



Submission Surrey Heath Local Plan (2019 – 2038)

STATEMENT of COMMON GROUND SCG06 with Surrey County Council (Pre-Submission with Submission update)



June 2024, updated November 2024

Surrey Heath Borough Council
Knoll Road, Camberley GU15 3HD
Planning.consultation@surreyheath.gov.uk



Contents

STATEMENT of COMMON GROUND SCG06 with Surrey County Council (Pre-Submission with Submission update)	1
Contents.....	2
1. Submission Update.....	3
2. Introduction.....	10
3. Background	11
4. Strategic Planning.....	14
5. Infrastructure Provision.....	15
Highways and Sustainable Travel.....	15
Flooding	16
Education.....	16
Libraries	18
Utilities.....	18
6. Other policy areas	19
Biodiversity and nature	19
Climate change.....	19
Public health.....	20
Adult Social Care.....	20
7. Local Plan Representations	21
8. Outcomes	23
Appendix I: Regulation 18 Representations from Surrey County Council.....	26



I. Submission Update

I.1. In July 2024, alongside the Pre-Submission Surrey Heath Local Plan, Surrey Heath Borough Council (SHBC) published a series of Statements of Common Ground to support the Pre-Submission Local Plan. It was noted that these would be updated following the Publication process and prior to Submission.

I.2. This Statement of Common Ground Update with Surrey County Council (SCC) sets out further duty to cooperate activities that have taken place between the two authorities since August 2024 and up to the point of Submission and outlines any agreed or outstanding matters relating to strategic cross boundary planning matters. Section 2 onwards of this Statement of Common Ground is as agreed at July 2024.

Duty to cooperate engagement

I.3. Engagement with Surrey County Council since August 2024 has been:

- Response from SCC to the Pre-Submission SHLP
- Virtual officer meeting on 15th October 2024
- Agreed Statement of Common Ground update (this document)

Pre-Submission Representations

I.4. A summary of the representations raised by Surrey County Council to the Pre-Submission Local Plan is set out in Table I below:



Table I: SCC Pre-Submission Representations

Local Plan Policy/Paragraph	Surrey County Council Comments	Surrey Heath Borough Council Response
Introduction and Context, County-wide Plans and Strategies	<p>SCC welcomes the text set out in paragraph 1.12 'County-wide Plans and Strategies' but suggests minor wording changes to replace current paragraph regarding SCC's Minerals and Waste Planning remit and plan development timeframes with the following text:</p> <p><i>"Surrey County Council are responsible for both minerals and waste management development in the county. Both the Surrey Minerals Plan 2011 and the Surrey Waste Local Plan 2020 are in place and make up part of the existing local development framework, in addition work is underway on the preparation of a joint Minerals and Waste Local Plan which is currently set to be adopted in 2027. Both current Minerals and Waste Plans identify areas/sites which should be safeguarded from other development in the Borough which are shown on the Policies Map."</i></p>	<p>Propose main modification to Inspector, based on SCC's suggested wording regarding SCC's Minerals and Waste Planning remit and Local Plan development scheme timeframes.</p> <p>Wording proposed by SHBC:</p> <p><i>"Surrey County Council are responsible for both minerals and waste management development in the county. Both the Surrey Minerals Plan 2011 and the Surrey Waste Local Plan 2020 are in place and make up part of the existing local development frameworkplan. inIn addition work is underway on the preparation of a joint Minerals and Waste Local Plan which is currently set to be adopted in 2027. Both current Minerals and Waste Plans identify areas/sites of safeguarding or of search which should be safeguarded from other development in the Borough which are shown on the Surrey County Council Minerals and Waste Policies Map."</i></p>
SS3a and SS3b: Climate Change Mitigation and Adaptation	<p>Welcome inclusion of requirement for a Health Impact Assessment (HIA) for certain developments and suggestion to add text and links to SCC guidance, into supporting text paragraph 2.53, on Health and Spatial Planning in Surrey and Health Impact Assessments. Furthermore add reference to the Joint Strategic Needs Assessments to be used to identify relevant health needs.</p>	<p>Agree that further clarification would be beneficial. Propose main modification to include text and links to SCC guidance on Health and Spatial Planning in Surrey and Health Impact Assessments.</p> <p>Wording proposed by SHBC:</p> <p><i>"In producing Health Impact Assessments, applicants should have regard to Health and Spatial Planning in Surrey, Health</i></p>



		<i>Impact Assessments and the Joint Strategic Needs Assessments.”</i>
CTC3: Movement and Accessibility	Car club opportunities at town centre sites should be added into point 2 of Policy CTC3: Movement and Accessibility, in addition to current reference within Policy IN2: Transportation.	Agree that further clarification would be beneficial. Propose main modification to amend criterion CTC3(2)(e) text as follows: e) provision of on and/or off street parking facilities, including for taxis, <u>car club vehicles</u> , the disabled <u>people</u> , motorcycles and cycles in accordance with adopted standards;
IN1: Infrastructure Delivery	Responsibilities for those with Special Educational Needs extend up to the age of 25 for those with an Education, Health and Care Plan (EHCP). Suggested amendment to paragraph 5.13 to ensure this need is not overlooked: “This guidance reinforces the need for developer contribution to include education of all phases (age 0-19) and Special Educational Need (<u>including those with an Education, Health and Care Plan up to the age of 25</u>).”	Agree that further clarification would be beneficial. Propose main modification to supporting text as follows: “This guidance reinforces the need for developer contributions to include education of all phases (age 0 to 19) and Special Educational Need (<u>including those with an Education, Health and Care Plan up to the age of 25</u>).”
E2: Biodiversity and Geodiversity and E3: Biodiversity Net Gain	Support references in policy to Local Nature Recovery Strategy (LNRS).	Noted.
E6: Flood Risk and Sustainable Drainage	Policy criterion 3(d) should be amended with the deletion of ‘1 in a 100 year storm event’, as it is incorrect to include this.	Agree that further clarification would be beneficial. Propose main modification to E6(3)(d) to delete reference to ‘ 1 in a 100 year storm event ’.
E7: Watercourses and water quality	Policy E7 Part f ‘Expect an appropriate buffer for ordinary watercourses that is sufficient to protect and enhance the biodiversity and amenity value of the watercourse.’ conflicts with supporting text paragraph 6.85 ‘Ordinary	The Council does not consider the supporting text conflicts with the policy criterion, but rather provides further detailed guidance.



	watercourses are expected to be provided with a minimum 8m buffer on both sides'. Policy E7, part f should be changed as follows: 'Expect <u>a minimum 8m an appropriate buffer on both sides</u> that is sufficient to protect and enhance the biodiversity and amenity value of the watercourse'	
E8: Landscape Character	Surrey Landscape Character Assessment (2015) may be updated by SCC, therefore request to caveat with reference to '2015 and any subsequent updates'	Agree that further clarification would be beneficial. Propose main modification to paragraph include '2015 <u>and any subsequent updates</u> ' in reference to Surrey Landscape Character Assessment.
DH7: Heritage Assets	Paragraph 8.62 could make mention of including Locally Listed sites in its list of historic environment elements which contribute to Surrey Heath's character and sense of place. SCC encourages SHBC to adopt SCC's draft Local List (2022) and welcome the inclusion of provision for reference to this in policy. Identification of areas of archaeological interest is welcome for providing clarity to applicants. Support offered from SCC to the Council in the future preparation of a Heritage Strategy for the Borough. Capitalisation of terms 'Listed Buildings' and 'Scheduled buildings' should be consistent throughout the text.	Agree that further clarification would be beneficial. Propose main modification to paragraph 8.62 bullet point 1, to state: "Conservation Areas, and listed buildings <u>and non-designated heritage assets</u> across the Borough..." Other comments are noted and any necessary typographic changes will be included in a schedule of minor modifications.
DH8: Building Emissions Standards	Welcome support for net zero development in Surrey Heath, to meet regional and national objectives. The policy is strongly aligned with the objectives and criteria established through the SCC countywide net zero planning programme. Recommend reference to 'Surrey Viability Toolkit: An evidence study to support planning	Agree that inclusion of updated reference to guidance would be beneficial. Propose main modification to DH8 paragraph 8.86 to incorporate reference in supporting text as follows:



	<p>policies which deliver Net Zero Carbon developments' which is due to be published imminently.</p>	<p>New sub-heading and amended text for policy DH8 paragraph 8.86: <i>'Detailed guidance for the delivery of net zero residential development includes the emerging Surrey Viability Toolkit and the UK Net Zero Carbon Buildings Standards. There are a number of other sustainable design standards and methods that are available, covering a range of development types, including new homes. Where relevant, the voluntary use of quality assurance methods such as PassivHaus certification is will be also encouraged., as well as consideration of the UK Net Zero Carbon Building Standards. covering new homes.</i></p> <p>Corresponding update to refer to “<i>emerging Surrey Viability Toolkit</i>” in SS3a at paragraph 2.44.</p>
--	--	--



Outcomes


1.5. Officers held a virtual meeting on 15th October 2024. The outcomes of this meeting were:


- Update on the SHLP timetable.
- Constructive discussion on the SCC Pre-Submission representations and agreed proposed modifications as a result of those.
- As a result, 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.
 - Both authorities note the draft transitional arrangements and proposed uplifted housing need for SHBC.
 - Constructive joint working will continue on relevant cross boundary matters including the Thames Basin Heaths Special Protection Area and in progressing future Local Plans.
- Update on Surrey Heath's commissioning of update of the Strategic Flood Risk Assessment
- Agreement in principle to the preparation of an update to the Pre-Submission Statement of Common Ground (SCG).

1.6. . SCC is content that the response proposed by SHBC covers their concerns.



Signatories for SCG Update November 2024

Surrey County Council	
Name	Caroline Smith
Position	Planning Group Manager
Date Agreed	14/11/24
Signature	

Surrey Heath Borough Council	
Name	Gavin Chinniah
Position	Head of Planning, Housing, Corporate Enforcement and Parking (interim)
Date Agreed	14/11/24
Signature	

The remainder of this Statement of Common Ground is as agreed at July 2024.



2. Introduction

- 2.1. This Statement of Common Ground (SCG) has been prepared jointly between **Surrey Heath Borough Council (SHBC)** and **Surrey County Council (SCC)**. It sets out the agreed position as at June 2024 in relation to a range of strategic planning matters including education, transport, flooding, community services, waste and minerals, gypsy and traveller accommodation and heritage. It has been prepared to support the Pre-Submission Surrey Heath Local Plan (2019 – 2038) (Local Plan) and has been agreed by both SHBC and SCC and demonstrates ongoing co-operation between the two authorities in line with the requirements set out below.
- 2.2. 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 2021), 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.
- 2.3. 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 co-operate are 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).
- 2.4. This SCG has been prepared to support the Pre-Submission version (Reg19) of the Local Plan and is in line with paragraph 27 of the NPPF which encourages SCG to be made publicly available throughout the plan-making process. The SCG may be updated following the Pre-submission Local Plan consultation if it is considered helpful to add other matters prior to Submission which will support the Local Plan Examination.
- 2.5. Nothing in this SCG fetters any comments that SCC may make on the Pre-Submission Surrey Heath Local Plan consultation due to run from 7th August to 20th September 2024.



3. Background

- 3.1. Surrey Heath Borough lies within a two tier structure of local government with Surrey County Council forming the upper tier for 11 district and borough councils. The County Council has responsibility for a range of strategic matters, particularly infrastructure provision that affects Local Plan delivery, also well as various pan-Surrey roles and collaborative working arrangements.
- 3.2. County Council responsibilities relevant to the delivery of the Local Plan are largely related to infrastructure:
- Strategic planning
 - Highways and Transport (as the Local Highway Authority)
 - Education
 - Flooding (as the Lead Local Flood Authority)
 - Libraries
 - Recreation, Arts and Museums
 - Waste and minerals planning
 - Heritage (principally archaeology)
- 3.3. Other County Council roles relevant to the delivery of the Local Plan are:
- Economic Development
 - Public Health Authority
 - Biodiversity and nature (including responsible body for preparing the LNRS)
 - Climate change
 - Gypsy and Traveller Accommodation.
 - Adult Social Care
- 3.4. The County Council is also a landowner within the Borough. There is considerable on-going joint working between the authorities.
- 3.5. This SCG covers:
- Strategic planning;
 - Strategic infrastructure matters relevant to SCC; and,
 - Responses made to the Reg18 Local Plan consultation by SCC



- 3.6. Previous Statements of Common Ground have been agreed which involve both the County and Borough Council. In 2018 a Statement of Common Ground was agreed between Surrey County Council, the Royal Borough of Windsor and Maidenhead and Runnymede Borough Council in relation to strategic cross boundary matters covering a geographical area which included parts of all three authorities including land in the north east of Surrey Heath.
- 3.7. In 2019 a Statement of Common Ground was agreed between Surrey County Council and all of the Surrey districts and boroughs in relation to planning policies for waste management in Surrey.
- 3.8. In summary, engagement has taken place on the following key strategic planning matters relevant to delivering the Local Plan:

Strategic Planning – The Surrey Place Ambition 2050 has been prepared by the Surrey local authorities in conjunction with the former Local Enterprise Partnerships (LEPs) (EM3 and Coast to Capital) and other stakeholders (see Section 3). Following the recent cessation of the LEPs, leadership in relation to strategic economic development now lies with SCC.

Transport – SCC has prepared the Strategic Highway Assessment for the Surrey Heath Local Plan and has also had the opportunity to comment on the highway aspects of Strategic Land Availability Assessment (SLAA) sites. Regular infrastructure meetings are held between the two authorities with joint working underway on active travel improvements including the agreement of a Local Cycling and Walking Infrastructure Plan (LCWIP) and work on a Camberley – Frimley cycle route.

Education – SCC has commented on wording in the Local Plan and provided input to the Infrastructure Delivery Plan (IDP). Several meetings have clarified the position regarding education provision.

Flooding – SCC has provided technical input into the Strategic Flood Risk Assessment and provided comments on the flood risk policies (see Appendix 1).

Libraries – discussions regarding overall library provision and more specifically on the relocation of Camberley library.

Minerals and Waste – SCC requested greater recognition of these matters in the Local Plan with additional wording being added as a result (see Appendix 1).



Heritage – SCC made a number of representations on the heritage policy (largely related to archaeology) which have been incorporated into the Regulation 19 Local Plan. Both authorities are also working together on an updated list of Locally Listed Buildings. (see Appendix 1).

3.9. Other matters where SCC is a partner are:

Gypsy and Traveller provision – as a site owner and/or manager of the Borough’s existing publicly owned sites and working in partnership with Surrey Boroughs and Districts to bring forward a Transit site/sites. It is also recognised that at the time of the identification of Land South of Broadford Lane as a potential Gypsy and Traveller site Land Registry records indicated Surrey Heath Borough Council (SHBC) to be the legal owner of the site, however this claim was disputed by SCC who indicated that the site should have been transferred to SCC in 1974 as part of Local Government Organisation. Following engagement between the authorities it has been agreed that the land should be transferred to Surrey County Council. Irrespective of the above legal matter, the site is not allocated for Gypsy and Traveller provision in the Pre-submission Local Plan.

Biodiversity – Under the Environment Act 2021, SCC has been appointed Responsible Authority, and Surrey Heath a ‘Supporting Authority’ for the production of a Local Nature Recovery Strategy for Surrey. SCC made a number of representations in this capacity, in relation to Environment policies and references to the Local Nature Recovery Strategy have been added into the Regulation 19 Local Plan, amongst other amendments.

Climate change -Following publication of the Surrey’s Climate Change Strategy 2020, SCC and the SHBC have continued to work in partnership to tackle climate change. For example, SCC is currently leading on the production of a Net Zero Toolkit to inform policy options on net zero carbon buildings, in consultation with Local Planning Authorities in Surrey including SHBC. As part of this, detailed viability assessments are being carried out which will help inform development proposals going.

Health – SCC is Public Health Authority for Surrey. SCC has developed a framework for Health Impact Assessments and this has been incorporated in the Local Plan.

Utilities - SCC undertakes projects in relation to energy, water and digital infrastructure in light of the county council’s priorities and availability of funding. For example, funding has recently been secured from the Heat Network Delivery Unit.



4. Strategic Planning

- 4.1. Surrey County Council and the Surrey Local Authorities have been working together with the LEPs and other stakeholders to prepare the Surrey 2050 Place Ambition, 2023. This comprises an agreed county wide vision and a set of five strategic priorities to facilitate 'good growth' within the County. The strategic priorities are:
- Address the climate emergency
 - Improve connectivity both within Surrey and between strategically important hubs
 - Enhance the place offer of Surrey's towns and urban areas
 - Maximise the benefits of strong collaboration to achieve sustainable development in our key sub-areas
 - Invest in natural capital and deliver nature recovery
- 4.2. The fourth priority focuses strategic interventions in nine sub-areas that have been identified as areas that can support priority industrial sectors and improvements to connectivity both within Surrey and between other strategically important economic areas. Of particular relevance to Surrey Heath is Sub-area 4 Blackwater Valley Corridor.
- 4.3. Both authorities agree that they will continue to engage on delivering the strategic priorities set out in the Place Ambition. This work is being taken forward through the Surrey Place Leaders' Group.
- 4.4. Linked to this is that there is a history of successful joint working on funding for highway and public realm schemes for example in relation to highway improvements at the Meadows gyratory and public realm improvements in Camberley town centre. Both authorities agree that they will continue to work collaboratively on future funding bids.
- 4.5. Other Surrey wide initiatives that will be progressed jointly include work on liveable neighbourhoods, climate change, biodiversity net gain and green infrastructure.



5. Infrastructure Provision

- 5.1. The following section sets out in more detail the process and outcomes for discussion on specific types of infrastructure for which the County Council is responsible and which is relevant to the delivery of new development in the Local Plan. In December 2021 views were sought from SCC on the impact of the draft Spatial Strategy on infrastructure provision. In May 2024 views were sought from SCC on a draft Infrastructure Delivery Plan (IDP) prepared to support the Regulation 19 Local Plan. The outcome of those consultations have informed the Infrastructure Delivery Plan and has been followed up with further meetings and correspondence.

Highways and Sustainable Travel

- 5.2. Prior to the Regulation 18 Local Plan consultation, views were sought from SCC on highways matters relating to potential housing sites identified in the SLAA. The Transport Development Planning team provided site specific responses both in relation to direct correspondence to them on sites and also as part of a wider request to SCC on the infrastructure impacts of the emerging spatial strategy referenced above. This informed consideration as to whether sites could be considered in the housing supply and site specific policy wording.
- 5.3. At Regulation 18 some minor wording changes were suggested to Policy IN2 Transportation (see Appendix 1) but no other highways matters were raised.
- 5.4. To inform the Regulation 19 version of the Local Plan SCC Transport Studies and Network Management Group undertook a Strategic Highway Assessment to assess the highway impacts of the proposed spatial strategy on the local and wider strategic road network and the need for any mitigation measures.
- 5.5. The two authorities have also worked together on the preparation of a Surrey Heath Local Cycling and Walking Infrastructure Plan which was endorsed by SHBC Executive in March 2024. Joint work is now being undertaken on feasibility work for the priority cycle routes and core walking zones. The two authorities are also progressing work on a Camberley to Frimley cycle route (with funding from National Highways). Regular infrastructure meetings are held between the two authorities. This includes discussions on highway schemes and funding bids.
- 5.6. Both parties agree that:
- The impacts of the spatial strategy on the highway network do not result in the need for any wider highway mitigation at junctions due to the cumulative impacts of development. It is noted that whilst there is a pre-existing issue Junction 3 of the M3



in Lightwater and the A322 Bracknell Road approach (AM peak hour), the Strategic Highways Assessment identifies that this is unlikely to be aggravated by the implementation of this Local Plan. Nevertheless, it is recommended that developers bringing forward for planning permission any strategic sites where associated motorised trips may impact upon this junction undertake local modelling to provide supporting evidence, having first agreed the modelling methodology with both SCC and National Highways.

- There will be continued joint working on active travel schemes, including feasibility of LCWIP priority schemes, Local Street Improvement zones and delivery of LTP4, including joint work on funding bids. There will also be joint working in relation to bus infrastructure via the Blackwater Valley Bus Priority Programme Area via BSIP Enhanced Partnership;
- SCC will work on a forward programme for the Borough to be completed in 2024;
- Site specific highway impacts will be dealt with at the planning application stage.

Flooding

- 5.7. SCC as Lead Local Flood authority (LLFA) provided comments on the Strategic Flood Risk Assessment prior to it being finalised, and on the Regulation 18 Local Plan flood risk policy (E6).
- 5.8. Both parties agree that:
- The flood risk evidence supporting the Local Plan and site allocations is robust and there are no outstanding strategic flood risk matters.

Education

- 5.9. The latest position on school places is set out in the Surrey School Organisation Plan 2022 - 2032. In December 2021 SHBC sought advice from SCC as education authority on the impact of the proposed spatial strategy on education provision. A detailed response was provided which informed the Draft IDP alongside the Reg 18 Local Plan and was then followed up with a number of meetings and further correspondence including:
- Meeting with SCC Education Place Planning team – September 2022
 - Correspondence exchange with Commissioning Manager – North West providing some suggested changes to the SEND section of the Draft IPD - November 2022
 - Email correspondence and provision of wording on Early Years section of the IDP from Senior Commissioning Manager -early Years – December 2022



- Meetings with Senior Commissioning Manager – Early Years to discuss Early Years provision – 1 November and 1 December 2022

- 5.10. These meetings confirmed that there are no key strategic infrastructure issues relating to education arising from the Spatial Strategy and no need to plan for additional schools or built expansion at this time. SCC has recently confirmed that there are currently surplus places at primary level, with some primary schools having already sought to reduce their published admissions number (PAN), with others looking to potentially do the same in the future. There is currently pressure on places at secondary level with significant challenge to capacity in some year groups.
- 5.11. There will however, be additional pressure on Early Years places and measures as to how these might be provided are set out in the IDP. There is also a need across the County for additional SEND places and SCC are looking at options for how additional places might be provided. As set out earlier, in May 2024 SCC were consulted on a draft IDP and the response to this, and the above have informed the Reg19 IDP and been agreed with SCC.
- 5.12. As set out in Appendix 1, SCC also provided comments in relation to wording around education infrastructure in relation to the supporting text to Policy IN1: Infrastructure Delivery. These changes have been incorporated into the Reg19 Local Plan.
- 5.13. In relation to education provision, both authorities agree that:
- The spatial strategy does not result in the need for new mainstream primary and secondary schools with a surplus of places currently forecast for the end of the plan period. However, additional secondary places may be required but this will be closely monitored.
 - Whilst there is additional demand for Early Years places, there are a number of mechanisms by which these could be brought forward as set out in the IDP.
 - Both authorities will continue to work together regarding the delivery of additional SEND places.



Libraries

- 5.14. Details of library provision across the Borough is set out in the IDP. SCC did not identify any significant impact on libraries in response to the request for any information on impacts of the spatial strategy on infrastructure in December 2021 or May 2024. In response to the Regulation 18 consultation SCC identified the importance of Camberley library and whilst supportive of exploring an alternative location, sought to retain the option of the retention of the library as part of a mixed use development in the Local Plan allocation at Land East of Knoll Road (Policy HA3). The response to this is set out in Appendix I.
- 5.15. SHBC and SCC continue to proactively and positively engage to consider options for the relocation of the Camberley Library.

Utilities

- 5.16. SCC secured funding from the Heat Network Delivery Unit in May 2024, to further assess opportunities for a district heat network in Camberley, as well as other locations in Surrey. A consultant has been appointed and the Council will continue to work with SCC to progress this project. There are no other large cross boundary utilities projects that affect the Local Plan.



6. Other policy areas

Biodiversity and nature

- 6.1. Under the Environment Act 2021, SCC has been appointed responsible authority, and Surrey Heath a 'supporting authority' for the production of a Local Nature Recovery Strategy (LNRS) for Surrey. SCC has advised that in May and June 2024, SCC is facilitating a series workshops and intends to consult and then publish the strategy in summer 2025.
- 6.2. References to support the implementation of the LNRS, through planning decisions including via the delivery of Biodiversity Net Gain, have been added into the Regulation 19 Local Plan. In the absence of the LNRS, the Biodiversity Opportunity Areas have been referred to in the Local Plan. These are focused on enhancing and reconnecting priority habitats within and between the borough's notable heathland sites, as well as opportunities for river and riparian zones and beyond.
- 6.3. The Council has discussed its appraisal of opportunities for a Biodiversity Gain site in the borough (to provide offsite Biodiversity units to developers) and will liaise with SCC on the possibility of a legal agreement to secure the land for the purposes of Biodiversity Gain.
- 6.4. Both parties agree that:
 - The biodiversity net gain policy requirement of 20% will support nature recovery in Surrey
 - SCC will continue to lead on the development of the Local Nature Recovery Strategy and the Council (SHBC) will proactively engage with the development and implementation of the strategy at all relevant stages.

Climate change

- 6.5. Following publication of the Surrey's Climate Change Strategy 2020, SCC and the SHBC have continued to work in partnership to tackle climate change. For example, SCC is currently leading on the production of a Net Zero Toolkit to inform policy options on net zero carbon buildings, in consultation with Local Planning Authorities in Surrey including SHBC. As part of this, detailed viability assessments are being carried out which will help inform development proposals going.



- 6.6. As referenced in relation to Utilities, SCC has secured funding from the Heat Network Delivery Unit, to further assess opportunities for a district heat network in Camberley. The Council will work with SCC and the appointed consultant to progress this project.

Public health

- 6.7. In its capacity as Public Health Authority, SCC has developed a framework for Health Impact Assessments and this has been incorporated in the Local Plan.

Adult Social Care

- 6.8. Surrey County Council updated its Planning Guidance for older people's accommodation with care in April 2024.
- 6.9. SCC and Surrey Heath will work collaboratively to have oversight of the levels of specialist housing and care home provision in the borough and to liaise on relevant planning applications where necessary.



7. Local Plan Representations

- 7.1. The Table in Appendix I sets out the representations made by Surrey County Council to the Regulation 18 Local Plan and Surrey Heath Borough Council's response. These responses have been discussed with SCC and SCC has confirmed that there are no outstanding matters.
- 7.2. SCC is the landowner of a number of sites in the Borough and has promoted a number through the SLAA Call for Sites process, that have been carried forward as site allocations in the Local Plan. These have been informed by information received from SCC in the call for sites. The sites are:
- Bagshot Highway Depot and Archaeology Centre – identified in the SLAA as developable and allocated in the Local Plan for approximately 50 residential units.
 - Pinehurst, 141 Park Road, Camberley – identified in the SLAA as deliverable and allocated in the Local Plan for an extra care development comprising 32 net homes (c3 equivalent) and supporting facilities.
 - Camberley Centre, France Hill Drive, Camberley – identified in the SLAA as developable and allocated in the Local Plan for 35 residential units.
- 7.3. SCC supports these allocations.
- 7.4. SCC is also a partial landowner on the site allocated at Land East of Knoll Road. As set out in Appendix I, representations were made by SCC seeking to retain the library as an option for a mixed use development. SHBC and SCC continue to proactively and positively engage to consider options for the relocation of the Camberley Library.
- 7.5. SCC is landowner of the Former Portesbery School site. This site previously formed part of the allocated site Land East of Knoll Road, on the fringe of Camberley town centre, referred to above. Former Portesbury School is now a separate site and is allocated for 35 residential units. SCC supports this allocation.
- 7.6. SCC also promoted the playing field at Lakeside School for housing but this was discounted in the SLAA due to loss of playing fields.
- 7.7. SCC made a number of representations in response to the Surrey Heath Local Plan Further Gypsy, Traveller and Travelling Showpeople Sites consultation, undertaken between August – September 2022.



- 7.8. Notably SCC set out a number of concerns relating to a proposed site at Land South of Broadford Lane. Following further engagement with Surrey County Council in respect of the matters raised and the completion of other evidence relating to the site, it was determined that the challenges associated with Land South of Broadford Lane represent significant barriers to the deliverability of the site and the site has not been included in the Regulation 19 Local Plan accordingly (see Appendix 1).
- 7.9. In addition, Surrey Heath Borough Council are, together with other Surrey Boroughs and Districts, working in partnership to bring forward a suitable transit site outside of Local Plan processes.



8. Outcomes

8.1. Both authorities agree that:


- SHBC and SCC are committed to continued partnership working on the submission of joint bids to unlock funding to support sustainable growth in the Borough over the period of the Local Plan.
- SCC will work with SHBC on potential and existing schemes in the Surrey Infrastructure Priority list.
- SCC and SHBC will continue to work together on joint infrastructure matters through the regular Joint Infrastructure Group meetings chaired by SCC.
- The authorities will continue to work on strategic planning matters and sharing of information through the Surrey Heads of Planning and Planning Working Group of officers and through other relevant forums.
- SCC as the Highway authority supports the Transport evidence relating to the SHB Local Plan and has no outstanding highway matters.
- SCC as Lead Local Flood Authority supports the flood risk evidence relating to the SHB Local Plan and relevant Local Plan policies and has no outstanding flood risk matters.
- SCC as education authority will factor proposed growth in the Borough in its planning for school places and agrees the approach to education provision set out in the Local Plan and the IDP.
- SCC as Waste planning authority is satisfied with the proposed changes incorporated into the Regulation 19 Local Plan and has no outstanding matters. SHBC will continue to engage with SCC on the emerging Surrey Minerals and Waste Local Plan and both authorities agree that they will continue to work together under the agreed Minerals and Waste Consultation Protocol (April 2022);
- SCC as landowner supports the identification of the site allocations on land owned by SCC at Bagshot Highway Depot, the Camberley Centre and Pinehurst, Park Road, Camberley.
- Library relocation investigations are ongoing.
- Challenges associated with Land South of Broadford Lane are considered to represent significant barriers to the deliverability of Land South of Broadford Lane. As a result, this site is not being taken forward as an allocation in the Regulation 19 Local Plan.
- The emerging Local Nature Recovery Strategy and the proposed 20% Biodiversity Net Gain policy will be mutually supporting policies to support a healthy ecological network across Surrey.




- The authorities will continue to work together on guidance and infrastructure delivery with respect to the net carbon zero target.



Signatories

Surrey County Council	
Name	Caroline Smith
Position	Planning Group Manager
Date Agreed	11/07/24
Signature	

Surrey Heath Borough Council	
Name	Gavin Chinniah
Position	Head of Planning
Date Agreed	22/07/24
Signature	



Appendix I: Regulation 18 Representations from Surrey County Council

Local Plan Policy/Paragraph	Surrey County Council Comments	Surrey Heath Borough Council Response
SS3a Climate Change Mitigation	Welcome the requirement for Health Impact Assessments and the reference to the Surrey Climate Change Strategy. Suggest that the Climate Change Delivery Plan 2021 - 2025 should be referenced.	Noted, text amended to reference Climate Change Delivery Plan 2021 – 2025.
SS3b Climate Change adaptation	Support the way climate change adaptation has been incorporated and the Climate Change Study integrated. Suggest it would be good to see how the Borough might be including risk assessments around infrastructure that is developed, particularly long-lived infrastructure.	Noted. Climate change risk assessments are not specifically required by the proposed policies of the plan, but addressing climate change risks, such as excess summer heat in buildings, and flood risk, are integrated to many policies across the plan.
Policy HAI – Site Allocations	<p>Note the allocation and identifies that SCC are freehold owner of the site known as the Camberley Centre, France Hill Drive, Camberley. Notes that the site is currently used by SCC as an Adult Education Centre (AEC)</p> <p>SCC confirm that the site continues to be developable for residential development and deliverable within the plan period subject to AEC re-provision in an alternative location.</p> <p>Policy amendment suggested to take account of the site’s existing landscaping, heritage asset and surrounding built context.</p> <p>SCC Land and Property would welcome further discussions with SHBC regarding the future provision of AEC services within the Borough and the reference to, ‘improved pedestrian and cycle access to the site from</p>	<p>Comments noted. The Camberley Centre, France Hill Drive site has been retained as a site allocation for 35 units in HAI (HAI/02).</p> <p>A new criterion (b) has been added to require a designed development that is sympathetic to and integrates well with the scale, height, and character of the existing Adult Education Centre (AEC) building.</p> <p>Criterion (c) includes reference to retaining as far as practicable the existing abundance of trees and landscaping.</p>



Local Plan Policy/Paragraph	Surrey County Council Comments	Surrey Heath Borough Council Response
	Camberley Town Centre.' and how SHBC anticipate this improved access to come forward.	
HA1/14	SCC intend to develop and extra care housing on this setting.	Noted, Pinehurst, 141 Park Road is allocated (HA1/26) for an extra-care development (C2), comprising 32 net homes (C3 equivalent) and supporting facilities.
HA3 – Land East of Knoll Road	SCC suggest that for Policy HA3 reference to Policy HA6 could be included, for example at paragraph 3 “The mix of housing should, subject to site constraints, have regard to the findings of the Housing Needs Assessment (see Policy HA5 and Policy HA6)”. The rationale for suggesting the inclusion of Policy HA6 here is to ensure that a diversity of housing is explored with primary health care and social care partners, which can support the full range of needs in the local community.	It is not considered necessary to introduce additional criteria within the site-specific allocation policy that would replicate the wording of another policy within the proposed submission plan. The plan should be read as a whole, which would mean that Policy H6 would apply to any proposal on the site in any event.
HA3 – Land East of Knoll Road	We note the proposal to relocate Camberley library to the London Road Block. Previous discussions around potential library relocation have not progressed as they were found to not be financially viable for SCC. Therefore, SCC's Land and Property team have been investigating the options on the current library site and would welcome a meeting with the relevant parties at SHBC to discuss the options for relocation of the library which can go into a more formal options appraisal.	The Council is currently engaged in discussions with Surrey County Council with regard to the relocation of Camberley library to a more central location within the town centre, alongside the other civic uses currently operated within the LEKR site. Surrey County Council have expressed the corporate commitment to explore the relocation of the library. The projected delivery of the site is within years 6 – 10 year period of the plan period, which allows sufficient time for a scheme to be developed, and for the existing civic uses on site to be relocated.



Local Plan Policy/Paragraph	Surrey County Council Comments	Surrey Heath Borough Council Response
H6 Specialist Housing	The reference to “primary health care provision” should be replaced with “primary health care and social care provision”.	Noted and agreed. Policy and supporting text has been amended to replace “primary health care provision” with “primary health care and social care provision”.
H6 Specialist Housing	<p>The wording of part 1(f) could be amended to avoid ambiguity and it is suggested that the reference to use class C2 is removed.</p> <p>Current wording unclear as it implies that only residential care and nursing homes are C2, however extra care settings may be C2. The wording could also be misconstrued to mean there is a risk of extra care settings presented as C2 having a detrimental impact which they are less likely to do.</p>	<p>Noted and agreed. The nature of the development is already referred to at the beginning of the policy and could include specialist housing, supported housing, extra care housing, residential care homes etc. 1(f) has been reworded to the following:</p> <p>f) will not have a detrimental impact on the vitality or viability of Camberley Town Centre, where the proposal is located in or adjacent to the Town Centre.</p>
	Policy H6 could be strengthened by including reference to types of specialist housing which supports a range of groups beyond older people – paragraph 3.90 lists only older people focused settings. Reference to supported Independent Living Housing for people with learning disabilities or mental health needs could also be added.	<p>Noted and agreed. In addition to the needs of older persons, there are other residents who have health-related needs and require specialist support to enable them to live as independently as possible. Paragraph 3.90 has been updated to include additional examples of specialist housing:</p> <p>Some examples of specialist housing include the following types of accommodation:</p> <ol style="list-style-type: none"> 1. age-restricted general market housing (retirement housing); 2. sheltered housing (housing with support); and 3. extra care housing (housing with care); 4. residential/nursing care homes;



Local Plan Policy/Paragraph	Surrey County Council Comments	Surrey Heath Borough Council Response
		<p>5. supported living for people with learning disabilities and mental health needs;</p> <p>6. supported living for people with other health-related needs.</p>
IN2 Transportation	<p>Welcome the references to LTP4, the Surrey Heath Local Cycling and Walking Infrastructure Plan and collaborative working with SCC in Policies CTC3 and IN2. Reference to the emerging LTP4 road hierarchy could be included. Suggest that the Congestion Strategy has been superseded and that the next version of the Plan can reference the Healthy Streets for Surrey Design Guide.</p>	<p>Noted, policy wording amended to reference the Healthy Streets and Surrey Design Guide and implementation of the Surrey Heath Local Cycling and Walking Infrastructure Plan.</p> <p>Reference has been removed to the Surrey Congestion Strategy.</p>
IN6 Green Space	<p>With reference to Para 85 of the NPPF suggest that the plan should acknowledge that exceptions to Policy IN6 might be acceptable where schools need to expand for operational reasons and as a last resort the only land available may comprise part of an existing playing field. There may be rare circumstances where the most sustainable option is to expand a school on at least part of a school playing field site but with a need to ensure that any adverse effect on the open space be minimised.</p>	<p>Noted, it is not considered appropriate to include specific examples of exceptions to IN6 as it is considered that this should be dealt with on a case by case basis through any forthcoming planning application.</p>
E2 Biodiversity and Geodiversity	<p>Requests that reference in Policies E2 and E3 and para 1.44 is made for proposals to be in accordance with the forthcoming LNRS for Surrey.</p>	<p>Noted, policy wording amended to include reference to the Surrey Local Nature Recovery Strategy.</p>
E2 Biodiversity and Geodiversity	<p>The proposed Climate Change and Green Infrastructure SPD is welcomed.</p>	<p>The Council will no longer develop a Climate Change and Green Infrastructure SPD. Instead the Council will work with Surrey County Council on the development and implementation of the Local Nature Recovery</p>



Local Plan Policy/Paragraph	Surrey County Council Comments	Surrey Heath Borough Council Response
		Strategy (LNRS), including to identify existing and potential components of local ecological networks in further detail, including consideration of their contribution of wider benefits including climate change adaptation.
E2 Biodiversity and Geodiversity	Para 6.21 should be updated to make reference to Urban Biodiversity Opportunity Areas (BOAs), in addition to the established rural BOAs.	Noted, policy wording amended to include reference to Urban Biodiversity Opportunity Areas. Further details of these are anticipated to be included within the forthcoming LNRS.
E2 Biodiversity and Geodiversity	Comprehensive habitat classification mapping is soon to be available for Surrey Heath and, should be considered in future phases of policy development and made publicly available.	Noted. The Council will signpost readers to relevant information, when such information becomes available.
E2 Biodiversity and Geodiversity	Policy seems out of step with the expectation for the planning system to achieve a net positive contribution to biodiversity. Query whether the bar should be higher than 'no adverse impact' in this policy, particularly in relation to BOAs.	Noted, policy wording amended to state that development proposals will be permitted where they protect and enhance biodiversity and/or geodiversity.
E3 Biodiversity Net Gain	The British Standard for Biodiversity Net Gain should be referred to. As currently drafted Policy E3 has no lower threshold or exclusions, so would presumably include householder applications. Mandatory Biodiversity Net Gain is currently proposed to not apply to householder applications so Policy E3 may need some clarification.	Noted, reference to the requirement to conform with relevant British Standard has been added to the supporting text and the same exemptions will apply in the policy, as are set out in national legislation, with supporting text wording amended to reflect this.



Local Plan Policy/Paragraph	Surrey County Council Comments	Surrey Heath Borough Council Response
E6 Flood Risk and SUDs	There is clearly a strong focus on flood risk management, heat impacts, and actions such as greening and maintaining green infrastructure for a multitude of benefits in relations to climate risks such as flood and heat. A number of suggested minor changes to the policy wording are made.	Noted, policy wording amended to reflect suggested tracked changes.
DH7 Heritage Assets	<p>Welcome the suite of historic environment policies and have minor wording comments:</p> <p>Paragraphs 1, 2 and 3 on p.244 each use the word “supported” - but with different meanings: Suggest changing the word “supported” in paragraph 2, to “informed” or “accompanied” to maintain consistency in the use of terminology and avoid possible confusion.</p>	Minor wording changes are noted and agreed. ‘Supported’ in Criterion 2 has been updated to ‘accompanied’.
DH7 Heritage Assets	Paragraph 13 on p.246 would be clearer if it said “Where a development has the potential to affect heritage assets with archaeological interest, the applicant will be required to submit an appropriate desk-based assessment and where necessary the results of a field evaluation.”	Comments noted. Wording changes are agreed and have been incorporated into Policy DH7.
DH7 Heritage Assets	Welcome the inclusion of the 0.4ha threshold for assessment of archaeological potential outside of pre-designated areas. Suggest minor wording change.	Comments noted. Wording changes are agreed and have been incorporated into Policy DH7.
DH7 Heritage Assets	Paragraph 17 on p.246 might be better worded as follows: “The re-use of vacant or underused locally listed buildings will be supported where this contributes positively to their conservation either individually or as part of wider strategies for regeneration.”	Comments noted. Wording changes are agreed and have been incorporated into Policy DH7.
Duty to co-operate	We will continue to work collaboratively with SHBC on the Infrastructure Delivery Plan.	Noted. References updated.



Local Plan Policy/Paragraph	Surrey County Council Comments	Surrey Heath Borough Council Response
	<p>We note that within the Duty to Cooperate Compliance Statement SCC has not been included in either paragraph 3.1 or 3.2. Therefore, the statement does not fully reflect Section 33A(1)(b) of the Localism Act, which requires SHBC to engage with SCC as part of the duty to co-operate in relation to the preparation of DPDs.</p>	
Waste and Minerals	<p>SCC as the Minerals and Waste Planning Authority (MWPA) notes the reference to both the existing Surrey Waste Local Plan (adopted in 2020) and the Joint Surrey Minerals and Waste Local Plan (currently being produced). For clarity, it would be useful to include reference to the existing Surrey Minerals Local Plan (adopted in 2011) in your consideration of county wide plans and strategies.</p> <p>Would like to see reference made to mineral and waste safeguarding within the proposed policies. Safeguarding should be considered by developers at the earliest possible stage.</p> <p>Welcomes references to the need to ensure that sustainable construction and waste management is incorporated into any new development, as set out in Policy 4 of the Surrey Waste Local Plan (2020).</p> <p>There are two community recycling centres in Surrey Heath, one at Wilton Road in Camberley and one at Swift Lane in Bagshot. The Swift Lane site has poor access down</p>	<p>Additional reference has been added to the Context section.</p> <p>Additional reference has been made in the supporting text to Policy ER2 to identify that Yorktown Business Park and Admiralty Park are identified as an Industrial Land Area of Search in the Surrey Waste Local Plan, 2020. Additional text has also been added into the Context and in the supporting text to Policy IN1 – Infrastructure Delivery.</p> <p>Comments noted regarding Swift Lane and further discussions are welcomed.</p>



Local Plan Policy/Paragraph	Surrey County Council Comments	Surrey Heath Borough Council Response
	<p>a single track road with passing spaces and is a single level site where residents have to climb steps to access containers.</p> <p>SCC is looking to relocate the Swift Lane site and create a modern split-level site with improved access within the local area, however to date it has proved difficult to find a new location. The expansion of housing numbers will put more pressure on the existing CRC infrastructure and therefore the need to replace the Swift Lane site will become more urgent. We would welcome further discussion with SHBC on this matter.</p>	
Additional Gypsy and Traveller Site Allocations - General	<p>LLFA - the sites should be sequentially tested. Caravans may not be appropriate in areas of Flood Zone 2 or 3 or in areas at high risk of surface water flooding.</p> <p>Given that the sites are next to main rivers the Environment Agency should comment. Comments should also be sought from the Surrey Heath Drainage Engineer.</p> <p>Surface water within each site should be managed where appropriate utilising Sustainable Drainage Systems.</p>	<p>Comments noted. As a result of further feasibility work, sites at Land South of Broadford Lane and Bonds Drive have been identified as undeliverable and are not being carried forward in the Regulation 19 Local Plan.</p> <p>Comments have been sought from relevant stakeholders, including the Environment Agency. A sequential test has been undertaken for Swift Lane Extension, which is being taken forward as a site allocation in the Regulation 19 Local Plan.</p>
HA12/02 Swift Lane	<p>Note 6 records of surface flooding along Swift Lane in February 2020, January 2021 and February 2021. There are no significant highway issues in relation to the Swift Lane Extension.</p>	<p>Noted. The sequential approach, including an Exception Test has been applied when allocating Gypsy and Traveller sites. Policy H12 has been updated to emphasise the requirement for a Flood Risk Assessment to accompany any planning application submitted.</p>



Local Plan Policy/Paragraph	Surrey County Council Comments	Surrey Heath Borough Council Response
<p>HA12/03 Land south of Broadford Lane, Chobham</p>	<p>There are potential highway safety issues with the Broadford Lane site and a Transport Assessment would need to demonstrate to the County Highway Authority's satisfaction that safe vehicular and pedestrian access could be provided.</p> <p>Note - No records of flooding along Broadford Lane or to the south of this. External flooding to the east on Station Road and Sandpit Hall Road, as well as to the west on Castle Grove Road. No dates recorded.</p>	<p>Comments noted. In respect of the suitability of access and traffic generation, a Transport Appraisal has been completed for the site, which concludes the access arrangements to be suitable for the proposed use. However, the Council has engaged with Surrey County Council Highways & Surrey County Council Countryside Access following receipt of the Appraisal and both teams have expressed concerns in respect to the conclusions reached, particularly in respect of the potential impact upon non-motorised users. A meeting was held between the transport consultants, Surrey Heath Borough Council and Surrey Heath Borough Council on 21st November 2023 to explore whether the concerns raised could be addressed, however whilst it was noted that further work could be undertaken to explore the suitability of visibility splays, it was unlikely that concerns in respect of non-motorised users could be addressed to the satisfaction of the County Council. Following the relevant meetings and the completion of other evidence relating to the site, it was determined that the challenges associated with Land South of Broadford Lane represent significant barriers to the deliverability of the site. As a result, this site is not being taken forward as an allocation in the Reg 19 Local Plan.</p>



Local Plan Policy/Paragraph	Surrey County Council Comments	Surrey Heath Borough Council Response
HA12/04 Bonds Drive Extension, Chobham	Note flooding on Penny Pot Lane in February 2020 and Loveland Lane (adjacent to site) November 2014.	Comments regarding flooding incidents noted. It has not been possible to undertake the necessary survey work to conclude if Bonds Drive Extension is deliverable as a site allocation, owing to a High Court Injunction that prohibits access to the site. Specifically, it has not been possible to undertake a preliminary ecological assessment, detailed work relating to flood risk management and mitigation, or investigations into the burial mound that is noted to be present on the site. Consequently, the site is not being taken forward as an allocation in the Pre-submission Local Plan.

