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Stuart Harrison

Interim Director of Planning

Guildford Borough Council

19th January 2017

Dear Stuart

Duty to Co-operate Delivery of Housing

Surrey Heath Borough Council is in the early stages of preparing a new Local Plan. The Council will be consulting on an Issues and Options/Preferred Options stage in late 2017.

As part of the Local Plan making process Surrey Heath Borough Council has already consulted on a Duty to Co-operate Scoping Report. Notwithstanding this as part of the continuous process of Duty to Co-operate Surrey Heath BC is writing to you in respect of the possibility of your Authority being in a position to meet any un-met Objectively Housing Need (OAHN) in Surrey Heath. This letter has been also been sent to our Housing Market Area authorities and other Neighbouring Authorities.

The recently published 2016 Strategic Housing Market Assessment for the Housing Market Area comprising Surrey Heath, Hart and Rushmoor sets out an OAHN for Surrey Heath of 382 dwellings per annum between 2014-2032.

Surrey Heath Borough Council will use best endeavours and a no stone unturned approach to aim to meet the OAHN. This includes working with government on both the One Public Estate and Garden Village programmes. Surrey Heath BC will also be looking at urban regeneration and settlement boundary reviews. A further call for sites will be undertaken at the end of January to ensure our housing land supply is as robust as possible.

However as a borough Surrey Heath is severely constrained in terms of available land by the Thames Basin Heaths Special Protection Area and the avoidance measures

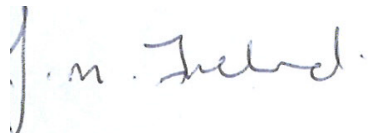
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necessary to ensure housing development meets Habitats Regulations Assessment. As well as having operational MOD land and Green Belt designation. As such, it may be that despite best endeavours the Council may be unable to meet its full OAHN. At this early stage, having regard to the Council's Strategic Land Availability Assessment (SLAA) currently the shortfall is likely to be in the region of 1,700 dwellings. Surrey Heath recognises that, in the event it cannot meet its OAHN, it will need to clearly demonstrate how any shortfall has arisen.

At this early stage we are asking whether your Authority is likely to be in a position to meet any demonstrated unmet need arising in Surrey Heath.

Surrey Heath BC also wishes to continue dialogue with your Authority in respect of Housing and other Local Plan matters.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'J. Ireland'.

Jane Ireland
Planning Policy and Conservation Manager
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