters and e-mails were sent out to those bodies prescribed as specific consultation bodies and those prescribed as Duty to Co-operate bodies in the Town and Country Planning (Local Planning) (England) Regulations 2012, including Neighbouring Local Authorities.

Responses to the Duty to Co-operate Scoping Report		
Respondent	Comment	Council's Response
Greater London Authority	May wish to involve the Mayor of London and Transport for London on strategic housing, economic development and transport area as London borders the authorities housing market area and functional economic area	The Mayor of London and Transport for London are prescribed Duty to Co-operate bodies and are therefore have to be consulted on duty to co-operate issues.
Basingstoke Canal Authority	Include Basingstoke Canal Management group to list of duty to co-operate organisations	Noted. To be added to list
Savills on behalf of Thames Water	Welcome recognition of the issue of potential impacts on delivering the Local Plan on the security of water supply and any impacts resulting from increased volumes of waste water. For clarity amend word waste in the tables to waste water	Noted. Will amend tables as appropriate.
Natural England	Add the use of Strategic Access Management and Monitoring contributions (SAMM) as a mitigation measure to the table on the Thames Basin Heaths Special Protection Areas	Table amended to include SAMM contributions.
Bisley Parish Council	Although not a prescribed body the Parish Council would wish to be added as a consultee and to be consulted on cross boundary matters that would impact on Bisley	The Council will consult Parish Council's on Duty to Co-operate issues and cross boundary matters.
Environment Agency	No concerns with Scoping Report. Raises requirement to provide relevant Water Cycle Study evidence, working with other relevant authorities and bodies-, to accompany a Local Plan.	The Council is currently undertaking a Water Cycle Study and is working with relevant authorities and bodies. This is set out in the Duty to Co-operate scoping Report under Water supply and waste water.
Guildford Borough Council	Recognise linkages between the Housing Market Areas covering Guildford and Surrey Heath. Whilst recognises Traveller provision as a strategic issue Guildford envisages meeting their own Traveller need within Guildford Borough. Recognises the need for joint working on potential need for transit sites. Notes the linkages that exist between the Functional Economic area of Guildford/ Woking and Surrey Heath Rushmoor and Hart Functional Economic Area. Note the strategic role in respect of Thames Basin Heaths SPA Note the recognition of transport as a strategic issue and will welcome on going work with Surrey Heath and Surrey County	Noted.

	<p>Council to understand highway impacts of proposed growth and potential mitigation measures.</p> <p>Agrees that the Blackwater Valley and green infrastructure in general is a cross boundary issue.</p> <p>Agrees flooding is a cross boundary issue given the location of the Blackwater River and surface water issues in the Ash area.</p> <p>Add Guildford into the Duty to Co-operate in respect of water supply, waste and health as part of Guildford is served by the Surrey Heath CCG.</p>	Tables amended to include Guildford BC in issue of water supply, waste and Health.
Surrey County Council	Surrey county Council is not responsible for assessing the needs or providing accommodation for the Gypsy and Traveller community and should not be included in this Duty to Co-operate issue.	Noted. Table amended.
Spelthorne Borough Council	<p>Considers Surrey Heath has identified all relevant mechanisms and processes to ensure effective engagement and supports the approach for engaging with identified authorities, prescribed bodies and consultees.</p> <p>Recommends adding Green Belt and Landscape to issues under natural environment table</p> <p>Requests that Spelthorne be added to the table in respect of housing.</p> <p>North West Surrey CCG covers a small area of Surrey Heath and should be added to the table regarding health.</p> <p>Could identify utility providers as partner organisations</p>	<p>Noted.</p> <p>Table amended.</p> <p>Table amended.</p> <p>Table amended</p> <p>Utility providers were consulted on the Scoping Report</p>
Reigate and Banstead Borough Council	No comments at this stage but wish to be kept informed.	Noted.
Historic England	Historic England is a prescribed body and it is therefore appropriate to be involved in Duty to Co-operate in respect of strategic matters that would involve or otherwise affect a	Noted. Historic Environment will be added to strategic matters.

	<p>heritage asset. There are a number of heritage assets in the borough or adjoining or straddling the borough and a number of listed buildings and a conservation area in close proximity to the Borough Boundary which could potentially be affected by strategic matters. As such the historic environment should be identified as a duty to co-operate strategic issue. If it is included Historic England should be involved in any discussions on these major sites under the duty to co-operate.</p> <p>If strategic issues of housing, economic development and transport affect a heritage asset(s) (such as Longcross) the historic England should be involved.</p>	Historic England would be consulted as a statutory consultee in respect of strategic or other development that could affect a heritage asset.
Windlesham Parish Council	<p>Need to identify Windsor and Maidenhead to all cross boundary and strategic issues identified in the Scoping Report.</p> <p>local flood forums should be consulted in relation to flooding</p> <p>Surrey Sports Board and Sport England should be consulted on matters of health. As both organisations have health initiatives.</p>	<p>Noted. Tables amended to include Windsor and Maidenhead (RBWM)</p> <p>Noted. Tables amended.</p>
Tandridge District Council	Consider all Surrey District and Boroughs are added under housing partners to consider any need to address shortfall on a strategic level across Surrey. This would reflect Tandridge's approach.	Noted. Table amended
Waverley Borough Council	No comments at this stage	Noted.
Wokingham Borough Council	Consider engagement strategy outlined and it is agreed that Wokingham BC should be actively engaged on strategic matters such as housing, the Thames Basin Heaths SPA, economic development and the natural environment	Noted.

Appendix 2 Revised Duty to Co-operate Scoping Report



Great Place • Great Community • Great Future

**Surrey Heath Local Plan
Duty to Cooperate Scoping Statement**

**February 2017
Amended following consultation**

The Duty to Co-operate

1.3 The Duty to Co-operate is a legal requirement on local planning authorities to ensure that they engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plans with respect to cross boundary matters. Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended) describes strategic matters as:-

- (c) Sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for and in connection with infrastructure that is strategic and has or would have significant impact on at least two planning areas; and*
- (d) Sustainable development or use of land in a two-tier area if the development or use (i) is a county matter, or (ii) has or would have a significant impact on a county matter.*

1.4 The National Planning Policy Framework (NPPF) came into force in 2012 and the Planning Practice Guidance (PPG) in 2014. Both of these documents contain guidance on how local authorities can meet their legal obligations under the duty and to ensure that any co-operation between parties leads to effective Local Plan Policies which reflect strategic cross boundary issues. Paragraph 156 of the NPPF sets out the issues which are considered to be strategic priorities. The matters listed in the NPPF are:-

- The homes and jobs needed in the area
- Provision of retail, leisure and other commercial development
- Provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management and the provision of minerals and energy (including heat)
- Provision of health, security, community and cultural infrastructure and other local facilities
- Climate change mitigation and adaption, conservation and enhancement of the natural and historic environment, including landscapes.

1.3 The PPG sets out that local planning authorities should make every effort to secure necessary co-operation on strategic cross boundary matters before they submit their Local Plans for examination.

1.4 The Duty to Co-operate is a legal requirement and cannot be applied retrospectively so if the plan fails the legal test there is no mechanism to put this right.

1.5 The Duty to Co-operate is more than consultation and should be ongoing pro-active and produce outcomes that are reflected in the Local Plan. It is not a duty to agree.

Who does the Duty to Co-operate apply to?

- 1.6 The Duty to Co-operate applies to local planning authorities, County Councils and a list of prescribed bodies. Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 lists those bodies which are prescribed bodies. These include:-
- The Environment Agency
 - English Heritage
 - Natural England
 - Mayor of London
 - Civil Aviation Authority
 - Homes and Communities Agency
 - Clinical Commissioning Groups
 - NHS England
 - Office of Rail Regulation
 - Transport for London
 - Integrated Transport Authorities
 - Highway Authorities
 - Highways England
 - Marine Management Organisation (not relevant for Surrey Heath)
- 1.7 Although not listed as prescribed bodies, paragraph 180 of the NPPF also sets out that local authorities should have regard to Local Enterprise Partnerships (LEPS) and Local Nature partnerships as well as private sector bodies, utilities and infrastructure providers.
- 1.8 Following consultation on the Duty to Co-operate Scoping Report the following organisations have also been added as consultees on relevant duty to co-operate issues:
- Basingstoke Canal Management Group
 - Local flood forums
 - Sport England and Surrey Sports Board

Role of the scoping report

- 1.9 The role of this Scoping Report is to set out the scope of the strategic cross boundary issues which Surrey Heath considers a Local Plan is likely to reflect. It is an opportunity to consult with relevant authorities and prescribed bodies to ensure that the necessary strategic issues have been identified and that the mechanisms for on-going constructive engagement are relevant.
- 1.10 Following any changes made through consultation on the scope of this Duty to Co-operate statement the Council will update this statement to reflect on going co-operation and outcomes throughout the plan preparation process. The way in which the Council has met Duty to Co-operate will be set out in a future Topic Paper.

Consultation

1.10 To ensure that Surrey Heath Borough Council has identified all relevant strategic cross boundary issues and that mechanisms for engagement are relevant we are seeking comments on this Scoping Statement. In particular we would welcome comments on the following questions:-

- **Has the Council identified all relevant cross boundary strategic matters and those which could have a significant impact on at least two planning areas?**
- **Has the Council identified all relevant authorities, prescribed bodies and other consultees that it needs to work with in respect of strategic matters?**
- **Has the Council identified all relevant process and mechanisms to ensure effective and on-going engagement on strategic matters?**
- **Do you support the Councils proposed approach for engaging with identified authorities, prescribed bodies and other consultees?**

1.11 If there are any strategic cross boundary issues or relevant bodies not identified or other mechanisms for engagement which you consider would be more suitable please can you set out reasons in your response.

1.12 Responses to this consultation should be received by the **14th February 2017**. Responses can be e-mailed planning.policy@surreyheath.gov.uk or by mail to

Planning Policy Surrey Heath Borough Council

Surrey Heath House

Knoll Road Camberley

GU15 3ED

2. Duty to Co-operate Strategic Issues and Relevant Bodies

Existing Duty to Co-operate Mechanisms

- 2.1 Surrey Heath Borough Council considers that effective partnership working to achieve outcomes is at the heart of the duty to cooperate. As a small borough with limited resources, but a number of significant strategic assets running through its area, Surrey Heath Borough Council has been committed to the principles of joint working for some time. The Council has taken a pro-active role in driving forward joint working projects, for example acting as the secretariat for the Thames Basin Heath Joint Strategic Partnership Board on behalf of 11 local authorities working together on this strategic issue.
- 2.2 Table 1 below sets out the range of strategic partnerships and working groups that currently provides opportunities for duty to cooperate on strategic matters and issues

Table 1 Existing Duty to Co-operate groups

Partnership/Working Group	Authorities/organisations involved
Surrey Planning Officer's Society	Comprises all the Surrey Heads of Planning. The Group meets monthly to agree joint working opportunities and arrangements, consider matters of cross boundary significance and to discuss all other issues of Surrey interest
Planning Working Group	A group of Planning Policy Managers in Surrey and the County Council that meets to discuss and resolve cross boundary policy issues, share relevant information and experience
Transport for Surrey	Transport for Surrey (TfS) brings together those involved in transport such as the bus and rail operators, local councils and Surrey Police to coordinate transport activities in the county. Surrey Heath Borough Council is one of the TfS partners.
Transport for Surrey Heath	Transport for Surrey Heath (TfSH) is a partnership project which aims to deliver improved transport solutions within the borough. It is part of the wider TfS initiative run by Surrey County Council. The Partnership includes not only transport providers, the Borough and County Councils, but also partners in the local business community.
Surrey Heath Partnership	The Surrey Heath Partnership is a single body that brings together different parts of the public sector as well as the business, community and voluntary sectors to work

	together for the benefit of the community of Surrey Heath. The Borough plays a key driving role in the Partnership.
Thames Basin Heaths Joint Strategic Partnership Board	The Joint Strategic Partnership Board (JSPB) comprises Natural England and key councillors of the 11 local authorities with the TBH SPA within their boundaries. The Board is set up to ensure a strategic approach to mitigate and manage the impacts of development on the SPA. It is served by the relevant planning officers in each of the authorities and officers from Natural England. Surrey Heath performs the secretarial role in the Partnership
Thames Basin Heaths Joint Officers Group	The Group co-ordinates the strategic policy approaches to mitigating and managing the impacts of development on the SPA. It provides information to the JSPB and comprises relevant officers from the various authorities and officers from Natural England.
Enterprise M3 Local Economic Partnership	Surrey Heath is part of the Enterprise M3 Local Economic Partnership (LEP). The LEP looks at the strategic management of resources to achieve economic growth. Enterprise M3 covers mid and north Hampshire and South West Surrey and involves 14 district authorities across two counties along with representatives from the business community. Surrey Heath plays an active role in the LEP and the leader of the Council is one of the 16 Members of the Enterprise M3 Board
Surrey Leaders Group	Surrey County Council and all Surrey local authorities
Surrey Heath Health and Wellbeing board	The Surrey Heath Health & Wellbeing Board was established in April 2013, in response to the Health and Social Care Act 2012. Surrey Heath Clinical Commissioning Group and so the Surrey Heath Health and Wellbeing Board was formed by the two Authorities, with the Surrey County Council Adult Services and Public Health Teams, with an aim to harness opportunities for promoting and encouraging good health and active lifestyles.

2.3 Surrey Heath Borough Council will use these existing mechanisms as a starting point in considering strategic matters in the plan preparation process. In some instances, these may be sufficient to enable outcomes to be delivered through the local plan process. However to ensure on going engagement and duty to co-operate it is recognised that other mechanisms will also need to be established.

- 2.4 This scoping report identifies in the tables below strategic matters with possible cross boundary implications and those local authorities and other Duty to Co-operate bodies with whom the Council will need to proactively engage to help deliver outcomes. There may also be other organisations outside of the definition of Duty to Co-operate Bodies that the Council may also engage with. It is also recognised that many of the strategic matters are linked.

Duty to Co-operate - Housing

Issue	To enable housing delivery in Surrey Heath and to meet the needs of the Housing Market Area
Duty to Co-operate and outcomes to date	<p>A Housing Market Area (HMA) was identified in 2014 which covers Surrey Heath Rushmoor and Hart. Each authority produced a HMA report which was subject to consultation with neighbouring authorities and local developers/housebuilders</p> <p>A Strategic Housing Market Assessment was produced and consulted on during 2014 with neighbouring authorities and other prescribed bodies. It was adopted by the HMA authorities in December 2014. A new SHMA has been undertaken in 2016.</p> <p>A joint Members Liaison Group (Hart Rushmoor and Surrey Heath) has been established</p> <p>Joint SHLAA methodology produced following PAS audit of 2014 SHLAAs produced by the HMA authorities</p> <p>A 2016 Strategic Land Availability Assessment (SLAA) has been produced having regard to the advice set out in the PPG.</p> <p>Worked with Cabinet Office to become part of the One Public Estate Programme (OPE) in respect of the potential release of publicly owned land in the Borough. OPE funding was awarded in October 2016 to undertake this work.</p> <p>Bid submitted for inclusion on the DCLG/Homes and Community Agency's Garden Village programme.</p> <p>Outcomes</p> <p>Each local authority will seek to deliver the objectively assessed need within the borough boundary. There may be the need to accommodate some of Surrey Heath's need within the other HMA authorities. If this cannot be achieved there may be the need to approach neighbouring authorities which have the closest links to our HMA.</p>
Who is involved	Hart District Council, Rushmoor Borough Council, Guildford Borough Council, Runnymede Borough Council, Waverley Borough Council, Elmbridge Borough Council, Epsom and Ewell borough Council, Mole Valley District Council, Spelthorne Borough Council, Tandridge District Council, Woking Borough

	Council, Basingstoke and Deane Borough Council, Bracknell Forest Borough Council, Wokingham Borough Council, RBWM, Enterprise M3 LEP, Surrey County Council, Hampshire County Council, DCLG/Homes and Community Agency, Cabinet Office and One Public Estate Programme, Historic England
Continuing Involvement	
Initial Plan preparation work	<p>Meetings/discussions/workshops with relevant authorities and other prescribed bodies regarding the scope of the Local Plan prior to Issues and Options consultation in 2017</p> <p>Discussions with major public landowner (MOD) regarding future use of land.</p> <p>Use One Public Estate funding in respect of potential release of publicly owned land in the Borough for development</p> <p>Submission of Garden Village Bid</p> <p>Anticipated Outcome:</p> <ul style="list-style-type: none"> • Agreement on Local Plan scope and content, including housing
Issues and Options	<p>Consultation on Local Plan Options 2017 including housing numbers and spatial strategy</p> <p>Anticipated Outcomes</p> <ul style="list-style-type: none"> • To determine the availability of publically owned land • Seek agreement from HMA partners and neighbouring authorities regarding housing target and meeting any unmet need and if necessary with adjoining HMA areas • Consultation will provide opportunity for feedback from duty to cooperate bodies on the proposal for housing provision • Undertake an Infrastructure Needs Study
Preparation of the Pre-Submission Plan	<ul style="list-style-type: none"> • Discussion on representations received and on any additional evidence that might be required <p>Anticipated Outcomes</p> <ul style="list-style-type: none"> • Seek to agree way forward to ensure plan is sound
Publication of the Pre-Submission Plan	<ul style="list-style-type: none"> • Formal representations to the Secretary of State <p>Anticipated outcomes</p> <ul style="list-style-type: none"> • Statement of Common Grounds where appropriate to support outcomes.
Who will be involved	
	Hart District Council, Rushmoor Borough Council, Guildford Borough Council, Runnymede Borough Council, Waverley Borough Council, Elmbridge Borough Council, Epsom and Ewell borough Council, Mole Valley District Council, Spelthorne Borough Council, Tandridge District Council, Woking Borough Council, Basingstoke and Deane Borough Council, Bracknell Forest Borough Council, Wokingham Borough Council, RBWM

	,Enterprise M3 LEP, Surrey County Council, Hampshire County Council, DCLG/Homes and Community Agency, Cabinet Office and One Public Estate Programme, Historic England..
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Duty to Co-operate- Traveller Provision

Issue	To assess and plan for the needs of the Gypsy and Travelling Community
Duty to Co-operate and outcomes to date	<p>To assess the needs of the Travelling Community, the Council has worked with other boroughs and districts within Surrey and representatives of the Travelling Community to produce a joint methodology for the assessment of the need for new pitches/plots. The Surrey methodology (2012) ensures consistency in approach when undertaking Traveller Accommodation Assessments (TAA) and allows each local planning authority the ability to apply agreed assumptions to identify future accommodation needs. A revised methodology has been agreed with some East Surrey Boroughs</p> <p>An updated SHLAA and TAA will be produced</p>
Who is involved	Guildford BC, Elmbridge BC, Epsom and Ewell DC, Runnymede BC, Spelthorne BC, Reigate and Banstead BC, Tandridge BC, Waverley BC, Mole Valley DC Woking BC, RBWM.
Continuing Involvement	
Initial Plan preparation work	<p>Consultation with all authorities and selected bodies on Draft TAA Report 2017.</p> <p>Discussions with neighbouring authorities if need cannot be met within Surrey Heath to determine whether they can assist in meeting any of Surrey Heath's need for permanent pitches and plots. Working with neighbouring authorities to identify potential sites for transit pitches.</p> <p>Meetings/discussions/workshops with relevant authorities and other prescribed bodies regarding the scope of the Local Plan prior to Issues and Options consultation 2017.</p> <p>Anticipated Outcome:</p> <ul style="list-style-type: none"> • Agreement on TAA Report • Agreement on Local Plan scope and content
Issues and Options	<p>Consultation on Local Plan Options 2017 including housing for Gypsy and Traveller Community and spatial strategy</p> <p>Anticipated Outcomes</p> <ul style="list-style-type: none"> • Seek agreement from HMA partners regarding housing target and meeting any unmet need and if necessary with adjoining HMA areas • Consultation will provide opportunity for feedback from duty to cooperate bodies on the proposal for housing provision
Preparation of the	<ul style="list-style-type: none"> • Discussion on representations received and on any

Pre-Submission Plan	<p>additional evidence that might be required</p> <p>Anticipated Outcomes</p> <ul style="list-style-type: none"> • Seek to agree way forward to ensure plan is sound
Publication of the Pre-Submission Plan	<p>Anticipated outcomes</p> <ul style="list-style-type: none"> • Formal representations to the Secretary of State • Statement of Common Grounds where appropriate to support outcomes.
Who will be involved	
	<p>Hart District Council, Rushmoor Borough Council, Guildford Borough Council, Runnymede Borough Council, Waverley Borough Council, Elmbridge BC, Epsom and Ewell DC, Spelthorne BC, Reigate and Banstead BC, Tandridge BC, , Mole Valley DC Woking BC, Bracknell Forest Borough Council, Wokingham Borough Council, RBWM, Enterprise M3 LEP, Natural England, The Environment Agency, Homes and Communities Agency, Historic England.</p>

Duty to Co-operate-Thames Basin Heaths Special Protection Area

Issue	<p>The Thames Basin Heaths Special Protection Area (TBHSPA) spans 11 local authorities and comprises areas of heathland protected by national and international legislation as a habitat for three species of ground nesting birds. New housing development is considered to have a likely significant effect on the heathland birds and a consistent package of mitigation measures for the delivery of new housing needs to be in place across the affected authorities. This is generally through the provision of Suitable Alternative Natural Greenspace (SANG) to provide avoidance measures for the impact of new housing on the TBHSPA and through the use of Strategic Access Management and Monitoring (SAMM) contributions.</p>
Duty to Co-operate and outcomes to date	<p>There are well established cross boundary structures through both an officer working group and a Joint Members Board and agreed measures through the TBH Delivery Framework and saved SE Plan Policy NRM6</p> <p>Surrey Heath Borough Council has been awarded LEP funding through the Local Growth Fund to purchase land in the east of the Borough for use as SANG. This SANG is now operational.</p> <p>Surrey Heath and Bracknell Forest Borough Council have an agreement for Surrey Heath to use capacity at Shepherd Meadows SANG in Bracknell to provide avoidance measures for up to 500 dwellings in Surrey Heath.</p> <p>Surrey Heath and Rushmoor have both agreed extra capacity from Hart DC at Hawley Meadows SANG.</p> <p>Surrey Heath has supported Hart's successful bid for LEP</p>

	<p>funding to purchase land at Bramshott Lane to be used as a SANG. This land and land at Hawley Park proposed SANG may have future capacity to provide avoidance measures for development in the west of Surrey Heath.</p> <p>This will allow for housing delivery to take place within Surrey Heath</p>
Who is involved	Natural England Enterprise M3 LEP Bracknell Forest BC, Hart DC, Rushmoor BC, JSPB Members Board, JSPB Officers Board
Continuing Involvement	
Initial Plan preparation work	<p>Meetings with relevant authorities and other prescribed bodies regarding the scope of the Local Plan prior to Issues and Options consultation 2017</p> <p>Anticipated Outcome:</p> <ul style="list-style-type: none"> • Agreement on Local Plan scope and content in regard to provision of avoidance measures
Issues and Options	<p>Consultation on Local Plan Options 2017 including housing numbers and spatial strategy</p> <p>Anticipated Outcomes</p> <ul style="list-style-type: none"> • Seek agreement from TBHSPA authorities and Natural England regarding approach to providing avoidance measures for impact of new housing development on the TBHSPA to enable protection of the TBHSPA • Consultation will provide opportunity for feedback from duty to cooperate bodies on the proposal for housing provision
Preparation of the Pre-Submission Plan	<ul style="list-style-type: none"> • Discussion on representations received and on any additional evidence that might be required <p>Anticipated Outcomes</p> <ul style="list-style-type: none"> • Seek to agree way forward to ensure plan is sound
Publication of the Pre-Submission Plan	<ul style="list-style-type: none"> • Formal representations to the Secretary of State <p>Anticipated outcomes</p> <ul style="list-style-type: none"> • Statement of Common Grounds where appropriate to support outcomes.
Who will be involved	
	Hart District Council, Rushmoor Borough Council, Waverley Borough Council, Guildford Borough Council, Bracknell Forest Borough Council, Woking Borough Council, Wokingham Borough Council, Elmbridge Borough Council, Runnymede Borough Council, Royal Borough of Windsor and Maidenhead, Surrey County Council, Natural England, Enterprise M3 LEP

Duty to Co-operate-Economic Development

<p>Issue</p>	<p>Surrey Heath Borough is an urban borough in the heart of the Blackwater Valley economic area that is home to a number of significant and specialist high tech businesses The borough is a significant employer and has strong economic linkages with its neighbouring authorities that form part of the Blackwater Valley Economic Area. Camberley has been recognised as a step-up town by the EM3 LEP</p>
<p>Duty to Co-operate and outcomes to date</p>	<p>A Functional Economic Area (FEA) was identified in 2015 which covers Surrey Heath, Rushmoor and Hart. Each authority produced a FEA report which was subject to consultation with neighbouring authorities and local agents</p> <p>The FEA is consistent with the identified HMA</p> <p>An Employment Land Review Strategic Housing Market Assessment was produced by joint working between the 3 FEA authorities and consulted on during 2015 with neighbouring authorities and other prescribed bodies. It has been audited by PAS and has been adopted by the FEA authorities. An update has been produced in November 2016.</p> <p>A joint Members Liaison Group (Hart Rushmoor and Surrey Heath) has been established</p> <p>Outcomes</p> <p>Identification of strategic employment areas to be designated through the Local Plan process. Identification of areas of employment use that could be lost to housing uses whilst meeting the economic needs of the local and sub-regional economy</p> <p>.</p>
<p>Who is involved</p>	<p>Hart District Council, Rushmoor Borough Council, Guildford Borough Council, Runnymede Borough Council, Waverley Borough Council, Basingstoke and Deane Borough Council, Bracknell Forest Borough Council, Wokingham Borough Council, RBWM, Enterprise M3 LEP, Surrey County Council, Hampshire County Council, Historic England.</p>
<p>Continuing Involvement</p>	
<p>Initial Plan preparation work</p>	<p>Meetings with relevant authorities and other prescribed bodies regarding the scope of the Local Plan prior to Issues and Options consultation 2017</p> <p>Specific discussions with Runnymede in respect of the</p>

	<p>economic development proposed at DERA</p> <p>With regard to Retail. The Council has an adopted Camberley Town Centre Area Action Plan (2014) In relation to other smaller retail centres Surrey Heath will ensure the delivery of retail and other uses to meet the needs of the borough, having regard to impact on neighbouring boroughs centres</p> <p>Anticipated Outcome:</p> <ul style="list-style-type: none"> • Agreement on Local Plan scope and content in regard to provision of strategic employment sites and retail centre uses • Consider the impact of DERA on Surrey Heath • Undertake an Infrastructure Needs Study
Issues and Options	<p>Consultation on Local Plan Options 2017 including employment and retail strategy</p> <p>Anticipated Outcomes</p> <ul style="list-style-type: none"> • Seek agreement from FEA authorities and neighbouring authorities on the amount of employment space necessary to meet local and sub-regional needs. • Agreement that local centre retail policies are relevant to the size of the retail centres • Consultation will provide opportunity for feedback from duty to cooperate bodies on the proposal for housing provision
Preparation of the Pre-Submission Plan	<ul style="list-style-type: none"> • Discussion on representations received and on any additional evidence that might be required <p>Anticipated Outcomes</p> <ul style="list-style-type: none"> • Seek to agree way forward to ensure plan is sound
Publication of the Pre-Submission Plan	<ul style="list-style-type: none"> • Formal representations to the Secretary of State <p>Anticipated outcomes</p> <ul style="list-style-type: none"> • Statement of Common Grounds where appropriate to support outcomes.
Who will be involved	
	<p>Hart District Council, Rushmoor Borough Council, Guildford Borough Council, Runnymede Borough Council, Waverley Borough Council, Spelthorne BC, Woking BC, Bracknell Forest Borough Council, Wokingham Borough Council, RBWM, Enterprise M3 LEP, Surrey County Council, Hampshire CC, Historic England.</p>

Duty to Co-operate Issue-Transport

Issue	Identifying the potential impacts of delivering the Local Plan on the highways network (including the Strategic Highways Network) Improving cross boundary sustainable transport networks (public transport, walking and cycling)
Duty to Co-operate and outcomes to	Surrey Heath BC is working with Surrey County Council to take

date	<p>forward a series of bids to the EM3 LEP for improvements to the highways network</p> <p>Surrey County Council has been awarded LEP funding to improve the Meadows Gyrotory in Surrey Heath which will improve traffic flows within the town centre and reduce congestion both within the centre and on the feeder roads. In addition the Blackwater Valley includes a number of pharmaceutical companies along the A331/A30. These improvements will improve accessibility to these sites for investors and employees along key transport interchanges in the wider Blackwater Valley. This work has involved joint working with Hart DC, Bracknell Forest BC and Hampshire CC, Historic England.</p> <p>Surrey Heath BC sits on the Blackwater Valley Better Connectivity Group to improve connectivity between a series of stations in the Blackwater valley to improve cross boundary sustainable transport networks. This project has also been awarded EM3 LEP funding</p>
Who is involved	<p>Surrey County Council, Hampshire County Council, Guildford Borough Council, Waverley Borough Council, Rushmoor Borough Council, Woking Borough Council, RBWM, Train Operating Companies South West Trains and First Great Western, Bus operators in the Blackwater Valley Quality Bus Partnership including Stagecoach, Arriva and First, the Basingstoke Canal Authority, Blackwater Valley Partnership and Sustrans, Historic England</p>
Continuing Involvement	
Initial Plan preparation work	<p>Meetings with relevant authorities and other prescribed bodies regarding the scope of the Local Plan prior to Issues and Options consultation 2017</p> <p>Seek agreement from HMA/ FEA authorities and neighbouring authorities on whether there is a need for joint evidence base and modelling to consider the impact of development within the Blackwater Valley area on the local and strategic road networks</p> <p>Anticipated Outcome:</p> <ul style="list-style-type: none"> • Agreement on Local Plan scope and content in regard to impact of developments on the local and strategic highways networks • Undertake and Infrastructure Needs Assessment
Issues and Options	<p>Consultation on Local Plan Options 2017 including housing numbers, employment and spatial strategy</p> <p>Anticipated Outcomes</p> <ul style="list-style-type: none"> • Agreement that the impact of proposed areas for development will not have a detrimental effect on the local and strategic road network that cannot be mitigated • Consultation will provide opportunity for feedback from duty to cooperate bodies on the proposal for housing

	provision
Preparation of the Pre-Submission Plan	<ul style="list-style-type: none"> Discussion on representations received and on any additional evidence that might be required <p>Anticipated Outcomes</p> <ul style="list-style-type: none"> Seek to agree way forward to ensure plan is sound
Publication of the Pre-Submission Plan	<ul style="list-style-type: none"> Formal representations to the Secretary of State <p>Anticipated outcomes</p> <ul style="list-style-type: none"> Statement of Common Grounds where appropriate to support outcomes.
Who will be involved	
	Highways England, Surrey County Council, Hampshire County Council, Guildford Borough Council, Waverley Borough Council, Hart District Council, Rushmoor Borough Council, Woking Borough Council, RBWM, Network Rail, CAA, Office of Rail Regulation, Train Operating Companies South West Trains and First Great Western, Bus operators in the Blackwater Valley Quality Bus Partnership including Stagecoach, Arriva and First, the Basingstoke Canal Authority, Blackwater Valley Partnership and Sustrans EM3 LEP, Historic England.

Duty to Co-operate Issue-Natural environment

Issue	Surrey Heath lies within a larger than local level countryside and landscape context. There are strategic objectives and strategies for these areas, such as the Blackwater Valley Countryside Strategy, Green Belt and landscape which require joint working to ensure a consistent approach
Duty to Cooperate and Outcomes	That the Local Plan policies help to deliver the strategic objectives of the wider countryside and landscape context
Initial Plan preparation work	<p>Meetings with relevant authorities and other prescribed bodies regarding the scope of the Local Plan prior to Issues and Options consultation 2017.</p> <p>Anticipated Outcome:</p> <ul style="list-style-type: none"> Agreement on Local Plan scope and content in regard to the natural environment Consideration as to the need for joint evidence
Issues and Options	<p>Consultation on Local Plan Options 2017 including the natural environment</p> <p>Anticipated Outcomes</p> <ul style="list-style-type: none"> Seek agreement from relevant authorities and prescribed bodies on approach and any joint evidence TBHSPA to enable protection of the TBHSPA Consultation will provide opportunity for feedback from duty to cooperate bodies on the proposal for housing

	provision
Preparation of the Pre-Submission Plan	<ul style="list-style-type: none"> • Discussion on representations received and on any additional evidence that might be required Anticipated Outcomes <ul style="list-style-type: none"> • Seek to agree way forward to ensure plan is sound
Publication of the Pre-Submission Plan	<ul style="list-style-type: none"> • Formal representations to the Secretary of State Anticipated outcomes <ul style="list-style-type: none"> • Statement of Common Grounds where appropriate to support outcomes.
Who will be involved	
	Hart DC, Rushmoor BC, Guildford BC, Waverley BC, Bracknell Forest BC, Wokingham BC, Hampshire CC

Duty to Co-operate-Flooding

Issue	Need to Identify the potential impacts of delivering the Local Plan on surface water, fluvial, and groundwater flooding both within the borough and in neighbouring local authority areas
Duty to Co-operate and outcomes to date	Surrey Heath BC and Woking BC have undertaken a Strategic Flood Risk Assessment SFRA to consider the impact of development on flood issues
Who is involved	Environment Agency, Woking BC, Surrey CC
Continuing Involvement	
Initial Plan preparation work	<p>Meetings with relevant authorities and other prescribed bodies regarding the scope of the Local Plan prior to Issues and Options consultation 2017.</p> <p>Anticipated Outcome:</p> <ul style="list-style-type: none"> • Agreement on Local Plan scope and content in regard to impact of developments on surface water, fluvial, and groundwater flooding both within the borough and in neighbouring local authority areas
Issues and Options	<p>Consultation on Local Plan Options 2017 including housing numbers and spatial strategy</p> <p>Anticipated Outcomes</p> <ul style="list-style-type: none"> • Agreement that the impact of proposed areas for development will not have a detrimental effect in respect of flood issues that cannot be mitigated • Consultation will provide opportunity for feedback from duty to cooperate bodies on the proposal for housing and employment provision
Preparation of the Pre-Submission Plan	<ul style="list-style-type: none"> • Discussion on representations received and on any additional evidence that might be required Anticipated Outcomes

	<ul style="list-style-type: none"> • Seek to agree way forward to ensure plan is sound
Publication of the Pre-Submission Plan	<ul style="list-style-type: none"> • Formal representations to the Secretary of State <p>Anticipated outcomes</p> <ul style="list-style-type: none"> • Statement of Common Grounds where appropriate to support outcomes.
Who will be involved	
	Environment Agency, Woking BC , Hart BC, Rushmoor BC, Guildford BC, Waverley DC, Bracknell Forest BC, Historic England

Duty to Co-operate- Water Supply and waste water

Issue	To Identify the potential impacts of delivering the Local Plan on the security of water supply and any impacts resulting from increased volumes of waste water
Duty to Cooperate and Outcomes	That any cross boundary water supply and waste water arising from the Local Plan and neighbouring local plans are considered so that future requirements can be delivered
Initial Plan preparation work	<p>Meetings with relevant authorities, other prescribed bodies and water and waste companies regarding the scope of the Local Plan prior to Issues and Options consultation 2017</p> <p>A Water Cycle Study is being undertaken on behalf of the Housing Market Area Partners (Surrey Heath, Rushmoor and Hart).</p> <p>Anticipated Outcome:</p> <ul style="list-style-type: none"> • Agreement on Local Plan scope and content in regard to water supply and waste water • Consideration as to the need for joint evidence
Issues and Options	<p>Consultation on Local Plan Options 2017 including water supply and waste water</p> <p>Anticipated Outcomes</p> <ul style="list-style-type: none"> • Seek agreement from relevant authorities and prescribed bodies on approach and any joint evidence • Consultation will provide opportunity for feedback from duty to cooperate bodies on the proposal for housing provision
Preparation of the Pre-Submission Plan	<ul style="list-style-type: none"> • Discussion on representations received and on any additional evidence that might be required <p>Anticipated Outcomes</p> <ul style="list-style-type: none"> • Seek to agree way forward to ensure plan is sound
Publication of the	<ul style="list-style-type: none"> • Formal representations to the Secretary of State

Pre-Submission Plan	Anticipated outcomes <ul style="list-style-type: none"> Statement of Common Grounds where appropriate to support outcomes.
Who will be involved	
	Water and waste water companies, Environment Agency, Surrey County Council, Rushmoor BC, Hart DC, Woking BC, Elmbridge BC, Mole Valley DC., Guildford BC

Duty to Co-operate- Health

Issue	To address the potential impact of delivering the Local Plan on Healthcare provision. Ensuring Local Plans help achieve better health outcomes. To help meet the future needs of Frimley Park Hospital ,the Borough’s largest employer, and a sub- regional provider of healthcare to deliver services
Duty to Cooperate and Outcomes	That any cross boundary health issues, particularly health related infrastructure arising as a result of the Surrey Heath’s Local Plan and neighbouring Local Plans are understood and any future strategic requirements are delivered. To consider how the Surrey Heath Local Plan and neighbouring authorities local plans can seek to achieve better health outcomes To undertake a review of the Surrey Heath Open Space and Leisure Study To work with Frimley Park Hospital in respect of future needs To consider if the contents of the draft Surrey Physical Health Strategy can be taken forward through the Local Plans process
Initial Plan preparation work	Meetings with relevant authorities, other prescribed bodies Surrey Heath CCG, NHS England Surrey County Council and Frimley Park Hospital prior to Issues and Options consultation 2017 An updated Open Space and Leisure Study has been undertaken. Anticipated Outcome: <ul style="list-style-type: none"> Agreement on Local Plan scope and content in regard to provision of open space Consideration as to if there is a need for new provision or infrastructure Undertake an Infrastructure Needs Assessment
Issues and Options	Consultation on Local Plan Options 2017 including Open Space and Leisure. Anticipated Outcomes <ul style="list-style-type: none"> Seek agreement from relevant authorities and prescribed bodies on approach to health provision and building in health into Local Plan policies Consultation will provide opportunity for feedback from duty to cooperate bodies on the proposal for housing provision

Appendix 3 Statement of Common Ground