

Mid Sussex District Council: Site Allocations Development Plan Document **June 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
- Tandridge 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 for the District Plan which addressed the strategic issues of the economy, housing, Gypsy and Traveller accommodation, Ashdown Forest, High Weald, Retail Issues and Infrastructure. This Statement of Common Ground:

- to demonstrate that ongoing and appropriate engagement and co-ordination is taking place between the parties
- demonstrate that both parties are 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 and the updated draft of the Plan is due to be published for Regulation 19 Consultation Spring/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:

- i. 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;
- ii. 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;
- iii. 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
- iv. 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, 7 employment site allocations and a Science and Technology Park 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 (Add web link).

Strategic Planning Issues

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

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 Tandridge District where strategic highway schemes are required. 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, to support delivery of the development plan.

Accordingly the parties jointly commissioned WSP to investigate improvements to pedestrian safety and vehicle capacity at the Felbridge A22/A264 junction.

The parties agree that transport schemes are required at these locations and commit to continue to work together, along with West Sussex and Surrey County Councils, to progress detailed feasibility work and to assist in bringing forward schemes at these locations.

The draft WSP report (October 2019) represents investigation and design work to ascertain potential options to address capacity issues at the Felbridge Junction and the A22 corridor through East Grinstead. The Parties also jointly agree that detailed design work is required on other junctions along the A22/A264 corridor. This work is emerging evidence and not yet completed, therefore it is not publicly available.

It is therefore agreed and recommended that further detailed modelling of the 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. The next phase of work will help determine to what extent third party land might be required to facilitate appropriate junction improvements.

2. Proposed Site Allocations

The emerging Sites DPD proposes two site allocations in proximity to Tandridge District:

- 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. In relation to SA20: Land south and west of Imberhorne Upper School, Imberhorne Lane, 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.

Tandridge District Council supports this approach and the parties agree to continuing to work together on such matters so far as there are cross-boundary implications.

3. Suitable Alternative Natural Greenspace

With regards to SA20: Land south and west of Imberhorne Upper School, Imberhorne Land, East Grinstead, the emerging Sites DPD identifies an 'area of search' for future SANG provision, that could include strategic provision for Tandridge District. The Parties agree to continue to engage positively on an ongoing basis to ensure the proposed SANG provision is appropriately defined and designed and makes best use of opportunity for strategic provision if this is shown to be appropriate.

Liaison

The parties have engaged on an ongoing basis throughout the preparation of the Sites DPD with officer meetings taking place at regular intervals. Specific engagement has also 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, 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 Tandridge, the Statement of Common Ground has been signed off by the Chairman of the Planning Policy Committee.

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 Tandridge District Council Local Plan and Mid Sussex District Council District Plan Review.

Conclusion

Tandridge District 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.

Tandridge District Council notes the emerging Sites DPD and both parties agree to continue to work together on the areas of ongoing work discussed in this Statement of Common Ground.

Signed	Signed
	
Cllr Keith Jecks, Chair of Planning Policy Committee	Andrew Mac Naughton, Cabinet Member for Planning and Economic Development
Dated: 08 July 2020	Dated:08 July 2020