

Mid Sussex District Council: Site Allocations Development Plan Document

March 2020

Statement of Common Ground – Update to Memorandum of Understanding January 2016

Parties to the Agreement

The Agreement involves the following local planning authorities:

- Mid Sussex District Council
- Arun District 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.

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.

Arun District Council (ADC) adopted the Arun Local Plan (2011-2031) in July 2018 (ALP 2018) for the local planning authority area (outside of the South Downs National Park). The ALP 2018 sets out a housing target of at least 20,000 dwellings over the plan period compared to an OAN of 919 dwellings per annum. The ALP 2018 is also therefore, making provision of circa 1,600 dwellings towards unmet housing needs arising from within Chichester and Bognor Regis Housing Market Area (HMA) and Coastal Urban Area HMA (Worthing) and the SDNP as well as the wider West Sussex HMAs.

ADC have agreed (15 January 2020) to review the ALP 2018. ADC will continue to work closely with neighbouring authorities and authorities within the respective West Sussex HMAs to address strategic cross boundary matters and wider indirect cross HMA matters.

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 Need

The 2016 Memorandum of Understanding between the two parties identified Housing Need as a strategic planning issue. This is an indirect rather than direct strategic issue because they cross housing market area boundaries rather than the respective district boundaries.

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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.

Liaison

The liaison between the parties has been proportionate to the nature of the strategic issue, which is an indirect one. The parties have engaged during preparation of the Site Allocations DPD.

Conclusion

Arun District Council 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.

Arun District Council 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.

<p>Signed:</p>  <p>Dated: 12/03/20</p>	<p>Signed:</p>  <p>Dated: 12/03/20</p>
<p>Cllr Martin Lury Cabinet Member for Planning Arun District Council</p>	<p>Cllr Andrew MacNaughton Cabinet Member for Housing and Planning Mid Sussex District Council</p>