

Statement of Common Ground

as agreed between

Tandridge District Council and Crawley
Borough Council

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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 Crawley Borough Council (CBC). 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 CBC 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 CBC share a common boundary and hence are required to 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...*'.

- 2.1.2 The evidence undertaken through both authorities' Strategic Housing Market Assessments (SHMAs) identifies that, whilst the two authorities share a geographical boundary, they fall within different Housing Market Areas (HMAs). Crawley is part of the Northern West Sussex HMA with Mid Sussex and Horsham, whilst Tandridge does not form part of a distinctive HMA. Tandridge overlaps with part of the Northern West Sussex HMA and both authorities have a relationship with Reigate and Banstead. However, the relationships vary to a considerable degree.
- 2.1.3 TDC prepared a HMA Paper¹ as part of their SHMA 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."*
- 2.1.4 TDC's SHMA identifies that Crawley forms part of the wider Northern West Sussex housing market area, which extends to include Horsham and Mid Sussex, and to a lesser extent Reigate and Banstead (particularly in relation to Horley). Several housing evidence base studies have been jointly commissioned across this geography, most recently in 2014.
- 2.1.5 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.
- 2.1.6 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.
- 2.1.7 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"*.
- 2.1.8 CBC's adopted Local Plan acknowledges an unmet need for approximately 5,000 homes over its plan period (2015 – 2030) and confirms the Council's intention to work closely with its neighbours – particularly those in Northern West Sussex – to explore how this need can be met in sustainable locations. Contributions to meet this unmet need in full has been provided via the Horsham District Plan and the Mid Sussex District Plan. However, the combined three adopted Plan housing target figures fall short of the total unmet need identified to be arising from Crawley, by a total of approximately 300 dwellings. This is anticipated only to occur towards the end of the Plan period, by 2030. The Mid Sussex District Plan commits to monitoring housing delivery against this need and will look to

¹<https://www.tandridge.gov.uk/Portals/0/Documents/Planning%20and%20building/Planning%20strategies%20and%20policies/Local%20plan/Evidence%20base%20and%20technical%20studies/SHMA-2018-Defining-Housing-Market-Area.pdf>

² TDC 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.

include it in its review of the Mid Sussex District Plan. On this basis, the Northern West Sussex Housing Market Area is able to meet its own objectively assessed housing needs. The constrained land supply and high housing need, which strongly characterise and influence planning within Crawley borough, demonstrate that CBC is unable to help TDC meet their unmet need. However, both councils will continue to work together through a governance arrangement to be agreed within the next two years so that joint strategic plans can be prepared to consider where unmet need could be met.

Actions

- TDC and CBC will engage through a wider Duty to cooperate forum with other neighbouring authorities outside TDC HMA in relation to housing related matters, including unmet need, five year housing trajectory, best fit HMAs, affordability, large scale developments and opportunities for meeting unmet need.
- TDC to undertake a 5 year review of the Local Plan.

2.2 Travellers

- 2.2.1 In 2011, the Gatwick Diamond authorities (which include Crawley, Mid Sussex, Horsham, Tandridge, Reigate & Banstead and Mole Valley) agreed to seek to meet their own need for additional Traveller provision. As part of the Gatwick Diamond Authorities, the authorities meet up four times a year to discuss Traveller issues and share information
- 2.2.2 In March 2014, TDC issued a “call for sites” to establish land in the District that may be suitable for traveller accommodation, but there was a limited response. TDC also reviewed existing unauthorised sites and temporary permissions. However, through a robust assessment of the sites, insufficient sites have been identified to meet the need of 5 traveller sites and 21 travelling showpeople plots.
- 2.2.3 There are currently some planning applications submitted to TDC that could assist in meeting the 5 traveller sites; these applications are to be determined by the end of the year. However, there are no suitable sites in the first 10 years, until the Garden Community comes forward for travelling showpeople.
- 2.2.4 There has been a need to cooperate with neighbouring authorities to assist in meet TDC unmet need.
- 2.2.5 As with bricks and mortar housing, Crawley’s constrained land supply and unacceptable noise levels for residential, and particularly caravan, accommodation associated with Gatwick Airport means there is significantly limited opportunities for provision of sites to meet accommodation needs of Gypsies, Travellers and Travelling Showpeople within Crawley borough’s administrative boundaries. CBC’s gypsy and traveller need is currently being safeguarded to meet the future needs arising from the existing population within Crawley. This means that CBC is unable to assist TDC with their unmet need. Both Councils will continue existing joint working arrangements to ensure that suitable provision can be made as appropriate.

Actions:

- TDC and CBC engage through the wider Duty to cooperate forum with other neighbouring authorities outside TDC HMA in relation to housing related matters, including traveller provision.
- TDC to undertake a 5 year review of the Local Plan.

2.3 Infrastructure

Gatwick / Junction 9 M23

2.3.1 CBC and TDC are part of the Gatwick Officers Group and Gatwick Joint Authorities and GATCOM, which are all forums / boards where issues relating to Gatwick are discussed. There is a signed memorandum of understanding with the joint authorities to reflect the day to day monitoring of Gatwick Action Plan.

2.3.2 Gatwick have recently announced their plans for a new masterplan, where the growth anticipated will rise from 46 million passengers to 70 million passengers, and still seeks to continue safeguarding for 95mppa in future. The joint authorities are liaising on this particular subject to discuss matters of mutual interest and sharing of proposed responses. Any impacts this has on Junction 9 of the M23 will continue to be discuss with the Gatwick Diamond Authorities and Highways England as an ongoing matter.

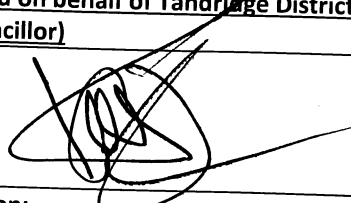

Action:



- TDC and CBC engage through the Gatwick Joint Authorities and Gatwick Officers Group to prepare their responses to the 2019 Airport masterplan.

3. Actions going forward

Key Issue	Agreed Action	Other comments
Housing / Gypsy and Traveller	TDC and CBC will engage through the wider Duty to Cooperate forum on all housing related matters to identify where unmet need will be met, as part of the authorities' respective Local Plan Reviews.	
Gatwick	TDC and CBC to liaise on proposed responses to the 2019 Airport masterplan and continue to discuss any impacts on Junction 9 of the M23.	

4. Signatories/Declaration

Signed on behalf of Tandridge District Council (Councillor)	Signed on behalf of Tandridge District Council (Chief Executive)
	
Position:	Position: CHIEF EXECUTIVE
Date:	Date: 11/12/18

Signed on behalf of Crawley Borough Council (Councillor)	Signed on behalf of Crawley Borough Council (Officer)
	
Cllr. Peter Smith	Clem Smith
Position: Portfolio Holder for Planning and Economic Development	Position: Head of Economy and Planning
Date: 10/12/2018	Date: 10/12/2018

Appendix A: Administrative Areas

