

Statement of Common Ground

Constituent parties to the Statement of Common Ground

-Runnymede Borough Council

-Woking Borough Council

Geographical area covered by this Statement of Common Ground

This is an annex Statement of Common Ground (SoCG) which should be read in conjunction with the primary Runnymede-Spelthorne SoCG and the Guildford, Waverley SoCG.

The Runnymede-Spelthorne SoCG provides detailed information on the Runnymede-Spelthorne HMA and its linkages with the wider area including with Woking Borough. Specifically, this primary SoCG concludes:

- That Runnymede and Spelthorne boroughs form a Housing Market Area but also has particular links with a number of adjoining local authorities including Woking.
- The Functional Economic Area analyses carried out by Runnymede and Spelthorne Borough Councils conclude that Runnymede and Spelthorne boroughs have the strongest economic links with each other but have some economic links with other local authorities in the surrounding area including Woking.
- The Runnymede retail work had found that Woking is a retail destination for Runnymede residents.

A review of the evidence base prepared by Woking Borough Council to underpin its Local Plan identifies some links with Runnymede Borough. In particular:

- The West Surrey Strategic Housing Market Assessment (September 2015) concludes that based on an analysis of price trends and dynamics, commuting flows and migration patterns, Guildford, Waverley and Woking form a Housing Market Area. Beyond the HMA, the strongest relationships are with Rushmoor, Runnymede and East Hampshire. Engagement with authorities in these areas was concluded to be important through the Duty to Cooperate.
- The West Surrey Functional Economic Market Area for Guildford, Waverley and Woking Borough Councils (August 2016) concludes that these three Boroughs make a logical Functional Economic Market Area. The complexity of cross-boundary issues in the region is also recognised in the report with secondary interactions between Guildford and Rushmoor; Woking and Runnymede; and Waverley and East Hampshire being reported along with the region's strong relationship with London.
- The Woking Town, District and Local Centres Study from September 2009 concludes that there are strong links between the southern half of Runnymede and Woking, with Woking being a recognised retail and leisure destination for Runnymede residents.

These linkages are considered to warrant the production of a Statement of Common Ground between Woking and Runnymede to confirm where agreement has been reached to date through the Duty to Cooperate on strategic cross boundary matters relevant to these two Local Authorities and to provide an effective mechanism for future engagement.

Appendix 1 of this Statement of Common Ground reproduces the map appended to the primary Runnymede-Spelthorne SoCG which this annex agreement was produced in connection with and which shows the geographical area of interest.

Key strategic cross boundary matters between the constituent parties to this agreement

This section of the Statement of Common Ground sets out the key specific strategic cross boundary matters of relevance between Runnymede and Woking Borough Councils and the agreed position between the two authorities.

Housing

The two parties agree that:

- 1-Runnymede and Spelthorne Boroughs form a separate HMA. Woking Borough is in a separate West Surrey HMA with the boroughs of Guildford and Waverley.
- 2- It is recognised that the Runnymede and Spelthorne Housing Market Area and the West Surrey Housing Market Area has secondary relationships with each other. It is agreed that there are localised cross boundary links between Runnymede and Woking Borough Councils regarding housing matters.
- 3- In the first instance, and in line with paragraph 47 of the NPPF, Runnymede and Woking Borough Councils agree that they will work collaboratively with their respective HMA partners to meet their identified housing needs in full within their respective HMA boundaries.
- 4-Runnymede and Woking Borough Councils are also committed to working together under the Duty to Cooperate to address strategic housing matters of cross boundary significance where they could not be addressed within their respective Housing Market Areas, paying particular attention to local connections. This could relate to circumstances where there is either an undersupply or oversupply of housing in either HMAs. At the current time, based on the available evidence, Runnymede Borough Council has indicated that it is unlikely to be able to take any part of Woking's unmet housing need. However, this will be confirmed after the Runnymede and Spelthorne Local Plans are adopted. Woking Borough Council has an adopted Core Strategy with a housing requirement which is lower than its housing need and is therefore unable to meet any part of Runnymede's potential unmet housing need as it is unable to meet its own need. The Waverley Local Plan has committed to meet part of Woking's unmet housing need. It is yet to be confirmed whether the Guildford Borough Local Plan will be able to meet any part of Woking's unmet housing need. Resolution to this matter will occur when the Guildford Borough local plan is adopted.

The economy

The two parties agree that:

- 1-The analysis and conclusions of the Runnymede Functional Economic Area analysis (June 2015) and the West Surrey Functional Economic Market Area for Guildford, Waverley and Woking Borough Councils (August 2016) are considered robust. These reports conclude that Woking, Guildford and

Waverley Boroughs form a Functional Economic Market Area, and Runnymede and Spelthorne boroughs have the strongest economic links with each other but have some economic links with other local authorities in the surrounding area including Woking.

2-The Woking Core Strategy makes provision for the delivery of 28,000sq.m of office floorspace, 20,000sq.m of warehouse floorspace and 93,900 sq.m of retail floorspace. In accordance with the spatial strategy for the borough, the delivery of the above economic needs will be met within the urban area and at existing employment areas. Specific sites are being identified by the Site Allocations DPD to enable the delivery of the requirements. The draft Runnymede Local Plan proposes to meet identified economic needs primarily within its Strategic Employment Areas, at the Enterprise Zone at Longcross and at the Byfleet Road strategic allocation in New Haw.

3- Runnymede and Woking Borough Councils are committed to working together under the Duty to Cooperate to address strategic economic matters of cross boundary significance where they arise, paying particular attention to local connections. This could relate to circumstances where there is either an undersupply or oversupply of economic floorspace that cannot be addressed within the respective FEAs (Runnymede would look to Spelthorne then Elmbridge for assistance in the first instance given that for B class uses this is where it has its strongest functional links). Neither Runnymede nor Woking Borough Councils are requesting assistance in meeting any unmet economic needs at the current time.

Retail

The two parties agree that:

1-The catchment area of Woking Town Centre extends into Runnymede for retail and leisure purposes, especially in the southern half of Runnymede (which includes Addlestone and Chertsey).

2-Neither Runnymede or Woking Borough Councils are requesting assistance in meeting any unmet retail needs at the current time. Runnymede Borough Council has identified that based on its current retail forecasts (commissioned in 2015) it will need to identify additional retail development opportunities post 2027 in the Addlestone/Chertsey area. The Council is committed to refreshing its retail forecasts within the next 18 months to ensure that the understanding of the level of need remains up to date and reflects the changing retail climate. The Council will continue to explore opportunities to meet any unmet retail needs in the latter part of the Plan period.

Gypsies and Travellers

The two parties agree that:

1-Both authorities are committed as a principle to meet their identified accommodation needs for gypsies and travellers in full within their individual borough boundaries over the periods of their Local Plans. Neither Runnymede nor Woking is currently able to meet any unmet need for gypsies and travellers in the other's area. Consequently neither authority is requesting the other to meet any part of their unmet need for Travellers accommodation at this time.

Infrastructure

The two parties agree that they will prepare and keep under review their Infrastructure Delivery Plans to identify the necessary infrastructure to support their proposed development over their plan periods.

Transport

The two parties agree that:

1-Runnymede and Woking Borough Councils agree that the stretch of the A320 corridor between the Chilsey Green Road / B388 Thorpe Road / Staines Road / St Ann's Road roundabout, Chertsey to the Victoria Way / Chertsey Road roundabout in Woking, and the A320 St Peter's Way from Guildford Road to the M25 Junction 11 is of cross boundary interest to both Authorities. The route serves both Chertsey and Woking Town Centres and links both areas to, the M25 motorway. It also serves a number of large employers in both authorities such as St Peters hospital, McLaren and the Hillswood Business Park). The corridor is subject to congestion, particularly at peak times, and is projected to be exacerbated by future development if appropriate measures of mitigation are not introduced.

2-The potential future development of a number of major allocations along this corridor in both Local Authority Areas (and within Surrey Heath) will generate significant traffic along the A320 corridor.

2-Runnymede and Woking Borough Councils are committed to continued partnership working with Surrey Heath Borough Council and Surrey County Council to identify measures of mitigation along the corridor to help address the current and future cumulative development impacts along the corridor.

Green Belt

The two parties agree that:

1-They will continue to keep each other informed of the approach taken to Green Belt particularly where proposed Green Belt releases are close to/adjacent to shared Borough boundaries.

Flooding

The two parties agree that:

1-There are several watercourses which run through both Local Authority areas/ along the shared administrative boundary including the Rive Ditch, the River Wey Navigation and the Basingstoke Canal.

2-They will continue to work collaboratively on strategic cross boundary matters related to flooding and flood risk as appropriate.

Governance arrangements

It is agreed that informal discussions will occur between the two authorities on the cross boundary issues referred to in this SoCG in the form of Officer level meetings at least once every 6 months with escalation of matters to Member level where necessary.

It is agreed that this Statement of Common Ground will be monitored and reviewed by the two authorities annually by 31 December of each year, and any necessary modifications will be agreed at one of the regular Officer meetings highlighted above. Where either of the parties to this SoCG is undertaking a Regulation 18 consultation, Regulation 19 publication or submitting a Local Plan to the Secretary of State, it will be the responsibility of that party to co-ordinate the review and updating of this SoCG for that event (as necessary).