

Mid Sussex District Council: Site Allocations Development Plan Document October 2019

Statement of Common Ground

(Update to Memorandum of Understanding Jan 2016)

Parties to the Agreement

The Agreement involves the following local planning authorities:

- Mid Sussex District Council
- Adur District Council
- Worthing Borough Council

Introduction

This Statement of Common Ground is an update to the Memorandum of Understanding signed in January 2016 between the Parties to the Agreement. More specifically its overall aim is to demonstrate that ongoing and appropriate engagement and co-ordination is taking place between the parties that includes planning for the identified cross-boundary strategic planning issues that exist and/or likely to arise resulting from the MSDC emerging Site Allocations Development Plan Document that has been published for 'Preferred Options' Consultation 9th October to 20th November 2019.

Current Position

Mid Sussex District Council adopted the District Plan (2014 – 2031) in March 2018. The District Plan identified a housing requirement for the district of 16,390 dwellings up to 2031. This meets the Objectively Assessed Need (OAN) for the district of 14,892 dwellings in full and makes provision for the agreed quantum of unmet housing need for the Northern West Sussex Housing Market Area, to be addressed within Mid Sussex, of 1,498 dwellings. The emerging Mid Sussex Sites DPD has four main aims, which are:

- To allocate sufficient housing sites to address the residual necessary to meet the identified housing requirement for the district up to 2031 in accordance with the Spatial Strategy set out in the District Plan;
- To allocate sufficient employment land to meet the residual need and in line with policy requirements set out in District Plan Policy DP1: Sustainable Economic Development;
- To allocate a site for a Science and Technology Park west of Burgess Hill in line with policy requirements set out in District Plan Policy DP1: Sustainable Economic Development, and
- To set out additional Strategic Policies necessary to deliver sustainable development.

The Site Allocations DPD policies are strategic and, once adopted, will form part of the Development Plan for the district,

The Site Allocations DPD proposes 22 housing site allocations and 7 employment site allocations to ensure that the housing and employment requirements as identified by the District Plan are met in full.

The Sites DPD has been informed by a comprehensive suite of technical evidence, including Sustainability Appraisal and Habitats Regulations Assessment.

Strategic Planning Issues

The following strategic/ cross-boundary planning issues have been identified that relate to the Mid Sussex Site Allocations DPD and the parties:

1. Housing Provision

Mid Sussex District Council adopted the District Plan (2014 – 2031) in March 2018. The District Plan identified a housing requirement for the district of 16,390 dwellings up to 2031. This meets the Objectively Assessed Need (OAN) for the district of 14,892 dwellings in full and makes provision for the agreed quantum of unmet housing need for the Northern West Sussex Housing Market Area, to be addressed within Mid Sussex, of 1,498 dwellings.

One of the aims of the Sites SPD is to allocate sufficient housing sites to address the residual necessary to meet the identified housing requirement for the district up to 2031 in accordance with the Spatial Strategy set out in the District Plan. District Plan policy DP4: Housing indicates that, as at 1st April 2017, there was a residual amount of 2,439 dwellings to be allocated through future Neighbourhood Plans and the Site Allocations DPD. This residual amount has been updated as at 1st April 2019, and is now 1,507 dwellings.

Policy SA11: Additional Housing Allocations of the Site Allocations DPD proposes to allocate 22 housing sites, that will deliver around 1,962 dwellings. This amount ensures the residual is fully met and provides a reasonable over-allocation to provide flexibility.

The parties agree that the Site Allocations DPD is seeking to allocate sufficient sites to ensure the housing requirement for Mid Sussex is met in full. The Parties agree these allocations do not raise any cross-boundary issues and offer an opportunity to make a positive contribution to delivering sustainable residential development.

2. Employment Provision

Updated employment evidence, commissioned by Mid Sussex District Council to take account of the recent employment forecast statistics, identified that a total requirement of around 35 to 40 hectares is needed up to 2031. As 25 hectares employment land had already been allocated at Burgess Hill, within District Plan Policy DP1, this leaves a residual requirement of 10 -15 hectares to be allocated within the Site Allocations DPD.

The Sites DPD Policy SA1: Sustainable Economic Development – Additional Site Allocations allocates six new sites for employment use, plus an expansion one site, totalling approximately 17ha.

District Plan policy DP1: Sustainable Economic Development identifies a broad location for a Science and Technology Park to the west of Burgess Hill. A site for to the north of the A2300 has been identified as the preferred option. Policy SA9: Science and Technology Park allocates the site.

The Parties agree these allocations do not raise any cross-boundary issues and offer an opportunity to make a positive contribution to delivering sustainable economic development.

3. Transport

The main issue for transport identified in the 2016 Statement of Common Ground, is the capacity of the A27 and links across the South Downs National Park. The Sites DPD work is informed by a suite of technical evidence including the Mid Sussex Transport Study 2019 that comprehensively tests the emerging Sites DPD options to ensure there is an appropriate understanding of the impact of the proposals on the highway network. This work has been undertaken in partnership with West Sussex County Council and is iterative with a recognition that further work is needed up to submission of the Publication version of the plan.

The Parties agree that the evidence is fit-for-purpose for the purpose of preparing a Site Allocations DPD, and along with future iterations of work up to completion of the Publication version of the plan, for submission to the Secretary of State.

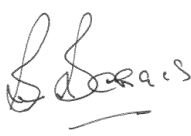


Liaison

The parties have engaged on an ongoing basis throughout the preparation of the Site Allocations DPD. Specific engagement has taken place at key stages during plan preparation including revision of the methodology for identifying sites for potential allocation, including for the Strategic Housing and Employment Land Availability Assessment (SHELAA) and for site selection, and during preparation of the Draft Plan at 'Preferred Options' (Regulation 18) stage.

Conclusion

Adur District & Worthing Borough Councils and Mid Sussex District Council agree that they have engaged on an ongoing basis throughout preparation of the Site Allocation DPD and on this basis that the Duty-to-Cooperate has been met.

Adur District & Worthing Borough Councils and Mid Sussex District Council agree that there are no areas of disagreement between the parties relating to the emerging Site Allocations DPD and to continue to work together on the areas of ongoing work discussed in this Statement of Common Ground.

Signed: 	Signed: 	Signed: 
Dated: 24 th October 2019	Dated: 23 rd October 2019	Dated: 4 th November 2019
Cllr Brian Boggis Exec. Member for Regeneration Adur District Council	Cllr Kevin Jenkins Exec. Member for Regeneration Worthing Borough Council	Cllr Andrew MacNaughton Cabinet Member for Housing and Planning Mid Sussex District Council