

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

### **Statement of Common Ground**

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

The Agreement involves the following:

- Mid Sussex District Council
- UK Power Networks

#### **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 Allocation DPD policies are strategic and, once adopted, will form part of the Development Plan for the district,

The Site Allocation 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 Allocation 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 Allocation 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 UK Power Networks 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.

Policy SA GEN 'General Principles for Site Allocations' sets out requirements for the proposed housing allocations and 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".

Since the Regulation 18 Consultation, 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.

The Infrastructure Delivery Plan that accompanies the Site Allocations 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 Site Allocations 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) and submission Draft Plan (Regulation 19) stage. This does not preclude the Parties from continuing to work together and refine the policy wording up to submission of the Publication version of the DPD.

### **Governance**

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



For UK Power Networks, the Statement of Common Ground has been signed off by Veronique Martre.

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

UK Power Networks and Mid Sussex District Council agree to engage on an ongoing basis throughout preparation of the Site Allocations DPD and on this basis that the Duty-to-Cooperate has been met.

UK Power Networks 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 work together on the areas of ongoing work discussed in this Statement of Common Ground.

Signed	Signed
	
Veronique Martre, Network Planning Manager SPN, UK Power Networks.	Andrew Mac Naughton, Cabinet Member for Planning and Economic Development
Dated: 23/07/2020	Dated: 23/07/2020

