

Mid Sussex District Council: Site Allocations Development Plan Document **April 2020**

Statement of Common Ground – Addendum update to Northern West Sussex Position Statement (March 2016)

Parties to the Agreement

The Agreement involves the following local planning authorities:

- Mid Sussex District Council
- Horsham District Council

Introduction

This Statement of Common Ground is an update Addendum to the Northern West Sussex Position Statement (March 2016). 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. This statement has been prepared at a time when both the Mid Sussex Sites DPD and the Horsham District Local Plan Review are still evolving and is therefore subject to update at a later stage.

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 as set out in the table below:

	As at 1 st April 2017 As set out in District Plan DP4	As at 1 st April 2019 As set out in SA10 Site Allocations DPD
District Plan minimum Requirement	16,390	16,390
Completions 2014/15	630	630
Completions 2015/16	868	868
Completions 2016/17	912	912
Completions 2017/18	-	843
Completions 2018/19	-	661
Total completions		3,914
Total Housing Commitments (including sites with planning permission, strategic development at Kings Way, Burgess Hill (DP8) and Pease Pottage (DP10) and allocations in made Neighbourhood Plans)	7,091	7,094
District Plan Allocations (Strategic development north and north-west of Burgess Hill and Land north of Clayton Mills, Hassocks)	3,500	3,287
Windfall Allowance	450	588

Residual amount Elsewhere in the District, as allocated through future Neighbourhood Plans and the Site Allocations document	2,439	1,507
Total Amount to be allocated through the Site Allocations DPD		1,962
Total oversupply against District Plan Requirement		455

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 will work towards agreeing these allocations do not raise any cross-boundary issues and offer an opportunity to make a positive contribution to delivering sustainable residential development. This may be confirmed by way of an update to this Statement at a later stage.

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 allocates a broad location for a Science and Technology Park to the west of Burgess Hill. Further work has been undertaken with site promoters since the adoption of the District Plan and it is now possible to identify the specific site. 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 that on the basis of current evidence, these allocations are unlikely to raise any cross-boundary issues and offer an opportunity to make a positive contribution to delivering sustainable economic development. The parties further agree that these allocations relate to need arising within Mid Sussex district and does not provide for Horsham district's employment needs.

3. Transport

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 will work towards agreeing a position 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. The parties agree that in-combination impacts on the transport networks will be considered, and that this will seek to ensure consistency between MSDC's further work on transport and HDC's emerging transport evidence base being prepared to accompany its local plan review.

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

Horsham 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.

Horsham District Council and Mid Sussex District Council will continue to work together with a view to confirming that there are no areas of disagreement between the parties relating to the emerging Site Allocations DPD and will continue to work together on the areas of ongoing work discussed in this Statement of Common Ground.

<p>Signed:</p>  <p>Dated: 02/04/2020</p>	<p>Signed:</p>  <p>Dated:02/04/2020</p>
<p>Cllr Claire Vickers Cabinet Member for Planning and Development Horsham District Council</p>	<p>Cllr Andrew MacNaughton Cabinet Member for Housing and Planning Mid Sussex District Council</p>