



Statement of Common Ground

as agreed between

Hart District Council

and

Surrey Heath Borough Council

September 2026

In respect of the emerging New Hart Local Plan and
the Surrey Heath Local Plan

1 Purpose & Background

Hart District Council (HDC) is currently developing a new Local Plan for the District (New Hart Local Plan, the 'Plan'), which will replace the Hart Local Plan Strategy and Sites 2032 adopted in April 2020 and saved policies from the Hart District Local Plan (Replacement) 1996-2006.

Surrey Heath Borough Council's (SHBC) Local Plan 2019-2038 is currently at examination under the legacy plan-making system, having recently completed a main modifications consultation. SHBC is concurrently starting a new style Local Plan under the government's 30 month local plan process (Local Plan Review 2040), having published its notice and timetable in June. Their Scoping consultation is being undertaken in September-October 2026 with Gateway 1 being met by late October. HDC and SHBC are relevant stakeholders for the purposes of the respective Local Plan of the other, as neighbouring planning authorities.

This Statement of Common Ground (SoCG) sets out the position of the Councils to date and has regard to strategic matters in relation to their respective Local Plans, including areas of agreement, areas for ongoing discussion, and how strategic matters between HDC and SHBC are being addressed throughout the plan-making process.

The Councils note that from 1 April 2027 Surrey Heath will form part of the wider West Surrey Council and therefore ongoing discussion after that date will be with West Surrey Council.

The SoCG has been prepared in accordance with policies PM10 on Maintaining cooperation between plan-making authorities and PM11 on Demonstrating cooperation between plan-making authorities of the National Planning Policy Framework 2026. It also follows SoCG guidance prepared by the Planning Advisory Services (PAS).

2 List of Parties involved

- Hart District Council
- Surrey Heath Borough Council

3 Signatories

We confirm that the information in this statement and documents referred to therein reflect the joint working undertaken and agreements made to date between HDC and SHBC, in relation to the New Hart Local Plan, and the emerging Surrey Heath Borough Local Plans.

Surrey Heath Borough Council

Jane Reeves

Head of Planning Policy and Sustainability

J. Reeves

30th of September 2026

Hart District Council

Daniel Hawes

Planning Policy and Economic Development Manager

D Hawes

29th of September 2026

4 Strategic Geography

The New Hart Local Plan will apply to the geographical area of Hart District and provide a long-term planning framework from 2026. The Surrey Heath Local Plan 2019-2038 and Surrey Heath Local Plan Review 2040 will both apply to the geographical area of Surrey Heath Borough. The former will provide a planning framework from 2019-38 and the latter from 2026-2040.

Appendix A provides a map of the plan areas which together constitute the strategic geography covered by this Statement of Common Ground.

5 Strategic Matters

5.1 Areas of Agreement

Strategic Matter	Hart District Council Position	Surrey Heath Borough Council Position	Record of Agreement (incl. date)
Local Housing Need (LHN)	HDC's current standard method LHN is 804 homes per annum. HDC is in the process of producing a Land Availability Assessment (LAA) which provides evidence on development land supply and site options for plan-making. HDC is currently preparing a Draft Spatial Strategy for its consultation on proposed plan content and evidence (currently planned for October 2026).	SHBC's emerging Local Plan 2019-2038 was examined under NPPF 2023 and plans for a stepped trajectory of 280 homes per annum in the period 2019 to 2032 and 321 homes in the period 2032 to 2038 per annum. The lower annual figure between 2019 and 2032 reflects HDC's agreement in its adopted local plan to deliver 41 homes per annum between 2014 and 2032. These have all been delivered early and so there is no residual unmet need for the New Hart Local Plan to address between 2026 and 2032 specifically in relation to the delivery of the Surrey Heath Local Plan 2019 - 2038.	HDC and SHBC agree that • housing need is a relevant strategic matter • both authorities will work positively to address their respective LHN • both authorities will update each other on evolving housing need positions, including an understanding of the extent of any potential unmet need, if this emerges.

Strategic Matter	Hart District Council Position	Surrey Heath Borough Council Position	Record of Agreement (incl. date)
		The latest standard method LHN figure for the Borough is 700 homes per annum. SHBC's emerging plan proposes to address less than 80% of the updated housing need so SHBC is progressing Local Plan Review 2040 under the new plan making system. SHBC has call-for-sites work planned alongside its scoping consultation for its Local Plan Review 2040.	
Healthcare	HDC residents are served by the Frimley Park Hospital. HDC will liaise with SHBC and the NHS on the impact of its relocation on the HDC Local Plan.	Frimley Park Hospital is significant to SHBC for its local healthcare provision as well as a significant local employer. The SHBC Local Plan scoping consultation references the planned relocation of the Hospital. HDC will be consulted on the SHBC Local Plan.	Frimley Park Hospital relocation is identified as a relevant cross-boundary matter, as the Hospital serves the residents of both authorities. The two authorities will include reference to the hospital and its planned relocation in their Local Plans and Infrastructure Delivery Plans as appropriate. The two authorities will liaise with one another and the NHS on the Frimley Park Hospital relocation as required and will share relevant information as and when it becomes available.

Strategic Matter	Hart District Council Position	Surrey Heath Borough Council Position	Record of Agreement (incl. date)
Transport	HDC's Strategic Transport Assessment is currently at scoping stage. HDC will take account of any identified cumulative (M3 Junction 4/4A) impacts through the Strategic Transport Assessment. HDC expects to undertake stage 2 STA (modelling) once potential site options are emerging.	SHBC's Strategic Highway Assessment, including modelling of relevant junction impacts, is published on its examination website.	Both authorities recognise transport as a relevant strategic matter. The two authorities will work together on cross boundary transport impacts. HDC will direct its STA consultants to the SHBC Strategic Highways Assessment.
Gypsy, Traveller and Travelling Showpeople Accommodation Need	HDC's assessment identifies a need for 54 Gypsy and Traveller pitches	SHBC have yet to identify Gypsy, Traveller and Travelling Showpeople accommodation need for their new plan.	Both authorities recognise Gypsy, Traveller and Travelling Showpeople accommodation need as a relevant strategic matter. Both authorities will work positively to address their respective needs in their area. Both authorities will update each other on evolving need positions.

5.2 Areas of Ongoing Discussion

Strategic Matter	Hart District Council Position	Surrey Heath Borough Council Position	Implications of positions	Activities towards Agreement
Air Quality	HDC recognise the impacts of air quality on the Thames	SHBC highlighted air quality impacts on the	HDC will raise the air quality impacts on the Thames	Air Quality

Strategic Matter	Hart District Council Position	Surrey Heath Borough Council Position	Implications of positions	Activities towards Agreement
	Basin Heaths SPA, driven by cumulative growth.	Thames Basin Heaths SPA, particularly where traffic routes pass through or near sensitive habitats. Additional modelling for the SHBC Local Plan was required to demonstrate acceptable cumulative impacts.	Basin Heaths SPA and associated modelling undertaken by SHBC with its HRA consultants and make sure they are taken account of as part of the HDC HRA.	
Waste Water - Camberley STW	HDC will work closely with the Environment Agency (EA), Thames Water and Surrey Heath and Rushmoor Councils to ensure that the New Hart Local Plan takes account of wastewater constraints and enables the infrastructure required to overcome wastewater constraints at the Camberley STW. HDC has commissioned a Water Cycle Study which will consider the wastewater issues and opportunities in the District.	Camberley Wastewater Treatment Works has capacity constraints. The EA objected to SHBC's adopted Local Plan on this matter, while Thames Water did not. SHBC will work closely with the EA and Thames Water and Hart and Rushmoor Councils to ensure that its Local Plan Review 2040 takes account of wastewater constraints and enables the infrastructure required to overcome wastewater	The EA has produced a Position Statement on the Camberley STW which it has issued to the HDC, SHBC and Rushmoor Borough Council. Camberley STW catchment area is split between the Rushmoor, Hart and Surrey Heath Districts. The Blackwater is not achieving good status and is deteriorating due to Phosphate and Macrophytes and Phytobenthos. Water industry discharges are	HDC and SHBC will work closely with one another, with Rushmoor Borough Council, the EA and Thames Water in respect of the Camberley STW, to explore its implication for their emerging Local Plans. HDC will refer its Water Cycle Study consultants to SHBC's examination material, including the SHBC Water

Strategic Matter	Hart District Council Position	Surrey Heath Borough Council Position	Implications of positions	Activities towards Agreement
	HDC has commissioned an Infrastructure Delivery Plan, which will include consideration of wastewater infrastructure.	constraints at the Camberley STW.	attributed as the activity responsible. Thames Water need to apply for a new Dry Weather Flow permit to support new development over the emerging HDC and SHBC Local Plan period.	Cycle Study and hearing documents.
Employment	HDC is currently in the process of undertaking a HEDNA.	SHBC has not yet commissioned updated employment evidence for its Local Plan Review 2040 but expects future work may need to identify new employment areas.	The two authorities need to understand specific cross boundary employment needs.	HDC and SHBC agree that cumulative cross-boundary employment impacts should continue to be discussed and explored through evidence.
Other matters noted for ongoing consideration	To be expanded on in future SoCG	To be expanded on in future SoCG	The two authorities noted other cross boundary matters for ongoing consideration, including: • Green & Blue Infrastructure • the Blackwater Valley,	HBC and SHBC agree that these matters should be explored further in future cross-boundary discussions.

Strategic Matter	Hart District Council Position	Surrey Heath Borough Council Position	Implications of positions	Activities towards Agreement
			• sustainable transport links • LCWIP opportunities • the Meadows area and • cross-boundary links between Blackwater, Camberley, Yateley and Eversley	

6 Governance Arrangements & Review

Decisions on this SoCG will be managed and agreed through cooperation meetings, circulation of draft statements, signature of final statements, and circulation of proposed revisions where necessary, between designated officers of HDC and SHBC or West Surrey Council after 1 April 2027.

HDC take responsibility for the drafting, updating, and circulation of this SoCG in cooperation with SHBC. The two authorities will publish the SoCG on their websites at appropriate points.

A SoCG is a live document. This SoCG will be drafted and reviewed by officers at appropriate points. These may include:

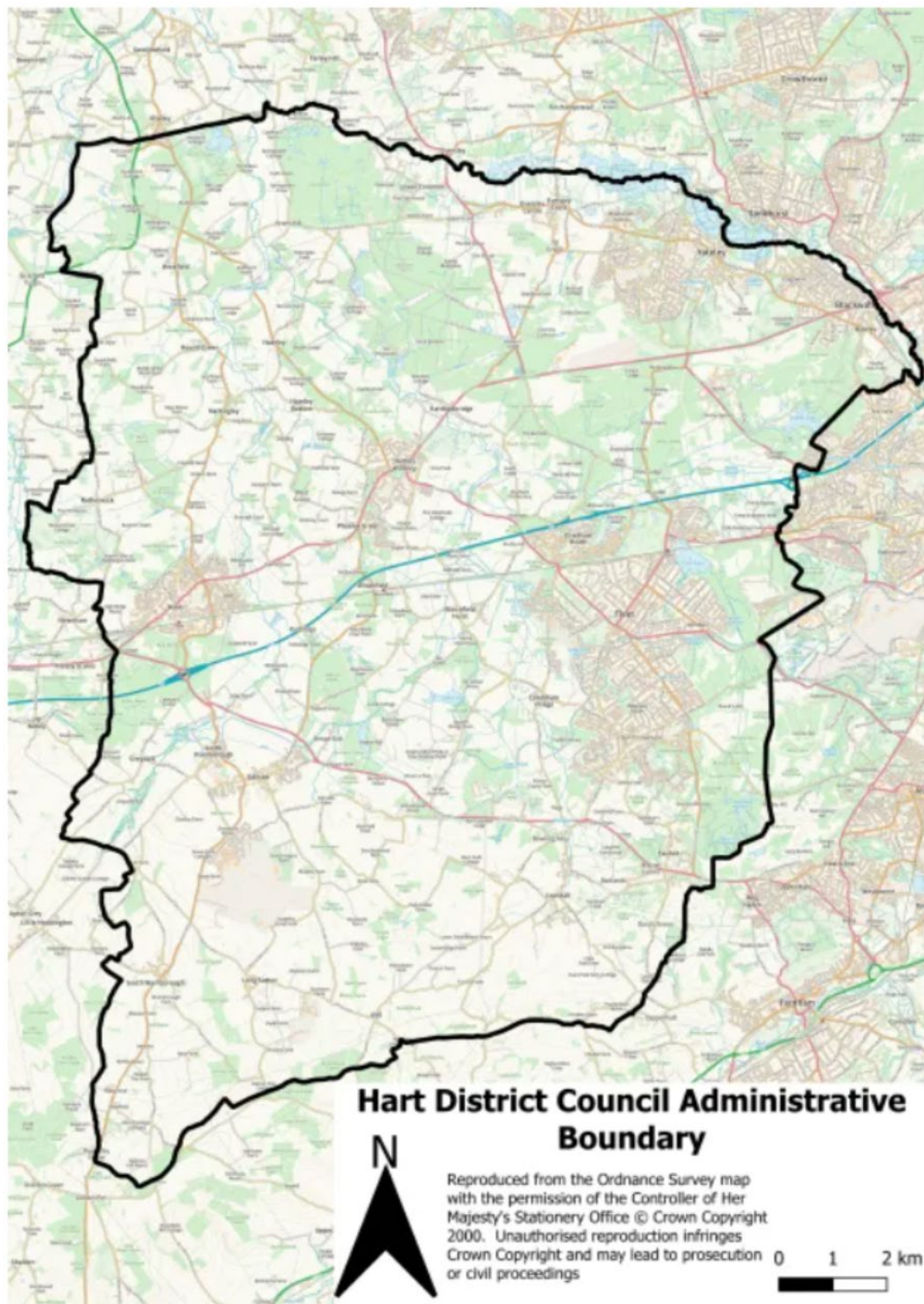
- Whenever agreement is reached on any outstanding matters, or
- Relevant new evidence becomes available, or
- At key milestones in progress towards addressing strategic matters, or
- At relevant key stages of the plan making process.

6. Record of / Timetable for Cooperation

Date	Stage	Form of Correspondence / Meeting	Matters for discussion
13.07.2026	Scoping	Online Meeting	Cross boundary issues including in relation to housing, healthcare, transport, Gypsy, Traveller and Travelling Showpeople accommodation, air quality, wastewater and employment. Ongoing DtC engagement process and SoCG preparation.
11.09.2026	Scoping	Circulating, editing and signing of first SoCG.	Same as above

Appendix A - Strategic Geography

Geographical area to which the New Hart Local Plan will relate:



Geographical area to which the Surrey Heath Local Plan Review 2040 will relate:

