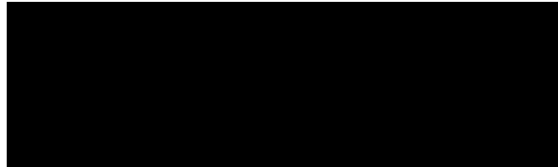


STATEMENT OF COMMON GROUND

1. List of Parties involved:

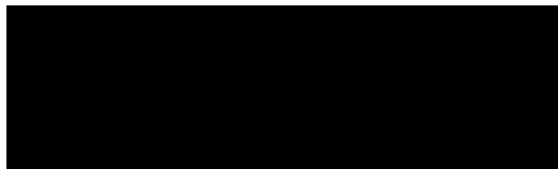
- Elmbridge Borough Council (EBC)
- Historic England (HE)

2. Signatories:



18.07.2023

***Elmbridge Borough Council
Kim Tagliarini, Head of Planning & Environmental Services***



12.07.2023

***Historic England
Alan Byrne, Historic Environment Planning Adviser***

3. Strategic Geography

The Statement of Common Ground (SoCG) is between Elmbridge Borough Council (EBC) and Historic England (HE). It applies to Elmbridge Borough.

Historic England are the Government advisor on the historic environment and are keen to ensure that the protection of the historic environment is fully taken into account at all stages of the planning process. This includes the formulation of local development policy and plans, supplementary planning documents, area and site proposals, and the on-going review of policies and plans.

Elmbridge has a rich, historic environment that has evolved around historic estates, towns and villages that has helped to create the borough's local character and distinctiveness. It is important to EBC that its historic environment helps to shape its draft Local Plan and that it is conserved and enhanced through its Local Plan.

As such, EBC has sought this SoCG setting out the matters of agreement and disagreement insofar as the Historic Environment with HE.

4. Strategic Matters

EBC has engaged HE on an active and on-going basis throughout the preparation of its draft Local Plan 2037. This has included engagement on the evidence base documents, at the Regulation 18 & 19 Stages, and up until the submission of the draft Local Plan for EIP

Duty to cooperate activities up until the Regulation 19 Stages are recorded in EBC's Duty to Cooperate: Statement of Compliance (June 2022). Specifically, activities relating to Strategic Matter of the Historic Environment, are set out in pages 219 – 224.

HE agrees that the above document sets out an accurate record of their engagement up until the Regulation 19 Stage and has not raised an objection to the draft Local Plan in relation to the duty.

Elmbridge Local Plan – Regulation 19 Representation Period (June 2022)

EBC invited representations on their draft Local Plan (Regulation 19) between 17 June and 29 July 2022. Key points raised by HE in their representation (dated 26 July 2022) were:

1. Comments on the Regulation 18 stage draft Local Plan have largely been addressed in the current publication version or are, in the view of HE, not now likely to affect the soundness of the Local Plan.
2. HE welcomes the inclusion of policies for the historic environment in the local plan that meet the obligations of preparing the positive strategy required by the National Planning Policy Framework (NPPF).
3. The key test of soundness of the plan and the achievement of sustainable development as defined in the NPPF in respect of the elements that relate to the historic environment, in the view of HE, have been met.
4. Comments made are on the basis of the information published as part of the consultation (Regulation 19) and does not affect HE's obligation to provide further advice, and, potentially, object to specific proposals, including those that are allocated sites, which may subsequently arise where HE considers that these would have an adverse effect upon the Historic Environment.
5. HE raised that they have strongly objected to the planning application relating to draft allocation COS1 Cedar House, Mill Road, Cobham. The application related to the conversion of this Grade II* listed building into residential units. HE highlighted that they consider the number of alterations that would arise from the proposed development would likely to be harmful to the significance of the heritage asset.

Matters arising since the Regulation 19 Representation Period

Regarding point 5 above, the parties note that on 1 June 2023, EBC granted planning permission for Cedar House, Mill Road, Cobham.

Following the review of other representations submitted and to improve the accuracy of draft Policy ENV10 – Heritage assets, and ensure soundness and compliance with NPPF section 16, as well as legal compliance with regards to the approach to

archaeological sites, EBC will submit alongside its Local Plan, a proposed main modification in relation to the policy.

The proposed main modification has been shared with HE who consider it appropriate.

Matters of disagreement

There are no matters of disagreement between HE and EBC in respect of the draft Elmbridge Local Plan.

5. Governance Arrangements

The parties are committed to working positively together, sharing information and best practice, and continuing to engage with one another through the EiP process and beyond. This co-operation and collaboration will take place at an officer level.

The SoCG will be reviewed where necessary to reflect progress made through effective cooperation on any issues that may arise through the EiP process.