Statement of Common Ground

as agreed between

Tandridge District Council and Mole Valley District Council
Tandridge District Council Local Plan: Statement of Common Ground with Mole Valley District Council, November 2018

Contents

1. Introduction

The basis for preparing this Statement of Common Ground

2. Key Matters

Housing

Five year supply

3. Signatories / Declarations

Appendix A: Administrative Areas
Tandridge District Council Local Plan: Statement of Common Ground with Mole Valley District Council, November 2018

1. Introduction

The basis for preparing this Statement of Common Ground

1.1 This Statement of Common Ground (SCG) has been prepared by Tandridge District Council (TDC) together with Mole Valley District Council (MVDC). It reflects the agreed position between the parties.

1.2 The purpose of this SCG is to set out the basis on which TDC and MVDC have actively and positively agreed to work together to meet the requirements of the Duty to Cooperate. TDC have prepared their Local Plan for Regulation 19 consultation during the summer of 2018. This statement also describes the established mechanisms for ongoing cooperation on strategic matters.

1.3 Under section 33A of the Planning and Compulsory Purchase Act 2004 (amended by section 110 of the Localism Act 2011) and in accordance with the National Planning Policy Framework (NPPF) 2012 it is a requirement under the Duty to Cooperate for local planning authorities, county councils and other named bodies to engage constructively, actively and on an on-going basis in the preparation of development plan documents and other local development documents. This is a test that local authorities need to satisfy at the Local Plan examination stage, and is an additional requirement to the test of soundness.

1.4 The Duty to Cooperate applies to strategic planning issues of cross boundary significance. Local authorities all have common strategic issues and as set out in the National Planning Practice Guidance (NPPG) "local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters before they submit their Local Plans for examination." The statutory requirements of the Duty to Cooperate are not a choice but a legal obligation. Whilst the obligation is not a duty to agree, cooperation should produce effective and deliverable policies on strategic cross boundary matters in accordance with the government policy in the NPPF, and practice guidance in the NPPG.

1.5 The administrative areas set out in Appendix A show that TDC and MVDC are both located within East Surrey and as MVDC have made representations to the TDC Regulation 19 Local Plan, a Statement of Common Ground is required to demonstrate that we work cooperatively in an effective way to address key strategic matters pertaining to these areas.

2. Key Matters

2.1 Housing

2.1.1 Government policy places much emphasis on housing delivery as a means for ensuring economic growth and addressing the current national shortage of housing. Paragraph 47 of NPPF is very clear that 'local planning authorities should 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 the policies set out in this framework...'.

3
Tandridge District Council Local Plan: Statement of Common Ground with Mole Valley District Council, November 2018

2.1.2 TDC prepared a Housing Market Assessment (HMA) Paper¹ as part of their Strategic Housing Market area Assessments (SHMAs) in 2015 and updated this in 2018. The HMA papers set out that “...evidence points towards Tandridge being a functional component of a HMA including Croydon, Reigate and Banstead and Mid Sussex.”

2.1.3 TDC’s 2015 SHMA has identified an objectively assessed housing (OAN) need for the district of 470 houses per annum which amounts to 9,400 dwellings over 20 years. Following the publication of the 2018 household projections, TDC updated their OAN paper in line with the NPPF 2012², which includes the uplift of the projections based on market signals. The 2018 paper identified an OAN of 398 dwellings per annum.

2.1.4 TDC’s Housing Land Supply Paper 2018 sets out when considering all the evidence, including the constraints within the District, a total of 6,150 dwellings over 20 years is the maximum capacity achievable in the District. This includes a buffer of 5%. This will lead to an unmet housing need of approximately 1,904 dwellings in Tandridge based against the OAN 2018. In seeking to meet their unmet housing need, TDC has engaged with neighbouring councils within their HMA to explore the possibility of them assisting TDC to meet this need.

2.1.5 Paragraph 179 states “Joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas – for instance, because of a lack of physical capacity or because to do so would cause significant harm to the principles and policies of this Framework”.

2.1.6 MVDC sits outside this functional area and the SHMA 2018 identifies that Wealden displaces Mole Valley in the top ten for average migration flows, compared to the 2015 paper. This lessens the relationship between Tandridge and Mole Valley and therefore it would not be appropriate to request an authority, such as MVDC, where there is limited relationship, to assist in meeting Tandridge’s unmet need. In reality, people from Tandridge are unlikely to occupy housing in Mole Valley and therefore would not provide a proactive and realistic solution. Further, MVDC have informed TDC that due to constraints within the District, they could not help meet TDC unmet need.

2.2 Five year supply

2.2.1 MVDC had raised concerns that TDC may be unable to demonstrate a five year housing land supply.

2.2.2 TDC are also working with promoters/developers on the allocated sites to determine whether a site could be brought forward earlier in the plan period. This information will be set out in signed Statements of Delivery.

²TDC are aiming to submit their Local Plan by January 2019, which is within the 6 month transitional window where existing plans are to be examined against the NPPF 2012.
Tandridge District Council Local Plan: Statement of Common Ground with Mole Valley District Council, November 2018

2.2.3 As it is agreed that MVDC and TDC do not share a functional housing market area (see 2.1.6 above), the issue of whether a five year housing supply can be demonstrated is no longer relevant as a strategic issue between the authorities.

3. Signatories/Declaration

<table>
<thead>
<tr>
<th>Signed on behalf of Tandridge District Council</th>
<th>Signed on behalf of Tandridge District Council (Chief Executive)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Councillor)</td>
<td></td>
</tr>
<tr>
<td>Position: Councillor</td>
<td>Position: Chief Executive</td>
</tr>
<tr>
<td>Date: 19/12/18</td>
<td>Date: 12/12/18</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signed on behalf of Mole Valley District Council (Councillor David Harper)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>Position: Cabinet Member for Planning Policy</td>
</tr>
<tr>
<td>Date: 14 December 2019</td>
</tr>
</tbody>
</table>