

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

Statement of Common Ground

Parties to the Agreement

The Agreement involves the following:

- Mid Sussex District Council
- Scotia Gas Network

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 9th October to 20th November 2019 and the updated draft version of the Plan which is published for Regulation 19 consultation for 8 weeks from 3 August 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;

- 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. Proposed Site Allocations

The emerging Sites 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 that are published for consultation. These policy requirements have been developed in consultation with stakeholders and so the wording should reflect comments already received. Where the policy requirements relate to utility matters, the wording shall be developed through ongoing positive engagement between the Parties.

The Parties agree these allocations represent an appropriate strategy, and in particular, that the policy wording that overlaps with Scotia Gas Network responsibilities reflects 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.

Following Regulation 18 consultation of the Plan, the policy requirements for the proposed housing allocations, formally contained at Appendix C of the plan, have been given greater prominence in the plan and emphasis and now form draft Policy SA GEN 'General Principles for Site Allocations'. SA GEN is located in the main body of the Regulation 19 version of the plan and includes the following standard requirement:

'Utilities

- "Liaise with water, gas and electricity providers to ensure that appropriate works are carried out if needed
- Demonstrate that there is adequate water supply capacity and/ or waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users in accordance with District Plan policy **DP42: Water Infrastructure and the Water Environment**".

In addition to the proposed changes to policy SA GEN, the draft Plan has been amended to remove generic reference to utilities for each of the proposed housing allocations, in favour of the overarching requirement in Policy SA GEN; as referred to above. The Infrastructure Delivery Plan that accompanies the Sites DPD includes estimated financial contributions for utility requirements, where known and/ or appropriate, for the proposed allocations.

Liaison

The parties will engage on an ongoing basis throughout the preparation of the Sites DPD with officer meetings taking place where necessary 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) stage and subsequent draft Plan (Regulation 19).

Governance

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


For Scotia Gas Network, the Statement of Common Ground has been signed off by Simon Harkins.

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

Scotia Gas Network and Mid Sussex District Council agree to engage on an ongoing basis throughout preparation of the Sites DPD and on this basis that the Duty-to-Cooperate has been met.

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

Signed	Signed
	
Simon Harkins SGN Network Support Assistant	Andrew Mac Naughton, Cabinet Member for Planning and Economic Development
Dated: 21/08/2020	Dated: