

## **STATEMENT OF COMMON GROUND**

### **SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT – REGULATION 19 SUBMISSION DRAFT**

#### **PROPOSED ALLOCATION SA22 – LAND NORTH OF BURLEIGH LANE, CRAWLEY DOWN (50 DWELLINGS)**

##### **1.0 INTRODUCTION**

1.1 This Statement of Common Ground has been prepared by the promoter of the proposed housing allocation, Merrow Wood, and Mid Sussex District Council in response to the Inspector’s request [AP12 of ID-05] for further information following queries raised by a third party during the Examination Hearing held on the 10<sup>th</sup> June 2021.

1.2 This Statement of Common Ground has been agreed by the following parties:

- Merrow Wood
- Mid Sussex District Council

1.3 This Statement of Common Ground relates solely to the question of whether there is a realistic prospect that a safe and convenient means of access can be provided to the site to enable delivery of the proposed housing allocation within the plan period.

1.4 Proposed allocation SA22 requires access to be provided from either Sycamore Lane or Woodlands Close.

##### **2.0 SYCAMORE LANE**

2.1 This access point is the most logical means of providing access to the proposed allocation. It makes use of the newly constructed Sycamore Lane which borders the proposed allocation in its northwest corner.

- 2.2 A highways and transport technical note undertaken on behalf of Merrow Wood concludes that this access can physically deliver the whole of the proposed site allocation with no major road works required. As set out in documents SA22.2, SA22.3 and SA22.4.
- 2.3 The site promoter is pursuing this access as the initial preferred option. At this time, the land required to gain access to the site is not within the controller of the site promoter/ landowner. Merrow Wood is actively progressing actions needed to gain control over the land required for access. An indicative timeline for securing this access has been provided by Merrow Wood.

- Land Registry finalise the 1<sup>st</sup> registration of the management company – September 2021
- Formal engagement with Burleigh Woods Management Company – September 2021
- Vote taken on whether to grant access rights – December 2021
- On the assumption the vote is passed, legal agreements finalised with all 3<sup>rd</sup> party landowners providing access – February 2022
- Finalise outstanding survey work – March 2022
- Pre-app meeting – April 2022
- Public consultation – June 2022
- Detailed planning application submitted – August 2022
- Planning permission issued – December 2022
- Marketing of site commenced – January 2023
- Sale of site complete – May 2023
- Implementation of planning permission – October 2023
- 1st legal completion – August 2024
- Site build and sales complete – August 2025

### 3.0 **WOODLANDS CLOSE**

- 3.1 Woodlands Close immediately borders the proposed allocation on its western boundary. Woodlands Close comprises a mixture of houses and semi-detached bungalows.
- 3.2 An initial highways assessment undertaken on behalf of Merrow Wood concludes that an access from Woodlands Close can deliver the whole of the proposed site allocation with no major road works required other than the removal of an existing property/ies.

**4.0 CONCLUSION**

4.1 It is agreed that there are two access points identified in Policy SA22 both of which would enable a safe and convenient means of access that would be able to deliver the whole of the proposed allocation.

4.2 Access from Sycamore Lane is the initial preferred option for the site promoter who is and will continue to actively work to secure this access.

4.3 It is agreed that work is underway by the site promoter to progress delivery of this proposed allocation and that according to the timeline provided by the site promoter as set out above, the site can be delivered within the plan period.

**5.0 SIGNED**

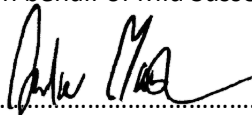
For and on behalf of Merrow Wood



Sign .....

Print ...DANIEL WEBBER..... Date .....07/08/2021.....

For and on behalf of Mid Sussex District Council



Sign .....

Print ...Andrew Marsh..... Date ...11/08/2021.....