

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

### **Statement of Common Ground**

#### **Parties to the Agreement**

The Agreement involves the following:

- Mid Sussex District Council
- Surrey County Council

#### **Introduction**

This Statement of Common Ground demonstrates that ongoing and appropriate engagement and co-ordination is taking place between the parties that includes planning for the identified strategic planning issues that exist and/or likely to arise resulting from the MSDC emerging Site Allocations Development Plan Document (DPD) that has been published for 'Preferred Options' Consultation 9<sup>th</sup> October to 20<sup>th</sup> November 2019 and the updated draft of the Plan is due to be published for Regulation 19 Consultation Summer 2020 .

#### **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 8 employment site allocations to ensure that the housing and employment requirements as identified by the District Plan are met in full.

The Site Allocations 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 Surrey County Council:

### 1. Strategic Highway Matters

Policy SA 35: 'Safeguarding of Land for and Delivery of Strategic Highway Improvements' of the emerging Sites DPD, identifies four junctions in proximity to the Surrey County Council border where strategic highway schemes are required to address existing highway capacity and safety issues. These are:

- A264 Corridor at Copthorne Hotel Junction
- A22 Corridor at Felbridge, Imberhorne Lane and Lingfield Junctions

The policy commits the Council to work in partnership to undertake detailed feasibility work for these junctions and to safeguard land to facilitate the delivery of these schemes and, if necessary, working in partnership with West Sussex and/or Surrey County Council, to use Compulsory Purchase Powers to enable delivery and bring forward the identified transport schemes..

The parties agree that transport schemes are required at these locations and commit to continue to work together, along with West Sussex County Council and Tandridge District Council, to progress detailed feasibility work and to assist in bringing forward schemes at these locations. These schemes are required to due **existing** capacity issues identified on the highway network at these locations and as demonstrated by the Mid Sussex Strategic Transport Assessment, are not required as a direct result of the traffic generated by the Site Allocations DPD.

It is agreed and recommended that detailed modelling of the A22/A264 corridor is undertaken to accurately assess the impacts of any junction improvement works and to determine that extent of additional improvements required and to identify the most appropriate highways solution.

### 2. Proposed Site Allocations

The emerging Sites DPD proposes two site allocations in proximity to the Surrey County border:

- SA19: Land south of Crawley Down Road, Felbridge, and
- SA20: Land south and west of Imberhorne Upper School, Imberhorne Land, East Grinstead

Detailed policy requirements have been developed for the proposed allocations that are published for consultation. It is envisaged that both proposed allocations will make financial contributions to assist with delivering the strategic highway improvements as identified above along with a range of other infrastructure requirements.

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 strategic infrastructure. This may be confirmed by way of an update to this Statement at a later stage.

With regards to SA19: Land South of Crawley Down Road, Felbridge; subject to the outcomes of appropriate detailed technical and transport assessment, Surrey County Council does not raise any objection to the highway access to this site which crosses administrative boundaries.

In relation to SA20: Land south and west of Imberhorne Upper School, Imberhorne Lane the Parties will work towards agreeing these allocations do not raise any cross-boundary issues in relation to the proposed expansion of Imberhorne Upper School created by the relation of and amalgamation with Windmill Lane (Lower School) and provision of land and financial contribution towards a (2FE) primary school and early years pre-school on site. No objection is raised regarding potential provision of either an on-site GP surgery or financial contribution to support expansion of existing local GP practices in East Grinstead to cater for increased demand.

### **Liaison**

The parties have engaged on an ongoing basis throughout the preparation of the Sites DPD with officer liaison taking place at regular intervals. Specific engagement has also taken place at key stages during preparation of the Draft Plan at 'Preferred Options' (Regulation 18) and submission Draft Plan (Regulation 19) stage.

Liaison will continue as the preparation of the Site DPD progresses to submission and examination, when this Statement of Common Ground will be updated.

### **Governance**

For Mid Sussex, the Statement of Common Ground has been signed off by the Portfolio holder for Planning.



For Surrey County Council, the Statement of Common Ground has been signed off by Caroline Smith – Interim Planning Group Manager.

This Statement will be kept up to date during the preparation of the Site DPD. Additional Statements of Common Ground may also be prepared to support the preparation of the Surrey County Council Local Plan and Mid Sussex District Council District Plan Review.

### **Conclusion**

Surrey County Council and Mid Sussex District Council agree that they have engaged on an ongoing basis throughout preparation of the Sites DPD and on this basis that the Duty-to-Cooperate has been met.

Surrey County Council and Mid Sussex District Council agree that there are no areas of disagreement between the parties relating to the emerging Sites DPD and to continue to work together on the areas of ongoing work discussed in this Statement of Common Ground.

Signed	Signed
	Caroline Smith Interim Planning Group Manager
	Andrew Mac Naughton, Cabinet Member for Planning and Economic Development
Dated: 25.06.2020	Dated: 25.06.2020

## Appendix 1

To include plan extracts for polices SA19, SA20 and SA35