



Submission Surrey Heath Local Plan
(2019 – 2038)

STATEMENT of COMMON
GROUND SCG03

with Bracknell Forest Council



December 2024

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Contents

STATEMENT of COMMON GROUND SCG03	1
Contents.....	2
1. Introduction.....	3
2. Background	4
Surrey Heath Borough Local Plan 2019 – 2038.....	5
Bracknell Forest Local Plan 2020 - 2037	5
Key Strategic Planning Matters.....	5
3. Cooperation to date.....	6
Record of engagement	6
4. Housing Requirements and Distribution	7
5. Economic Needs.....	9
6. Thames Basin Heaths Special Protection Area and SANGs	10
7. Provision for Gypsies and Travellers and Travelling Showpeople.....	13
8. Infrastructure	15
9. Outcomes - SHBC and BFC virtual officer meeting 30 April 2024	17
10. Engagement since April 2024 including Pre-Submission Representations.....	18
11. Outcomes - SHBC and BFC virtual officer meeting 9 October 2024.....	24



I. Introduction

- I.1. This Statement of Common Ground (SCG) has been prepared jointly between **Bracknell Forest Council (BFC)** and **Surrey Heath Borough Council (SHBC)**. It sets out the agreed position as at November 2024 in relation to cross boundary strategic planning matters. It has been prepared to support the Submission Surrey Heath Local Plan: 2019 - 2038 and has been agreed by both BFC and SHBC. It sets out how BFC has been engaged on an on-going basis through the plan-making process.
- I.2. Under Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 110 of the Localism Act 2011) and in accordance with paras. 24-27 of the National Planning Policy Framework (NPPF 2023), it is a requirement under the duty to cooperate for a local planning authority to engage constructively, actively and on an ongoing basis in the preparation of development plan documents and other documents. This is a test that local authorities need to satisfy prior to the local plan examination stage and is an additional requirement to the test of soundness.
- I.3. The duty to cooperate applies to strategic cross boundary matters (those that might apply are set out in para. 20 of the NPPF). The statutory requirements of the duty to cooperate are not a choice but a legal obligation although it is not a duty to agree. Co-operation should produce effective and deliverable policies on strategic cross boundary matters in accordance with national planning policy, as further explained in National Planning Practice Guidance (NPPG). The Council published a Duty to Co-operate Statement of Compliance to demonstrate how the legal duty has been met alongside the Pre-Submission Local Plan and has prepared an Update to this to support the Local Plan Submission.

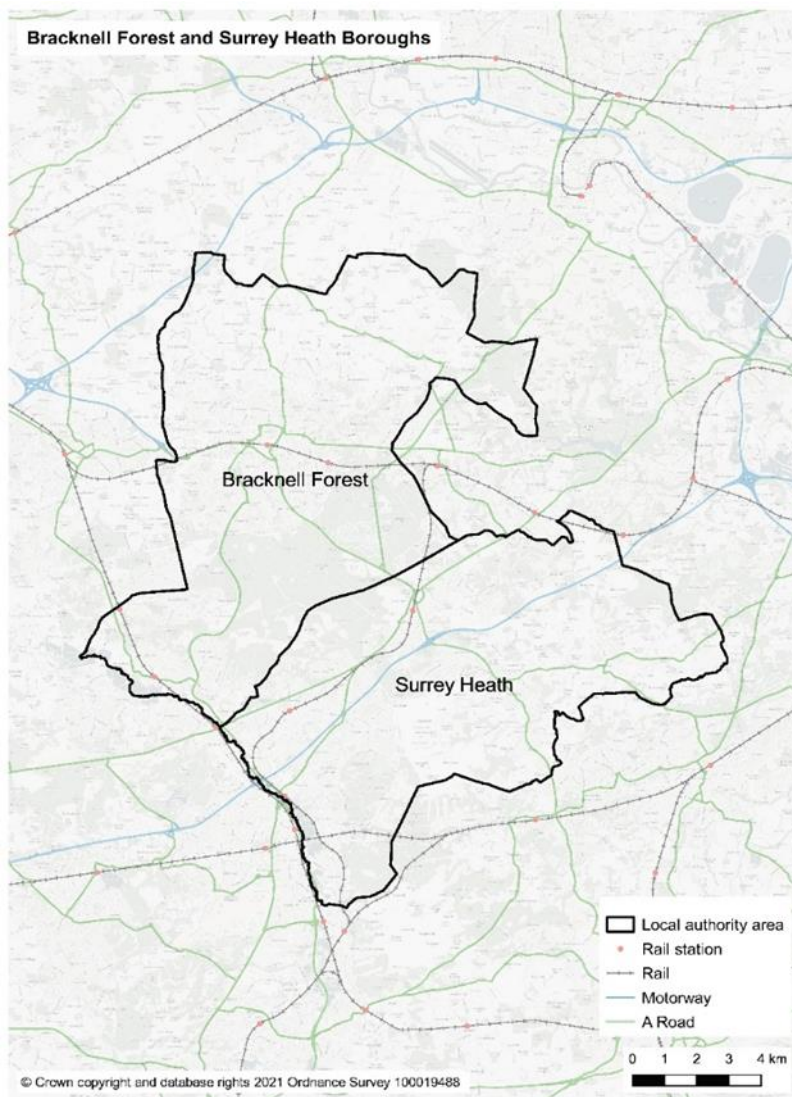
SHBC intends to submit the Local Plan for Examination in line with the current Local Development Scheme, 2024.



2. Background

- 2.1. Although adjoining administrative areas, Surrey Heath falls within the administrative County of Surrey whereas Bracknell Forest is a Unitary Authority in Berkshire. The south eastern boundary of Bracknell Forest adjoins the boundary of Surrey Heath. Much of the land within this area is heathland lying within the Thames Basin Heaths Special Protection Area (TBHSPA). The A321 forms the main transport corridor between the urban areas of Sandhurst and Yorktown/Camberley, to the south, whilst the A322 forms the main transport corridor between the urban areas of Bracknell and Bagshot, to the east. The relationship of the two authorities is set out in Map 1 below:

Map 1: Location of Surrey Heath and Bracknell Forest



- 2.2. Bracknell Forest and Surrey Heath Councils are both affected by the TBHSPA. Surrey Heath lies wholly within 5km of the TBHSPA and approximately two thirds of Bracknell Forest Borough is within 5km. Within Bracknell Forest the TBHSPA lies in the south of the Borough where there is an administrative boundary with Surrey Heath and the TBHSPA continues over the boundary. This issue is discussed further in Section 6 below.

Surrey Heath Borough Local Plan 2019 – 2038

- 2.3. Surrey Heath Borough Council is preparing a new Local Plan up to 2038 and consulted on an Issues and Options and Preferred Options paper in 2018. A Draft Local Plan was consulted on in Spring 2022 with a further consultation specifically on further allocations for Gypsies and Travellers and Travelling Showpeople in Summer 2022. The Council published its Pre-Submission Surrey Heath Local Plan (2019 – 2039): (Regulation 19) between 7th August and 20th September 2024.

Bracknell Forest Local Plan 2020 - 2037

- 2.4. The Bracknell Forest Local Plan was adopted on 19th March 2024.
- 2.5. A Statement of Common Ground was agreed between the two authorities to support the emerging BFLP in December 2021. This set out details of the engagement that had taken place during the preparation of the BFLP and identified the agreed outcomes as:
- BFC has fulfilled its duty to co-operate with SHBC;
 - SHBC is satisfied that the strategic implications of proposals in the BFLP and concerns have been considered and addressed;
 - They will continue to work positively together, including with other authorities in respect of future issues that might arise and the progression of SHBC's Local Plan.

Key Strategic Planning Matters

- 2.6. The following are agreed as the main strategic planning matters that affect the two authorities in relation to the Surrey Heath Local Plan and are addressed in this Statement:
- Housing requirements and distribution
 - Economic needs
 - TBHSPA and Suitable Alternative Natural Greenspace (SANG) provision
 - Provision for Gypsies and Travellers and Travelling Showpeople
 - Infrastructure including highways



3. Cooperation to date

Record of engagement

3.1. Table 6 of the Council's Duty to Cooperate Compliance Statement, July 2024 sets out cooperation with each relevant duty to cooperate body during the Plan making process and the Council will also publish an Update to this, for Submission to the Inspector. In summary, engagement with BFC has entailed:

- June 2018 - Consultation on the Surrey Heath Local Plan Issues and Options
- September 2020 – Duty to Cooperate scoping framework
- December 2020 - Letter to BFC regarding potential unmet housing needs and the need for Suitable Alternative Greenspace (SANG) capacity
- May 2021 - virtual officer meeting
- October 2021 – Letter to BFC regarding identified unmet general housing needs and unmet gypsy and traveller and travelling showpeople needs and whether BFC is able to help meet those needs and BFC response.
- Spring and Summer 2022 – Draft Regulation 18 Local Plan consultations
- Spring and Summer 2022 – No response received to Draft Local Plan Regulation 18 consultation, or to Preferred Options Additional Site Allocations for Gypsy and Travellers and Travelling Showpeople Reg18.
- August 2022 – Letter to BFC regarding meeting unmet Gypsy and Traveller and Travelling Showpeople Needs and BFC response
- September 2023 – Briefings attended by BFC on the Strategic Highway Assessment Report (SHAR) and Gypsy and Traveller and Travelling Showpeople needs.
- September 2023 – Draft Strategic Highway Assessment Report (SHAR) sent to BFC for comment.
- October 2023 - Letter sent to BFC regarding unmet Gypsy and Traveller and Travelling Showpeople Needs and BFC response
- April 2024 – Virtual officer meeting
- July 2024 – Letter from SHBC Portfolio Holder to BFC Portfolio Holder regarding help with unmet Gypsy and Traveller and Travelling Showpeople Needs
- August 2024 - BFC response to July Portfolio letter
- August 2024 – Publication of the Surrey Heath Pre-Submission Local Plan
- September 2024 – BFC response to the Pre-Submission Local Plan
- October 2024 – Virtual officer meeting to discuss Pre-Submission representations and the Statement of Common Ground.



4. Housing Requirements and Distribution

4.1. The two authorities have been identified as lying within different Housing Market Areas. During the preparation of the Hart and Rushmoor Local Plans, SHBC was identified as lying in an HMA with those authorities whilst Bracknell Forest lies within the Western Berkshire Housing Market Area with Wokingham Borough, Reading Borough and West Berkshire District.

4.2. Throughout the plan making process SHBC has identified challenges in finding sufficient housing capacity to meet local housing needs as calculated using the standard method. As a result, a number of approaches have been made to neighbouring authorities including Bracknell Forest:

December 2020 – letter sent setting out current constraints in the Borough and emerging SLAA evidence that there was likely to be a shortfall against housing needs with further contact to be made once further progress on the SLAA had been made.

May 2021 – Officer meeting regarding SHBC response to the BFLP Reg19 consultation. Also considered matters of unmet housing need and SANG capacity in Surrey Heath.

October 2021 – letter sent confirming a shortfall in capacity against housing needs and also identifying the challenges in meeting the needs of gypsies and travellers and travelling showpeople.

4.3. At the meeting in May 2021 and in response to the letter of October 2021 BFC identified that it is not able to help in meeting SHBC's unmet housing or traveller needs. However further discussions took place on additional SANG capacity as set out in Section 6 below.

4.4. The current housing position in relation to the SHBC Local Plan is set out in Table 1 below. This shows a small shortfall against a Local Housing Need requirement of 6,111 new homes over the Plan period. Following representations at the Hart Local Plan examination, the adopted Hart Local Plan (2020) includes the delivery of 41 dpa to meet unmet needs in Surrey Heath. Hart has confirmed this commitment during the SHLP process and this will therefore deliver an additional 533 homes over the Plan period.

Table 1: Housing supply: number of dwellings (net) per delivery period

Source	Completed	1-5 years	6-10 years	11-15 years	Total
Completions	1,501	-	-	-	1,501



Outstanding capacity (Sites with detailed permission, commenced sites, and outline permissions) ¹	-	1,717	317	0	2,034
Permission lapse rate	-	-32	-12	-	-44
Allocated Sites	-	208	968	727	1,903
Non-Allocated SLAA Sites	-	21	85	31	137
Windfall Sites	-	111	185	185	481
Total	1,501	2,025	1,543	943	6,012

4.51. In combination with delivery from Hart, SHBC has identified sufficient potential sites to accommodate the housing requirement.

¹ Planning applications permitted up to 31st March 2023. This includes any site allocations that currently benefit from planning permission, such as the Mindenhurst (Former Princess Royal Barracks) development, which is allocated under Policy HA4.



5. Economic Needs

- 5.1. The authorities lie within different Functional Economic Areas. Evidence to support the Surrey Heath Local Plan in the Surrey Heath Employment Land Technical Paper, 2023 identifies the need for 6,500 – 15,800 sq m Office floorspace and 38,000 – 63,000 sqm Industrial and Storage and Distribution floorspace over the Plan period. This is set out in the table below.

Forecast floorspace need (sqm)	Lower estimate	Upper estimate
Office E(g)(i)/(ii)	6,500	15,800
Industrial and Storage/Distribution E(g)(iii)/B2/B8	38,000	63,000
Total all Employment classes	44,500	78,800

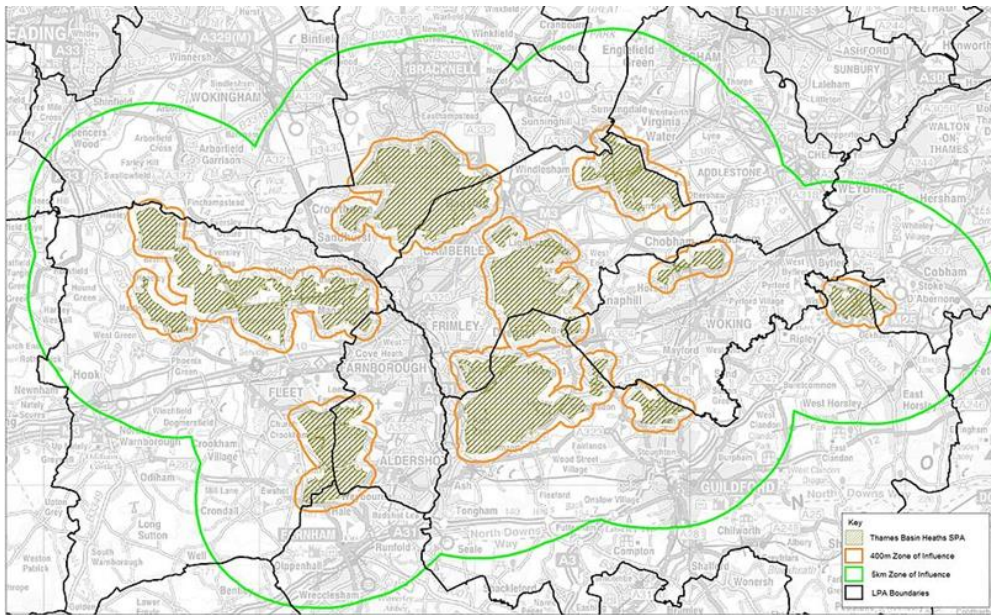
- 5.2. Taking account of delivery of growth within the plan period to date and extant permissions granted up to February 2024 (since July 2023), the residual need is considerably less for the industrial and logistics sectors compared to the above figures. The updated figures result in the residual needs being between 11,306 to 20,606sqm for Offices and -2,410 to 22,591sqm for Industrial and Logistics, as set out in the Employment Topic Paper (2024). The Employment Supply Assessment (ESA) (2023) makes an assessment of the potential supply of land towards the forecast residual needs, within a scope of the designated Employment sites. As summarised in the Employment Topic Paper (2024), the ESA has demonstrated that there is sufficient capacity within designed employment sites, for a variety of redevelopment opportunities that will support sustainable economic development in the borough.
- 5.3. SHBC is not therefore, seeking any employment needs to be met elsewhere.



6. Thames Basin Heaths Special Protection Area and SANGs

- 6.1. The two authorities have a long-standing track record of joint working on matters relating to the TBHSPA. Both authorities are members of the TBHSPA Joint Strategic Planning Board which comprises Members from all local authorities affected by the TBHSPA and of associated officer groups. The geography of the TBHSPA is set out in the Map below:

Map 2: Thames Basin Heaths Special Protection Area



Mitigation of impacts via Suitable Alternative Natural Green space (SANG)

- 6.2. SANG capacity is required for all net new dwellings within Surrey Heath Borough. Surrey Heath Borough Council has found it challenging to deliver sufficient SANG capacity for all development within its boundary, particularly in the western part of the Borough where the majority of development takes place.
- 6.3. The two Councils already have arrangements for sharing SANG. Shepherds Meadow SANG lies within Bracknell Forest and in 2015 it was agreed that capacity for 1200 persons (500 dwellings) could be allocated to developments in Surrey Heath. This was secured through a legal agreement. As at 11th January 2022 there was remaining capacity for 120 homes.



- 6.4. Work undertaken by SHBC on the Draft Local Plan indicated that there would be a shortfall in capacity against the housing supply. A potential shortfall in SANG capacity had also been identified, particularly to support residential developments in the western part of the Borough.
- 6.5. Surrey Heath responded to consultation on the Regulation 19 Bracknell Forest Local Plan in May 2021. Whilst SHBC had no comments to make on the BFLP, the response highlighted that Surrey Heath was likely to have unmet housing needs and was also seeking additional SANG capacity particularly to support development in the western part of the Borough. In a meeting between the two authorities later that month, SHBC further highlighted these matters to BFC.
- 6.6. At that meeting of officers on 21st May 2021, it was explained that due to constraints and the extent of the existing built-up areas in the southern part of the Borough, BFC did not have the ability to assist in meeting SHBC's housing needs but is able to assist with meeting the deficit of SANG.
- 6.7. Surrey Heath Borough Council wrote to all neighbouring and Surrey local authorities in October 2021 formally setting out the proposed shortfall in housing capacity and the need for additional SANG capacity. An exchange of data and further meeting took place between the two authorities on 14th October 2021 in respect of the SANG issue.
- 6.8. As a result, ongoing discussions took place with regard to the further allocation of SANG capacity to SHBC of around 500 dwellings at Shepherd Meadow SANG and Shepherd Meadow SANG extension. This was in addition to the existing agreement between BFC and SHBC to provide SANG capacity at Shepherds Meadow SANG.
- 6.9. However, following the acquisition by SHBC of a site for a strategic SANG, it was confirmed in December 2023 that SHBC no longer needs the additional SANG capacity from BFC over and above that already in place.
- 6.10. SHBC is satisfied that there is sufficient SANG capacity from existing shared SANG, including that with Bracknell Forest and Hart, and existing and emerging SANG within Surrey Heath Borough to enable the delivery of the housing requirement over the plan period.

Transport Air quality impacts



- 6.11. In the proposed growth scenario of the Local Plan, development is predominantly in the West of the borough, particularly in Camberley town centre and therefore this minimises additional trip generation on roads that are located within 200m of the SPA. Air quality impacts on the TBHSPA have been assessed by AECOM through the Habitats Regulation Assessment 2024, using SCC's Transport Assessment. Following feedback from Natural England, an Appropriate Assessment was conducted, particularly in relation to nitrogen deposition on transects in proximity to the A322 corridor. In consultation with Natural England, Aecom were able to conclude that there will be no adverse effects of the Surrey Heath Local Plan on the Thames Basin Heaths SPA and Thursley, Ash, Pirbright & Chobham SAC regarding atmospheric pollution, both alone and in-combination.



7. Provision for Gypsies and Travellers and Travelling Showpeople

- 7.1. The evidence base for the Surrey Heath Local Plan is the Gypsy and Traveller Accommodation Assessment, 2020 and associated supporting letter from ORS 2024. Together, these identify a need for at least 35 pitches for Gypsies and Travellers and 14 plots for Travelling Showpeople that meet the planning definition as set out in the national Planning Policy for Traveller Sites (2015, updated 2023). The GTAA also identified a need for a further pitch for Gypsies and Travellers whose travelling history is unknown and 29 pitches for Gypsy and Traveller households that did not meet the planning definition. To date the Council has granted permission for two additional Gypsy and Traveller pitches.
- 7.2. The Draft Surrey Heath Local Plan consultations in Spring and Summer 2022 identified several potential sites to contribute to future needs. However, following further feasibility work only one site was taken forwards in the Regulation 19 Local Plan. This is a 5-pitch extension to an existing Gypsy and Traveller site.
- 7.3. Having regard to the environmental constraints in the Borough, finding sufficient suitable and deliverable sites has been challenging.
- 7.4. SHBC has written to adjoining local authorities a number of times regarding the likely unmet need for Gypsies and Travellers and Travelling Showpeople and asking whether any other authority is able to help meet unmet needs. This includes:
- A letter in October 2021 – no authority replied that they could help meet unmet needs.
 - A letter in August 2022 alongside the Further Gypsy and Traveller and Travelling Showpeople consultation – no authority replied that they could help meet unmet need
 - A letter in October 2023 following the Gypsy and Traveller briefing mentioned below. Again no authority replied that they could help meet unmet needs.
- 7.5. In September 2023 the Council held a briefing for neighbouring and Surrey authorities setting out the challenges in finding Gypsy and Traveller sites and explaining both the work that had been undertaken to try and find sites and the proposed flexible Policy approach against which future applications would be considered.



- 7.6. BFC did not respond to the Draft Local Plan consultations in spring and summer of 2022. However, they did respond to the letters in October 2021, August 2022 and October 2023. In each case BFC identified that it was not able to help meet any unmet Gypsy and Traveller or Travelling Showpeople needs. In particular in 2023 BFC set out that due to the removal of a large allocation by the Local Plan Inspectors there would be a small shortfall against longer term Gypsy and Traveller needs.
- 7.7. SHBC recognises that there remains an unmet need which no other local authority is able to help to meet and intends to deal with this through a more flexible Policy approach to dealing with future planning applications.



8. Infrastructure

- 8.1. SHBC has produced an Infrastructure Delivery Plan to support the Local Plan. This was available alongside the Reg18 Draft Local Plan consultation and was updated to support the Regulation 19 Local Plan. One matter which had the potential to raise cross boundary issues is in relation to the highway impacts of development proposed in the Surrey Heath Local Plan. Surrey County Council has prepared a Strategic Highway Assessment Report (SHAR) looking at the strategic impacts of the spatial strategy on the highway network.
- 8.2. The SHAR concludes that the transport impacts of the spatial strategy tend to be local to the developments and that the cumulative impact is in general tolerable. It is not considered that any of the cumulative impacts would be considered severe in terms of the NPPF. The Council held a briefing on the SHAR in September 2023 which was attended by BFC and a follow up email was sent including a copy of the draft SHAR providing the opportunity for neighbouring authorities to provide comments.
- 8.3. Both Surrey Heath and Bracknell Forest lie within the NHS Frimley ICB. Frimley Park Hospital lies within Surrey Heath and the Trust has identified a number of infrastructure requirements relating to the hospital. However, in May 2023 the Government announced that Frimley Park Hospital is part of the New Hospitals programme with a commitment for the hospital to be replaced by 2035. Whilst public engagement on the requirements for a new site has started, no information on a new location has yet been released.
- 8.4. No other infrastructure providers have raised any cross boundary issues that would affect the two authorities.
- 8.5. In relation to green infrastructure, as well as the Thames Basin Heaths covered previously, joint working continues on the Blackwater River. Both authorities, along with other local authorities, Natural England, the Environment Agency and other interested parties continue to work together on issues relating to the Blackwater river and its surrounds. Work focuses on:
- The health of the river including biodiversity enhancements to floodplain habitats and the wider catchment area
 - SANG and green infrastructure connectivity and identifying new SANG capacity opportunities; and
 - Public recreational access to the riverside.



- 8.6. In relation to biodiversity net gain, SHBC has added a spatial hierarchy into the supporting text of policy E3 Biodiversity Net Gain, to allow for provision of compensation for losses in biodiversity at sites in the borough to be met through offsite gains which are preferably within the Borough, but if necessary to look beyond, for these to be provided within the same National Character Area i.e. the Thames Basin Heaths, which includes Bracknell Forest, or elsewhere within the county of Surrey.



9. Outcomes - SHBC and BFC virtual officer meeting 30 April 2024

- 9.1. The duty to co-operate outcomes that are agreed between the two authorities to date in relation to the Surrey Heath Local Plan are:
- a) Continued joint working on the TBHSPA through existing working groups;
 - b) Recognition of the extensive work that has been undertaken to seek to identify Gypsy and Traveller and Travelling Showpeople sites in SHB and the resultant more flexible Policy approach that will be taken;
 - c) Agreement that there are no significant cross boundary infrastructure matters that would prevent delivery of the Surrey Heath Local Plan;
 - d) Recognition that Surrey Heath plans to meet identified employment needs within its boundary.



10. Engagement since April 2024 including Pre-Submission Representations

10.1. Further duty to cooperate activities up to the point of Submission are set out below, along with agreed or outstanding matters relating to strategic cross boundary planning matters.

Duty to cooperate engagement

10.2. Engagement with Bracknell Forest Council since April 2024 has been:

- July – Letter from SHBC Portfolio Holder to BFC Portfolio Holder regarding help with unmet needs for accommodation for Gypsy and Traveller and Travelling Showpeople
- August - BFC response to July Portfolio letter
- August – Publication of the Surrey Heath Pre-Submission Local Plan
- September – BFC response to the Pre-Submission Local Plan
- October – virtual officer meeting to discuss Pre-Submission representations and the Statement of Common Ground
- December - Agreed Statement of Common Ground (this document)

10.3. In July 2024 the Council's Homes, Planning & Enforcement Portfolio Holder wrote to the Planning Portfolio holders in all neighbouring local authorities regarding unmet gypsy, traveller and travelling showpeople needs. This set out the work that the Council has undertaken to date in seeking to meet gypsy and traveller and travelling showpeople needs over the plan period. It also set out that despite this work, the Council has been unable to identify sufficient sites to meet needs. This letter followed a number of previous approaches to neighbouring local authorities and again asked whether any local authority was able to assist Surrey Heath in meeting unmet needs.

10.4. In response to this letter, BFC responded to confirm that BFC is not in a position to accept any unmet needs for Gypsy and Traveller pitches or Travelling Showpeople plots. A summary of the responses received to this letter is set out as an Appendix to the Duty to Cooperate Compliance Statement Update produced to support Submission of the Local Plan.

Pre-Submission Representations

10.5. The table below sets out a Summary of the representations raised by Bracknell Forest Council to the Pre-Submission Local Plan:



Table 1: BFC Pre-Submission Representations

Issue	BFC Comment	SHBC Response
Housing needs	<p>Notes the approach to meeting housing needs.</p> <p>It is noted that Surrey Heath’s housing need target, as based on the current standard method, is 321 homes per year over the plan period. There is no unmet need for housing in Surrey Heath, as Hart District Council agreed to accommodate 41 dwellings per year up to 2032 through the Duty to Co-operate and the Hart Local Plan Examination.</p>	Noted
Gypsy and Travellers and Travelling Showpeople	<p>BFC notes the unmet need for Gypsy and Travellers and Travelling Showpeople accommodation and the Council’s flexible approach to addressing unmet need for housing for Gypsy and Travellers and Travelling Showpeople accommodation.</p> <p>Notes that BFC also has unmet need for permanent pitches and is therefore unable to assist in meeting the Council’s unmet needs.</p>	Noted



Issue	BFC Comment	SHBC Response
Gypsy and Travellers and Travelling Showpeople cont.	Notes potential ambiguity in interpretation of the scope of policy H11 criterion 5 regarding use of conditions. Possible misinterpretation is that the use of conditions only applies to Travelling Showpeople Yards, since this is subheading above criteria 4 to 5.	Agree that further clarification would be beneficial. Proposed modification to introduce heading 'Use of Planning Conditions' above Criterion 5 for consideration by the Local Plan Inspector.
Economic development needs	Notes the approach to supporting economic development, in relation to employment and retail floorspace needs. Suggestion that policy ER7 criterion 3 (Impact Assessment) may benefit from incorporating wording from supporting text so that impact assessments take account of investments in Bracknell Town Centre and some local centres in Bracknell Forest, as appropriate. Furthermore, note of some tension between policies ER7 and ER8 (criterion 5) in relation to main town centre uses in designated centres.	Agree that further clarifications would be beneficial. ER7 – agree that some additional wording currently set out in para 4.107 would benefit from being added into the Policy and a proposed modification is drafted for consideration by the Local Plan Inspector as set out below: ER7 (3) Proposals for retail and leisure development over 280 sqm (gross) which are not within a Designated Centre and which are not on sites that are allocated for such uses must be accompanied by an impact assessment and will only be permitted if it is demonstrated that it <u>the proposal</u> will not:



Issue	BFC Comment	SHBC Response
		<p>a) cause a significant adverse impact on <u>the vitality and viability of designated centres.:</u> and</p> <p>b) <u>impact upon existing, committed and planned public and private investment in designated centres within the catchment of the proposal.</u></p> <p>Delete paragraph 4.107</p> <p>Regarding tension between ER7 and ER8, the Council considers that these are appropriately worded. Policy ER7 sets the high level direction whilst Policy ER8 sets out more detailed criteria for consideration in determining planning applications and no change is proposed.</p>
Natural Environment including SANG	<p>Notes sufficient provision of SANG within the borough in relation to proposed development.</p> <p>Suggestions for policy amendments to policy EI Thames Basin Heaths Special Protection Area, for clarity and consistency, in relation to:</p>	Comment on capacity is noted.



Issue	BFC Comment	SHBC Response
	<p>i) land use categories in particular some Class C2 residential development, in policy EI(2).</p> <p>ii) apparent contradiction of policy EI(2) and EI(3) by reference to all new residential development within 5km of the designation in EI(3).</p> <p>iii) tightening of the wording of criterion 5 in relation to what may constitute 'alternative measures', and that any such measures should be agreed with Natural England, rather than with Surrey Heath BC.</p>	<p>i) Agree that further clarification in policy EI(2) would be beneficial. Proposed main modification to add "<u>unless it can be demonstrated through a Habitats Regulations Assessment that there will be no adverse effect on the integrity of the SPA</u>" to end of first sentence. We understand a similar approach is taken in the Bracknell Forest Local Plan.</p> <p>ii) Agree that further clarification in policy EI(3) would be beneficial. Proposed main modification to insert "<u>beyond 400m but</u>" in front of 'within 5km of the Thames Basin Heaths Special Protection Area' and strengthen reference to likely significant effects by deletion of reference to 'the possibility' from the first sentence.</p> <p>iii) Policy EI(5) is providing flexibility for future evidence that may make provision for alternative or amended mitigation. For example, those considered as part of the joint project between Surrey Heath, Rushmoor and Hart. The wording is based on Surrey Heath being the competent authority. However, in light of the comments, we propose deleting '<u>in consultation' with Natural England, '</u> , as a main modification, <u>so the policy reads 'the Council will agree these with Natural England'.</u></p>



Issue	BFC Comment	SHBC Response
Transport	Notes that Transport Assessment concluded that there are no significant adverse effects on the highways network in Bracknell Forest, arising from Surrey Heath Borough Council's site allocations.	Noted




11. Outcomes - SHBC and BFC virtual officer meeting 9 October 2024

11.1. Officers held a virtual meeting on 9th October 2024. The outcomes of this meeting were:

- Update on the SHLP timetable
- Constructive discussion on the BFC Pre-Submission representations and agreed proposed modifications as a result of those.
- As a result of discussion, both authorities agree that:
 - ◆ there are no unresolved cross boundary strategic matters that affect the delivery of the Surrey Heath Local Plan 2019 – 2038.
 - ◆ Surrey Heath has complied with the legal duty to cooperate.
 - ◆ BFC has made clear through the plan-making process that it is unable to meet any unmet market needs or unmet needs of gypsies, travellers and travelling showpeople.
 - ◆ Both authorities note the draft transitional arrangements and proposed uplifted housing need.
 - ◆ Constructive joint working will continue on relevant cross boundary matters including the Thames Basin Heaths Special Protection Area and in progressing future Local Plans.
- Exchange of lessons learnt through the BFLP examination.
- Agreement in principle to the preparation of a Statement of Common Ground (this document).



Signatories

Bracknell Forest Borough Council	
Name	Jo Male
Position	Assistant Director: Planning
Date Agreed	04.12.2024
Signature	

Surrey Heath Borough Council	
Name	Gavin Chinniah
Position	Head of Planning, Housing, Corporate Enforcement and Parking (interim)
Date Agreed	04/12/2024
Signature	