

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

Statement of Common Ground

Parties to the Agreement

The Agreement involves the following local planning authorities:

- Mid Sussex District Council
- East Sussex County Council
- Lewes District Council

Introduction

This Statement of Common Ground is 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 cross-boundary strategic planning issues that exist and/or likely to arise resulting from the Mid Sussex District Council emerging Site Allocations Development Plan Document (DPD) that has been published for 'Preferred Options' Consultation 9th October to 20th November 2019.

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 Site Allocations 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 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. Transport

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 Site Allocations 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.

East Sussex County Council raised a number of specific queries relating to the impacts of the Site Allocation DPD on the highway network within East Sussex (Lewes District) and the deliverability of the planned mitigation measure for the A23/A2300 junction, given the likely importance of this to the wider highway network (including within East Sussex).

A23/A2300

In respect of the A23/A2300 proposed highway mitigation, more detailed modelling work has determined the severe impact is primarily associated with Science and Technology Park (S&TP) allocation which is located north of the A2300. The findings of the latest transport study confirm the delivery of the strategic mitigation on the A23 (Sites DPD Scenario - <https://www.midsussex.gov.uk/media/5278/t7-strategic-transport-assessment-regulation-19.pdf>) does remove the severe impact associated with the S&TP.

Transport model runs undertaken to assess the Site Allocation DPD, , identify that there are no cross-boundary impacts of concern for East Sussex with the delivery of the mitigation at the A23/A2300.

We are currently working with WSCC Highway Authority (HA), Highways England and the site promoters to further develop the mitigation package/strategy and to determine, through sensitivity testing, at what stage in the plan period mitigation is required. The promoters are also undertaking more detailed design work to satisfy the WSCC HA and Highways England and MSDC have been and continue to have regular meetings with both.

B2112 corridor

East Sussex requested further analysis of the impact of the Site Allocations DPD on the B2112 and three east-west routes to the east of the B2112. Bespoke analysis in the form of a table of flows at junctions of interest/concern to ESCC and used data extracted from the Mid Sussex Model to show the impacts both *with* and *without* mitigation. The data shows that the changes on the east-west roads east of the B2112 are not significant when compared to the 2031 Reference Case (i.e. the Local Plan). This is the case both with and without mitigation. Changes, when compared to the Reference Case, for the B2112 corridor are relatively low, both with and without mitigation. However, the with mitigation scenario does show slightly less of an impact, which is considered particularly important for Ditchling crossroads and the section of the B2112 between the crossroads and Folders Lane east.

Other strategic policies

The Site Allocations DPD also includes two strategic policies that complement District Plan policies. These policies support the delivery of sustainable development and in particular would provide sustainable transport benefits.

Policy SA36 safeguards land at Wivelsfield Railway Station to support the delivery of a package of improvements to expand and upgrade Wivelsfield Railway Station.

Policy SA37 safeguards land to support the delivery of the multi-functional (walking/ cycling/ equestrian) network between Burgess Hill and Haywards Heath. The precise route will be informed by detailed design work. There is the potential for some of this route to be within Lewes District and Mid Sussex District Council welcome the opportunity to work with East Sussex County Council (and Lewes District Council) to consider and progress this further.

The Parties agree that the evidence is fit-for-purpose for the purpose of preparing a Site Allocations DPD. Further more detailed modelling work and detailed mitigation design work is yet to be concluded, however, evidence currently available indicates there were no cross-boundary impacts of concern for East Sussex.

Liaison

The parties have engaged on an ongoing basis throughout the preparation of the Site Allocations DPD.

Conclusion

East Sussex County Council, Lewes District 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.

East Sussex County Council, Lewes District 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.

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| Signed:  Dated: 20/11/20 | Signed:  Dated: 25/11/20 | Signed:  Dated: 20/11/20 |
| Edward Sheath Head of Planning & Environment East Sussex County Council | Cllr Emily O'Brien Cabinet Member for Planning and Infrastructure Lewes District Council | Cllr Andrew MacNaughton Cabinet Member for Housing and Planning Mid Sussex District Council |