

## Appendix 3a

### STATEMENT OF COMMON GROUND (October 2016)

#### HOUSING DELIVERY WITHIN THE WEST SURREY HOUSING MARKET AREA

##### Purpose

To demonstrate the commitment by Guildford, Waverley and Woking Borough Councils to work together on an ongoing basis to identify and address strategic cross boundary issues with implications for plan making. In particular, to strive to meet the objectively assessed housing need within the West Surrey Housing Market Area (HMA).

##### Context

The Localism Act 2011 and the National Planning Policy Framework (NPPF) make it a requirement under the Duty to Cooperate for local authorities to engage constructively, actively and on an ongoing basis in the preparation of development plan documents and other local development documents. This is a test that local authorities need to satisfy at an Examination in order to achieve a sound development plan document. The Duty to Cooperate applies to strategic planning issues of cross boundary significance.

The National Planning Policy Framework (NPPF) requires that local planning authorities use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with policies in the NPPF.

Woking, Waverley and Guildford Borough Councils have signed a Memorandum of Understanding (MoU) to work together to address strategic planning issues in the West Surrey area. The West Surrey Housing Market Area (HMA) comprises the districts of Guildford, Waverley and Woking. In the context of the above MoU, the local authorities jointly commissioned GL Hearn to prepare a Strategic Housing Market Assessment (SHMA) for the HMA. The latest and final version of the West Surrey SHMA was published in September 2015. This identifies the full objectively assessed need for the period 2013 to 2033 as follows:

- Guildford: 693 homes per annum
- Waverley: 519 homes per annum
- Woking: 517 homes per annum
- **Total for the HMA: 1,729 homes per annum**

##### Statement of Common Ground

Guildford, Waverley and Woking Borough Councils acknowledge the shared responsibility to meet the full objectively assessed need for housing within the West Surrey HMA, as far as is consistent with the NPPF.

Of the three authorities, Woking Borough Council is the only one with an adopted Core Strategy that post dates the publication of the NPPF. It has an adopted housing requirement of an annual average of 292 dwellings against its objectively assessed

housing need of 517. The Core Strategy was adopted on October 2012 and has a plan period up to 2027.

Currently local plan preparation within the three districts is at different stages, as set out below:

	Guildford BC*	Waverley BC
Local Plan time period	2013 to 2033	2013 to 2032
Publication date (Regulation 19)	LP Strategy and Sites: June/July 2016  LP Development Management Policies: Jan/Feb 2019	LP Part 1: Strategic policies and Sites: July/Aug 2016  LP Part 2: Non-strategic Policies and Sites: April 2018
Submission for Examination	LP Strategy and Sites: December 2016  LP Development Management Policies: April 2019	LP Part 1: Strategic policies and Sites: Nov/Dec 2016  LP Part 2: Non-strategic Policies and Sites: July 2018
Adoption	LP Strategy and Sites: December 2017  LP Development Management Policies: December 2019	LP Part 1: Strategic policies and Sites: Sept 2017  LP Part 2: Non-strategic Policies and Sites: March 2019

\*This timetable is as currently set out in the adopted Local Development Scheme (LDS) however it is no longer considered achievable. A new LDS is expected to be adopted in early 2017. This is likely to include a further targeted Regulation 19 consultation on the Local Plan Strategy and Sites document.

Woking Borough Council is presently also preparing two separate Development Plan Documents to enable the delivery of its adopted Core Strategy.

- The Development Management Policies DPD comprises detailed policies to help determine day to day planning applications. The DPD was adopted on 20 October 2016, and it is not expected that it will have any cross boundary implications;

- The Site Allocations DPD allocates specific sites to enable the delivery of the development requirements of the Core Strategy, including sites for housing. It is intended to publish it for Regulation 19 consultation in late 2017.

The emerging Local Plans for Guildford and Waverley Borough Councils are both expecting to identify sufficient deliverable sites to meet the respective objectively assessed needs of 693 and 519 homes pa over the respective plan periods.

Each authority has undertaken a Green Belt review to assess whether the potential release of Green Belt land would be appropriate to meet OAN. All three authorities are seeking to amend Green Belt boundaries through their respective local plans. The current evidence base that supports each council's emerging plan demonstrates that neither Guildford nor Waverley Borough Councils will be in a position to accommodate the unmet need arising from Woking.

All three local planning authorities acknowledge the need to work together to ensure that as far as possible, and subject to policies in the NPPF, housing needs across the HMA as a whole are met. To this end, each authority is committed to working together in future, to address unmet housing needs arising within the HMA. However, in the interim it is considered imperative that both Guildford and Waverley are able to put in place up to date local plans that each seeks to meet their respective housing needs. Within each authority this is a level of growth which is considerably higher than has historically been planned for and the delivery of these homes in the short term would go some way in helping to alleviate the pressures currently being felt due to a lack of supply. This will introduce some certainty and enable the delivery of sustainable development that is accompanied by supporting infrastructure through the implementation of the Community Infrastructure Levy.

Subject to the housing requirements for Guildford and Waverley being supported by the Secretary of State at Examination and adopted, the three authorities will monitor closely the delivery of housing against the requirements and focus future ongoing discussion on:

- How to align respective evidence base studies with common methodologies and assumptions to ensure consistency;
- When it would be appropriate to review relevant development plans, either in part or in full, in order to address issues of unmet need;
- What measures might be necessary to facilitate the delivery of housing;
- Exploring the merits of and putting in place a mechanism to align the plan periods of the three authorities to facilitate effective cross boundary cooperation and outcomes.

## **Conclusion**

Significant cooperation has already taken place in order to identify and address many common strategic issues in the HMA. This includes the agreement that we

collectively form a Functional Economic Market Area. The Duty to Cooperate is an ongoing process that will need to continue after the emerging Development Plans have been adopted. More importantly, there is a strong commitment to continue to explore how unmet needs within the HMA may be accommodated, once the housing requirements for Guildford and Waverley have been confirmed.



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