

## **Mid Sussex District Council: Site Allocations Development Plan Document** **September 2019**

### Statement of Common Ground

#### Parties to the Agreement

The Agreement involves the following:

- Mid Sussex District Council
- South East Water Ltd

### **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 that has been published for 'Preferred Options' Consultation 9<sup>th</sup> October to 20<sup>th</sup> November 2019. The Statement updates the previous statement agreed between the Parties 30<sup>th</sup> July 2015.

### **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 Sites DPD and the Parties:

### **1. Quantum of Development**

The previous Statement of Common Ground between the Parties focused on the quantum of development and provided confirmation that the Water Resources Management Plan had accounted for sufficient planned growth.

The Sites DPD seeks to address the residual needed to meet the housing requirement already identified and established by the District Plan adopted in 2018. On this basis, the level of growth is within the headroom already considered.

### **2. 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, including South East Water Ltd and so the wording should reflect comments already received. In particular, where the policy requirements relate to utility matters, the wording has been 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 South East Water 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.

The policy requirements for the proposed housing allocations includes the following standard requirement:

- "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".

The Sites DPD also sets out site specific policy requirements (included in policies SA12 to SA33). **Appendix 1** to this statement sets out any policy requirements for the 22 housing allocations relating to utility provision.

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.

In relation to the Site Allocations DPD (Consultation Draft 2019), South East Water state:

Policy	Properties	Action	Location
SA13	300	C 1km reinforcement	Keymer Road
SA20	500	4km Grovelands to Selsfield	East Grinstead
	600	3km reinforcement	Pease Pottage
	3,500	14 km Reinforcement between Barcombe Mills and St Francis Hospital	Burgess Hill
	480	7.2 km Reinforcement	Firle to Burgess Hill

'In addition, there might be minor local reinforcement depending on exact location and connection points in the future.'

### **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) stage.

### **Conclusion**

South East Water 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.

South East Water 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.

### **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 South East Water.

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.

**Appendix 1: MSDC Site Allocations DPD (Consultation Draft October 2019) site specific policy requirements for proposed site allocations relating to utilities**

Policy	Site Name	Policy Requirements for Utilities
SA12	Land South of 96 Folders Lane, Burgess Hill	<ul style="list-style-type: none"> <li>Standard utility requirements apply.</li> </ul>
SA13	Land East of Keymer Road and South of Folders Lane, Burgess Hill	<ul style="list-style-type: none"> <li>Standard utility requirements apply.</li> </ul>
SA14	Land to the south of Selby Close, Hammonds Ridge, Burgess Hill	<ul style="list-style-type: none"> <li>Southern Water's Infrastructure crosses the site. Plan the layout to ensure future access for maintenance and/ or improvement work, unless diversion of the sewer is possible.</li> <li>Standard utility requirements apply.</li> </ul>
SA15	Land South of Southway, Burgess Hill	<ul style="list-style-type: none"> <li>Standard utility requirements apply.</li> </ul>
SA16	St. Wilfreds Catholic Primary School, School Close, Burgess Hill	<ul style="list-style-type: none"> <li>Southern Water's Infrastructure crosses the site therefore easements may be required. Plan the layout to ensure future access for maintenance and/ or improvement work, unless diversion of the sewer is possible.</li> <li>Standard utility requirements apply.</li> </ul>
SA17	Woodfield House, Isaacs Lane, Burgess Hill	<ul style="list-style-type: none"> <li>Standard utility requirements apply.</li> </ul>
SA18	East Grinstead Police Station, College Lane, East Grinstead	<ul style="list-style-type: none"> <li>Standard utility requirements apply.</li> </ul>
SA19	Land South of Crawley Down Road, Felbridge	<ul style="list-style-type: none"> <li>Southern Water's Infrastructure crosses the site. Easements may be required with the layout to be planned to ensure future access for maintenance and/ or improvement work, unless diversion of the sewer is possible.</li> <li>Standard utility requirements apply.</li> </ul>
SA20	Land South and West of Imberhorne Upper School, Imberhorne Lane, East Grinstead	<ul style="list-style-type: none"> <li>Reinforcement of the sewerage network is required.</li> <li>Standard utility requirements apply.</li> </ul>
SA21	Rogers Farm, Fox Hill Haywards Heath	<ul style="list-style-type: none"> <li>Standard utility requirements apply.</li> </ul>
SA22	Land North of Burleigh Lane, Crawley Down	<ul style="list-style-type: none"> <li>Upgrade to the sewerage network is required.</li> </ul>
SA23	Land at Hanlye lane to the east of Ardingly Road, Cuckfield	<ul style="list-style-type: none"> <li>Reinforcement of the sewerage network is required.</li> </ul>
SA24	Land to the north of Shepherds Walk, Hassocks	<ul style="list-style-type: none"> <li>Southern Water's Infrastructure crosses the site. Easements may be required with the layout to be planned to ensure future access for</li> </ul>

		<p>maintenance and/ or improvement work, unless diversion of the sewer is possible.</p> <ul style="list-style-type: none"> <li>• Standard utility requirements apply.</li> </ul>
SA25	Land West of Selsfield Road, Ardingly	<ul style="list-style-type: none"> <li>• Reinforcement of the sewerage network is required.</li> <li>• Southern Water's Infrastructure crosses the site. Easements may be required with the layout to be planned to ensure future access for maintenance and/ or improvement work, unless diversion of the sewer is possible.</li> <li>• Standard utility requirements apply.</li> </ul>
SA26	Land South of Hammerwood Road, Ashurst Wood	<ul style="list-style-type: none"> <li>• Standard utility requirements apply.</li> </ul>
SA27	Land at St. Martin Close, Handcross	<ul style="list-style-type: none"> <li>• Standard utility requirements apply.</li> </ul>
SA28	Land South of The Old Police House, Birchgrove Road, Horsted Keynes	<ul style="list-style-type: none"> <li>• Standard utility requirements apply.</li> </ul>
SA29	Land South of St. Stephens Church, Hamsland, Horsted Keynes	<ul style="list-style-type: none"> <li>• Standard utility requirements apply.</li> </ul>
SA30	Land to the north of Lyndon, Reeds Lane, Sayers Common	<ul style="list-style-type: none"> <li>• Standard utility requirements apply.</li> </ul>
SA31	Land to the rear of Firlands, Church Road, Scaynes Hill	<ul style="list-style-type: none"> <li>• Standard utility requirements apply.</li> </ul>
SA32	Withypitts Farm, Selfield Road, Turners Hill	<ul style="list-style-type: none"> <li>• Standard utility requirements apply.</li> </ul>
SA33	Ansty Cross Garage, Cuckfield, Ansty	<ul style="list-style-type: none"> <li>• Southern Water's Infrastructure crosses the site. Easements may be required with the layout to be planned to ensure future access for maintenance and/ or improvement work, unless diversion of the sewer is possible.</li> <li>• Standard utility requirements apply.</li> </ul>

Signed	Signed
	
Pedro Santos, Water Resources Analyst South East Water	Andrew Mac Naughton, Cabinet Member for Planning and Economic Development
Dated: 16 <sup>th</sup> October 2019	Dated: 16 <sup>th</sup> October 2019