

# Statement of Common Ground

## 1. Constituent parties to this Statement of Common Ground

### 1.1 The primary parties to this Statement of Common Ground are:

- **The Royal Borough of Windsor & Maidenhead (hereafter referred to as RBWM)**
- **Surrey Heath Borough Council (hereafter referred to as SHBC)**
- **Runnymede Borough Council (hereafter referred to as RBC)**

### 1.2 The following organisations are also signatories to this Statement:

- **Surrey County Council (hereafter referred to as SCC)**

## 2. Geographical area covered by Statement

### 2.1 This is a topic specific Statement of Common Ground focussed on the specific geographical area set out in Map 1, attached as Appendix 1 to this Statement. The area covers parts of RBWM, RBC and SHBC including Ascot, Sunningdale, Sunninghill, Longcross, Virginia Water, Englefield Green, Chobham and Windlesham

### 2.2 The 3 primary parties agree that the area defined on Map 1 represents a sound geographical basis for co-operation on strategic cross boundary matters. This area contains large areas of heathland which have been designated as internationally important wildlife sites. The principle of these is the Thames Basin Heath Special Protection Area (TBH SPA). It also contains a number of affluent settlement areas, the strategic A30 road corridor as well as Sunningdale station and the rail level crossing on the A30. The strategic allocations of Longcross Garden village lies within the area.

Justification for this area

### 2.3 The 3 primary parties agree that the extent of the area set out in Map 1 is justified by the geographical extent of influence arising from the strategic cross boundary matters between the 3 primary parties.

- 2.4 Although each of the three parties to this Statement agree that they lie in different Housing Market Areas, all accept that it would be beneficial to prepare a Statement of Common Ground to deal with the strategic assets lying in this area and the significant and locally specific cross boundary matters affecting the parts of their boroughs identified in Map 1 and in Paragraph 2.1 above.

### 3. Key strategic cross boundary matters between the authorities

- 3.1 The 3 primary parties agree that the following represent the key specific strategic cross boundary matters for the limited geographic area identified in Map 1:

- Cumulative impacts of development – especially housing
- Cross boundary infrastructure – A30 and Sunningdale Station
- SANG provision
- Air quality impacts on human health and national and international nature conservation designations (especially Thames Basin Heaths Special Protection Area TBH SPA) arising from cumulative development proposals in the area.

- 3.2 The agreements the 3 primary parties have reached on these matters are set out below:

#### Cumulative impacts of development

- 3.3 The three primary parties have identified that around 3,000 net new dwellings and 850,000 sq ft of employment floorspace could potentially be delivered over the next 15 years in the geographical area covered by this Statement of Common Ground.

- 3.4 In light of this level of cumulative development, and the infrastructure assets in the area, the 3 primary parties agree to work closely together to undertake joint longer term strategic planning for the Map 1 area.

#### Key cross boundary infrastructure

- 3.5 The three primary parties agree that the A30 road corridor (including Sunningdale station) is a key infrastructure asset in the geographical area. They also agree that the function and performance of this asset needs to be maintained and, where possible, improved, particularly in light of the development proposed through emerging Local plans.

- 3.6 The 4 authorities (including SCC) have agreed to work towards jointly commissioning and funding an A30 corridor study in the next 3 years, focussed on the Map 1 area to inform future Plan making.
- 3.7 The 4 authorities (including SCC) agree to maintain a watching brief in relation to the cumulative impacts of development along the A30. All 4 authorities (including SCC) are committed to exploring possibilities and mechanisms for improving cycle access along the route, including to Sunningdale station and other key transport interchanges.

#### SANG

- 4.6. The 3 primary parties agree to work together wherever possible to ensure that there is sufficient SANG capacity in the area to enable the delivery of the development proposed for the geographic area and wider boroughs.

#### Transport & air quality

- 3.8 The 3 primary parties recognise the importance of air quality issues in relation to both human health and nature conservation interests. The presence of extensive tracts of internationally important nature conservation sites in the geographic area make this a particularly relevant cross boundary issue for the 3 primary parties. The 3 primary parties agree to share information and to work jointly in relation to transport and air quality impacts.
- 3.9 The 3 primary parties agree that air quality will be one of the matters considered in the jointly commissioned A30 Corridor Study. In the meantime, air quality modelling work is being undertaken by RBWM in response to Natural England's representation on the Regulation 19 Borough Local Plan publication. This work is looking at an extensive modelling area which includes parts of RBC and SHBC. As part of the joint working and co-operation, RBWM will share this work in detail with Runnymede and Surrey Heath. Runnymede has also commissioned Borough wide air quality modelling to support its emerging Local Plan. As part of the joint working and co-operation, Runnymede will share this work in detail with RBWM and Surrey Heath at the draft stage.

#### 4. Long term strategic planning

- 4.1 The 4 authorities (including SCC) agree that they need to work together to undertake strategic planning in the geographical area covered by this Statement. The jointly commissioned A30 corridor study will be a major focus of future strategic co-operation and working between the parties to this agreement.
- 4.2 RBWM and RBC are looking to submit their plans in January and March 2018 respectively. Both of these authorities have pre 2004 adopted plans and need to put adopted plans in place quickly in order to address short term issues. It is agreed that longer term strategic issues identified as part of future strategic planning for the geographic area would be incorporated as an integral part of any subsequent plan reviews.

#### 5. Governance

Primary authorities responsible for the statement

- 5.1 The primary authorities responsible for this Statement of Common Ground are RBWM, SHBC and RBC.

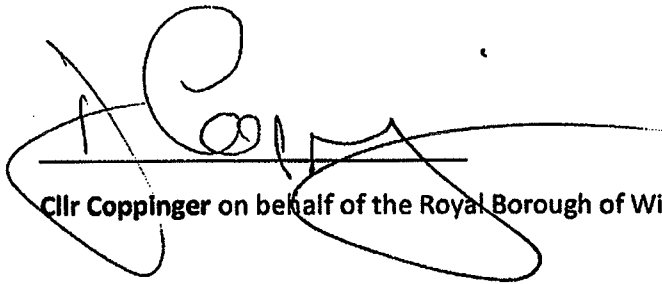
Additional signatories

- 5.2 Surrey County Council

Responsibilities for maintenance and updating

- 5.3 This document will be reviewed annually by the 3 primary parties at a joint Duty to Co-operate meeting held in June each year. This meeting will involve both officers and Members. Until agreed otherwise, RBWM will act as the chair and secretariat for this meeting.
- 5.4 Where any one of the primary parties to this Statement is undertaking a Regulation 18 consultation, Regulation 19 publication or submitting a plan it will be the responsibility of that party to co-ordinate the review and updating of this Statement of Common Ground for that event.

Signatories



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**Cllr Coppinger on behalf of the Royal Borough of Windsor & Maidenhead**




A handwritten signature in black ink, appearing to be 'Prescott', written over a horizontal line.

**Cllr Prescott on behalf of Runnymede Borough Council**



A handwritten signature in black ink, appearing to be 'J. Rickard', written over a horizontal line.

**Jenny Rickard, Head of Planning on behalf of Surrey Heath Borough Council**



A handwritten signature in black ink, appearing to be 'D. Forbes', written over a horizontal line.

**Dominic Forbes, Planning Group Manager on behalf of Surrey County Council**

Appendix 1 - Map 1: Geographical area covered by this Statement of Common Ground

