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Jenny Rickard  
Head of Planning  
Surrey Heath Borough Council  
Knoll Road Camberley  
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Dear Jenny,

### **Duty to Co-operate – meeting unmet housing need**

I refer to your letter of 19 January 2017 enquiring whether the Royal Borough of Windsor and Maidenhead (RBWM) would be in a position to meet any un-met objectively assessed housing need (OAHN) arising in Surrey Heath. Please accept our apologies for the delay in responding to you.

RBWM recognises the severe constraints on Surrey Heath in terms of meeting its housing need and welcomes your Council's intention to adopt a best endeavours and no stone unturned approach to meeting housing need in the Borough.

This Council is committed to meeting in full its housing & employment growth needs. The Regulation 18 Borough Local Plan states that it would provide for up to 14,298 new dwellings (712 dpa) over the 2013 to 2033 plan period. This represents the Borough's full OAHN as set out in the Berkshire Strategic Housing Market Assessment 2016.

As I am sure you are aware, RBWM is severely constrained in terms of land availability, green belt designations, international nature conservation designations (including the Thames Basin Heaths Special Protection Area), nationally significant heritage assets, and flooding. The housing target set out in the Regulation 18 Borough Local Plan is ambitious in light of this and RBWM has adopted a 'no stone unturned' approach to enable it to meet its identified housing need in full. This has involved the Council significantly increasing densities in a number of sustainable locations and releasing Green Belt. The Council is also aware that there is potential unmet need elsewhere in the housing market area that RBWM sits within.

As a consequence, RBWM is very unlikely to be in a position to meet any demonstrated unmet housing need arising in Surrey Heath. That said, RBWM would welcome the opportunity to continue the dialogue in respect of cross boundary strategic matters.

Yours sincerely



**Jenifer Jackson**  
Head of Planning



**Cllr Derek Wilson**  
Lead Member - Planning

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