

## **Mid Sussex District Council: Site Allocations Development Plan Document** **May 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
- West Sussex County 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 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 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 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 the Parties:

### **1. Strategic Highway Matters**

Policy SA 35: Safeguarding of Land for and Delivery of Strategic Highway Improvements of the emerging Sites DPD identifies five junctions where strategic highway schemes are required. These are:

- A264 Corridor at Copthorne Hotel Junction
- A22 Corridor at Felbridge, Imberhorne Lane and Lingfield Junctions
- A23/ A2300 Junction

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 County Council, to use Compulsory Purchase Powers to enable delivery and bring forward the identified transport schemes, to support delivery of the development plan.

The Parties agree that transport schemes are required at these locations and commit to continue to work together, along with Surrey County Council and Tandridge District Council where appropriate, to progress detailed feasibility work and to assist in bringing forward schemes at these locations.

### **2 Sustainable Transport Matters**

Highway infrastructure mitigation will only be considered once all relevant sustainable travel interventions (for the relevant corridor) have been fully explored and have been taken into account in terms of their level of mitigation.

DP 21 of the District Plan 2014 – 2031 ensures that development supports the objectives of the West Sussex Transport Plan 2011 – 2026 and contributes towards delivering sustainable development and appropriate infrastructure. The West Sussex Transport Plan 2011 – 2026 outlines a strategy that seeks to tackle the identified transport issues by ensuring that new development contributes to delivering the strategy with all new developments contributing to improving public transport facilities and networks and increasing the use of sustainable modes of transport.

### **3 Other Transport Matters**

The Sites DPD also includes two other policies relating to transport schemes:

- SA 36: Wivelsfield Railway Station, and
- SA 37: Burgess Hill/ Haywards Heath Multifunctional Network

These policies seek to safeguard land to assist the delivery of schemes to enhance Wivelsfield Railway Station and to provide a multi-functional network between Burgess Hill and Haywards Heath. Both policies include wording, agreed by the Parties, referring to the potential use of Compulsory Purchase Powers, to support delivery should this be necessary.

The Parties agree that these policies are appropriate and commit to continue to work together, and with other partners, where appropriate, to progress and bring forward schemes at these locations.

#### **4 Transport Evidence**

The Site Allocations 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.

#### **5 Proposed Site Allocations**

The emerging Site Allocations DPD proposes 22 housing allocations, 7 employment allocations and one Science and Technology Park to the west of Burgess Hill.

Detailed policy requirements have been developed for the proposed allocations in the Plan (Policies SA1 to SA38) that are published for consultation. These policy requirements have been developed in consultation with stakeholders, including West Sussex County Council and so the wording should reflect comments already received from the County Council. In particular, where the policy requirements relate to highways, education, Minerals and Waste, flood risk, library services or other county matters, the wording has been developed through ongoing positive engagement between the Parties, taking account of the advice contained in County's response to the Regulation 18 Consultation.

The Parties agree these allocations represent an appropriate strategy, and in particular, that the policy wording that overlaps with County responsibilities reflect ongoing engagement between the Parties. This does not preclude the Parties for continuing to work together and refining the policy wording up to submission of the Publication version of the plan.

#### **6 Education**

With regard to SA 20: Land South and West of Imberhorne Upper School, Imberhorne Lane, East Grinstead, West Sussex County Council confirms its support for the proposed expansion of Imberhorne Upper School created by the re-location of and amalgamation with Windmill Lane (Lower School), subject to viability testing.

The site specific policy requirements include reference to any Minerals or Waste Safeguarding sites and policies where they are relevant.

#### **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, and during preparation of the Draft Plan at 'Preferred Options' (Regulation 18) and submission Draft Plan (Regulation 19)

stage. This does not preclude the Parties from continuing to work together and refining the policy wording up to submission of the Publication version of the DPD.

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 West Sussex County Council, the Statement of Common Ground has been signed off by the Head of Planning Services.

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 Mid Sussex District Council District Plan Review.

### **Conclusion**

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

West Sussex County 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.

Signed	Signed
	
Mike Elkington, Head of Planning Services	Andrew Mac Naughton, Cabinet Member for Planning and Economic Development
Dated: 28 May 2020	Dated: 28 May 2020