

Tandridge District Council Representor Statement

Tandridge District Council submitted a representation in response to the pre-submission consultation [28 July 2015] on the proposed Mid Sussex Local Plan. As part of the representation, the Council set out its support for the vision and objectives of the Plan as well as the proposed regeneration of East Grinstead. In addition, the Council raised a number of matters in relation to the proposed Plan, its evidence base and strategic issues that in the Council's view require effective cross boundary cooperation.

This Council, together with Mid Sussex, remains committed to cooperation on cross boundary strategic matters. Both Authorities have signed a memorandum of understanding that sets out the strategic issues and how work would progress to meet them. Liaison and joint working is mainly directed to existing mechanisms as part of the Gatwick Diamond initiative, the joint committee implementing the Strategic Economic Plan set out by the Coast to capital Local Enterprise Partnership as well as formal consultation and joint meetings.

Identified cross boundary strategic issues are as follows:

- Housing provision
- Gypsy Traveller accommodation
- Ashdown Forest Special Protection Area
- High Weald AONB
- The economy
- Retail provision
- Infrastructure

The Council welcomes the update of the HEDNA in respect of the 2014 based sub-national population projections, which helps to provide a more robust indication of Mid Sussex's excess capacity to deliver development and will help to support cross-boundary planning going forward, including Tandridge District Council's own consideration of all options for accommodating any unmet need as part of the emerging Local Plan.

Housing need

This Council commends Mid Sussex on the identification of a housing delivery trajectory that seeks to provide housing in excess of the objectively assessed need. It is considered that this is a positive approach to plan for flexibility to deal with the continuing unmet need for housing flowing from highly constrained neighbouring areas of Brighton, Crawley and Tandridge.

The approach in the Plan seeking to provide an increase in locally available jobs is also commended. The jobs/homes balance being set out in the Plan and evidence to assess affordability ratios will ensure that jobs and homes provision is supporting sustainable movement patterns thus reducing out commuting to higher paid job markets because of low affordability.

Gypsy Traveller accommodation

This Council welcomes the approach set out in the Plan at policy DP31 to progress a traveller Sites Allocations Development Plan Document to look at further allocations. This Council is still undertaking survey work to identify the need for Gypsies and Travellers and Travelling Showpeople who still travel as well as the needs of the same group who do not travel and as such the cooperation between our Council's on this matter can continue.

The Economy

The Council remains supportive of the Plan's objective to give opportunities for people to live and work within their communities, reducing the need for commuting and it is noted that the average new jobs provision has increased from 330 to 370 per year. It is noted that the housing requirement has been adjusted to reflect the latest household and sub-national population projections and as a result the housing requirement has increased from 659 dpa to 754 dpa. As stated above, whilst it is acknowledged that proposed employment provision has been increased to reflect the increased housing requirement, the Council continues to be of the view that the Plan would benefit from an illustration of the balance between homes and jobs, spatially and statistically, to make explicit that the job figures have been matched with housing need and delivery.

Retail

It is noted that there has been a slight reduction in the floor area anticipated in East Grinstead and the supporting text sets out why these figures are not included in the policy. Further, it is noted that the anticipated increase in East Grinstead is not forecast by a particular date. As your Council will be aware this Council has particular infrastructure concerns at the A22 / A264 junction and has commented previously about trigger dates for improvements. It is hoped that growth in East Grinstead can be coupled with infrastructure provision given the cross boundary movements for services, retail, jobs and health care.

Transport Infrastructure

In its previous representation the Council suggested a minor change to chapter 3 of the Plan in order to clarify the trigger point for the delivery of improvements to the A22 / A264 junction. The junction improvement is a key item of strategic infrastructure set out in the Infrastructure Delivery Plan, which is required to support the delivery of the Mid Sussex Local Plan and to be funded by the Community Infrastructure Levy. Existing capacity issues

on the A22 / A264 between Felbridge and East Grinstead reduces accessibility to East Grinstead, which is a centre well-used by Tandridge residents, and the Council maintains its view that the inclusion of a trigger point for the junction improvement in the Plan would help to support the timely delivery of strategic infrastructure and housing in both Tandridge District and Mid Sussex District in an integrated manner.

Ongoing co-operation

The Council is keen to continue engaging in ongoing cross- boundary co-operation going forward, in particular in respect of likely unmet need for housing and traveller provision within Tandridge as well as the implications of the Ashdown Forest Special Conservation Area and Special Protection Area for delivering development in both local authority areas, including Strategic Access Management and Monitoring (SAMM) and the provision of a Suitable Alternative Natural Greenspace (SANG) within Mid Sussex.

Conclusion

This Council has no adverse comments to make in terms of the tests of Soundness or the Duty to Cooperate.