

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

Statement of Common Ground

Parties to the Agreement

The Agreement involves the following local planning authorities:

- Mid Sussex District Council
- West Sussex Clinical Commissioning Group

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 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:

- 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 8 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. 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 in combination with the Infrastructure Delivery Plan (IDP) have been developed in consultation with stakeholders, including West Sussex Clinical Commissioning Group and so the wording should reflect comments already received. In particular, where the policy requirements relate to on site health provision, 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 CCG responsibilities reflect ongoing engagement between the Parties. 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 plan.

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

“contribute towards health care provision, where appropriate, in accordance with **DP20: Securing Infrastructure** and the requirements set out in the Mid Sussex Development Infrastructure and Contributions SPD”.

The IDP that accompanies the Sites DPD includes estimated financial contributions for health care, where appropriate, for the proposed allocations based on the CCG’s S106 calculator for contributions to NHS/ GP provision, based on the National Tariff Payment System.

With regard to SA 20: Land South and West of Imberhorne Upper School, Imberhorne Lane, East Grinstead, the IDP also makes reference to the importance of the site providing land for a new GP surgery. The need for such a provision has been identified on the basis of the care village (C2) element proposed on site. Following consultation with the CCG, the policy for proposed site allocation SA20: Land south and west of Imberhorne Upper School, Imberhorne Lane, East Grinstead has been amended to allow flexibility on how to address the increase demand for GP services. The latest draft of the policy in relation to this requirement set out under ‘Social and Community’ reads:

Provision of a (C2) Care Community for older people. In consultation with the Clinical Commissioning Group (CCG), address increase demand for GP services either on-site or by financial contribution to support expansion of existing local GP practices.

More generally, the Sites DPD also contributes to the delivery of sustainable development, including a range of measures relevant to planning for health such as promoting sustainable modes of travel and the provision of appropriate leisure facilities and open space.

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.

Governance

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



For West Sussex Clinical Commissioning Group, the Statement of Common Ground has been signed off by Simon Clavell-Bate.

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 Clinical Commissioning Group 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.

West Sussex Clinical Commissioning Group 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.

<u>Signed</u> 	<u>Signed</u> 
Simon Clavell-Bate Head of Estates West Sussex CCGs	Andrew Mac Naughton, Cabinet Member for Planning and Economic Development
<u>Dated:</u> 21-07-2020	<u>Dated:</u> 21-07 -2020