

## **Surrey Local Strategic Statement**

### **Summary**

The Localism Act and the National Planning Policy Framework (NPPF) require public bodies to undertake Duty to Co-operate on planning issues that cross administrative boundaries.

Surrey Leaders on 16<sup>th</sup> July 2014 agreed to meet as the Surrey Strategic Planning and Infrastructure Board with specified terms of reference to provide a vehicle for co-operation and joint working between local authorities in Surrey on strategic planning issues. The Terms of Reference of the Board are attached as Annex 1. Surrey Leaders also agreed a Memorandum of Understanding (MoU) on how local authorities will work together to prepare a Local Strategic Statement. The MoU is attached at Annex 2.

The MoU and Terms of Reference have been considered by Surrey Leaders and Surrey Chief Executives.

The MoU sets out the type of evidence gathering and technical work that will require joint working and sets out an agreed methodology. This includes undertaking a Strategic Housing Market Assessment and consideration of constraints such as the Thames Basin Heaths SPA and flooding. It also sets out the need for an up to date picture of the Green Belt, this may include future reviews of Green Belt.

Surrey Heath Borough Council officers consider that a review of the Green Belt should only be undertaken through a Local Plan review where the need for such a review of Green Belt has been demonstrated.

The preparation of a Local Strategic Statement will be undertaken by the Surrey Planning Officers Association and will set out common priorities on strategic matters that can be used to demonstrate Duty to Co-operate.

### **Portfolio – Regulatory**

**Date Portfolio Holder signed off report:** 19<sup>th</sup> October 2015

**Wards Affected:** All

### **Recommendation**

**The Executive is advised to RESOLVE**

- (i) to agree the Terms of Reference of the Surrey Strategic Planning Infrastructure Board;**
- (ii) that the Leader be authorised to sign the Memorandum of Understanding which sets out how the Surrey Local Authorities will**

**work together towards preparing a Local Strategic Statement for Surrey;**

- (iii) to agree to the preparation of a Surrey Local Strategic Statement subject to the proviso that within Surrey Heath a review of the Green Belt would only be undertaken through a Local Plan review where the need for such a review of Green Belt has been demonstrated; and**
- (iv) the Executive Head of Regulatory be authorised to work with the Surrey Planning Officers Association on the preparation of a Local Strategic Statement.**

## **1. Resource Implications**

- 1.1 There are no resource implications for existing budgets.

## **2. Key Issues**

- 2.1 The Localism Act and the NPPF introduced a duty to co-operate to require public bodies to work together to address strategic matters that cross administrative boundaries. This Duty to Co-operate is a legal requirement in a Local Plan making process and should be a continuous process. The NPPF requires public bodies to co-operate on the following strategic issues:

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

Surrey Heath has already undertaken Duty to Co-operate in respect of housing and jobs through the production of a Strategic Housing Market Assessment (SHMA) in 2014 and an Employment Land Review (2015). These were undertaken with Hart District Council and Rushmoor Borough Council. The SHMA will be updated to take account of the most recent household and employment projections.

- 2.2 Surrey Leaders have recognised the need to establish a framework for joint working. To this end Surrey Leaders have agreed to meet as the Surrey Strategic Planning and Infrastructure Board with specified Terms of Reference to enable the preparation of a Local Strategic Statement. A Memorandum of Understanding has also been produced to show how Surrey Authorities will work together on strategic matters.

## **Terms of Reference and Memorandum of Understanding**

- 2.3 The Terms of Reference sets out the functions of the Surrey Planning and Infrastructure Partnership Board, how meetings will be organised and the statutory and non- statutory bodies that it will work in partnership with.
- 2.4 The Memorandum of Understanding sets out how Surrey Leaders have agreed to work together to take forward a Local Strategic Statement.

## **Local Strategic Statement**

- 2.5 The Local Strategic Statement is being prepared by the Surrey Planning Officer Association. As part of this preparation there will be the need to develop an across the county evidence base. This will be around four main themes:
- An up to date Strategic Housing Market Assessment
  - An up to date Employment Land Review
  - Future Infrastructure needs
  - An assessment of the Green Belt
- 2.6 Surrey Heath Borough Council completed a Strategic Housing Market Assessment (SHMA) in 2014 and a joint Employment Land Review in 2015. These documents were undertaken with Hart District Council and Rushmoor Borough Council. With regard to Infrastructure needs it is working with Surrey County Council to consider future infrastructure requirements.
- 2.7 With regard to assessing Green Belt, officers consider that in signing up to the Local Strategic Statement, it should be made clear that any such review in Surrey Heath will be undertaken in line with the advice set out in the NPPF which states that Green Belt boundaries should only be altered in exceptional circumstances. This should be through the preparation or review of a Local Plan and not as a matter arising from a requirement of a Local Strategic Statement. It is considered that an accompanying letter should be sent setting out the Borough's position on this matter.

## **3. Options**

- 3.1 The options for the Executive to consider are: -
- (i) **To agree** that the Leader be authorised to sign the Memorandum of Understanding and the Terms of Reference
  - (ii) **To agree** that the Leader be authorised to sign the Memorandum of Understanding and the Terms of Reference, with any changes agreed by Executive.
  - (iii) **To not agree** that the Leader be authorised to sign the Memorandum of Understanding and Terms of Reference.
  - (iv) **To agree** to delegate authority to the Head of Regulatory to work with the Surrey Planning Officers Association on the preparation of a Local Strategic Statement

- (v) **To not agree** to delegates authority to the Head of Regulatory to work with the Surrey Planning Officers Association on the preparation of a Local Strategic Statement

#### **4. Proposals**

- 4.1 That in line with the Localism Act and the NPPF the Council agrees to
  - (i) the Terms of Reference for the Surrey Strategic Planning and Infrastructure Board and;
  - (ii) agrees the Memorandum of Understanding.

#### **5. Supporting Information**

- 5.1. The Terms of Reference are appended at Annex 1 of this Report and the Memorandum of Understanding is appended at Annex 2 of this Report.

#### **6. Corporate Objectives and Key Priorities**

- 6.1. Underpins Objective 1 to make Surrey Heath an even better place where people are happy to live.
- 6.2. Underpins Objective 2 to sustain and promote the local economy so that our people can work and do business across Surrey Heath by promoting improvements to local transport and infrastructure.

#### **7. Policy Framework**

- 7.1. The requirement for undertaking Duty to Co-operate is set out in the NPPF in respect of any future policy work.

#### **8. Legal Issues**

- 8.1. The requirement for undertaking Duty to Co-operate is set out in the Localism Act (2011) and the NPPF

#### **9. Governance Issues**

- 9.1. None.

#### **10. Sustainability**

- 10.1. The objectives of a Local Strategic Statement will include seeking to identify sustainable locations for development in Surrey.

#### **11. Risk Management**

- 11.1. None

## 12. Consultation

12.1. There is no consultation are required at this stage.

<b>Annexes</b>	Annex 1 – The Terms of Reference for the Surrey Strategic Planning and Infrastructure Board Annex 2 - The Memorandum of Understanding Schedule
<b>Background Papers</b>	None
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### Consultations, Implications and Issues Addressed

<b>Resources</b>	<b>Required</b>	<b>Consulted</b>
Revenue	✓	<u>1<sup>st</sup> October 2015</u>
Capital		
Human Resources		
Asset Management		
IT		
<b>Other Issues</b>	<b>Required</b>	<b>Consulted</b>
Corporate Objectives & Key Priorities	✓	<u>1<sup>st</sup> October 2015</u>
Policy Framework		
Legal	✓	<u>1<sup>st</sup> October 2015</u>
Governance	✓	<u>1<sup>st</sup> October 2015</u>
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation		
P R & Marketing	✓	<u>1<sup>st</sup> October 2015</u>

**Review Date:**

**Version:** 1