

MID SUSSEX
DISTRICT COUNCIL

Statement of Common Ground

**Mid Sussex District Council and
Tandridge District Council**

July 2024

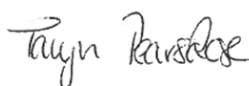
1. List of parties involved

Mid Sussex District Council (MSDC)
Tandridge District Council (TDC)

2. Signatories



Date: 8 July 2024
Mid Sussex District Council
Assistant Director, Planning and Sustainable Economy



Date: 8/07/2024
Tandridge District Council
Deputy Chief Executive

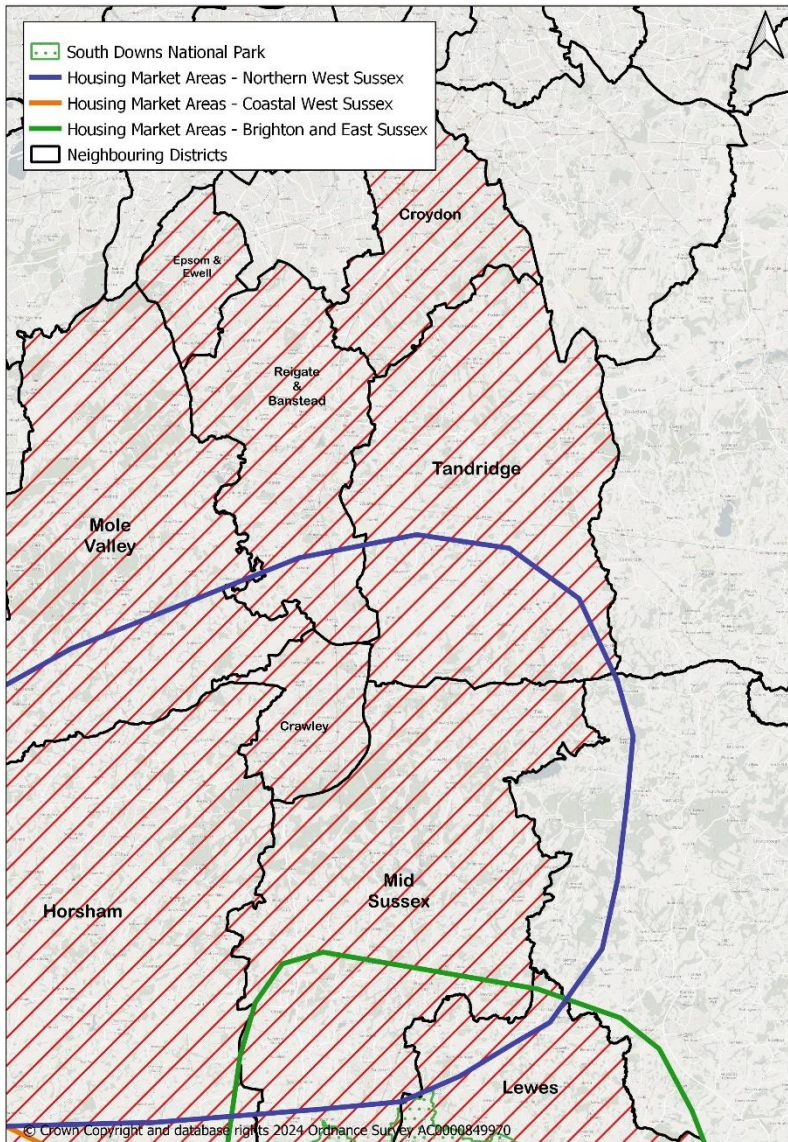
3. Strategic Geography

Mid Sussex is a district within West Sussex county, adjoining Tandridge District in Surrey at its northern boundary.

MSDC has a long history of working with Crawley Borough Council and Horsham District Council on Strategic Housing Market Assessment (SHMA), concluding that Mid Sussex falls primarily within the Northern West Sussex Housing Market Area (HMA). A SHMA update for Mid Sussex (2021) found that this HMA continues to be appropriate, but that there are some overlaps with neighbouring HMAs.

In the northern part of Mid Sussex, the evidence shows a functional relationship with parts of Surrey – and in particular areas in Surrey to the south of the M25; with the strongest relationship (in house price and commuting terms) being with Horley in Reigate and Banstead Borough. An update to the objectively assessed housing need for Tandridge, carried out in 2018, found evidence of Tandridge

being a functional component of a HMA including Croydon, Reigate and Banstead and Mid Sussex.



MSDC and TDC are at different stages in their Local Plan preparation. TDC carried out a call for sites in February/March 2024 as the starting point in the preparation of a new local plan.

This Statement of Common Ground has been prepared to demonstrate how the Duty to Cooperate has been met during the preparation of the Mid Sussex District Plan (2021 – 2039).

4. Strategic Matters

This Statement of Common Ground should be read in conjunction with the MSDC Duty to Cooperate Statement of Compliance, which sets out the wider context of

strategic matters pertinent to the District Plan and provides details of ongoing and effective engagement with neighbouring local authorities and other public bodies.

The following strategic matters have been identified:

1. Housing need including Gypsy and Traveller Accommodation
2. Housing development at neighbouring settlements
3. Recreational pressures at the Ashdown Forest SPA / SAC
4. Transport impacts

Housing Need

MSDC has an objectively assessed housing need for 19,620 dwellings over the District Plan period (2021-2039). In addition to completions since 2021 and commitments (existing allocations and permissions), this need will be met through the creation of three sustainable communities, a range of smaller housing sites, and an evidence-based windfall allowance. The District Plan provides an oversupply of 996 dwellings, adding resilience to housing delivery in Mid Sussex, should any commitments not be delivered as expected.

TDC is at an earlier stage of plan preparation and has not yet determined the extent of any shortfall in meeting their objectively assessed housing need.

The parties agree:

5. Tandridge District has functional housing market links with HMAs in East Surrey, London and West Sussex. Mid Sussex primarily falls within the Northern West Sussex HMA, but MSDC recognises that there are links in the north of the district with parts of Surrey, most notably but not limited to Horley in Reigate and Banstead Borough.
6. The supply of suitable, available, and developable land in Tandridge is unlikely to be sufficient to meet the district's housing needs given the extent of major policy constraints, but the local plan is at an early stage and the extent of Tandridge unmet need has yet to be determined. Unmet need could be met within neighbouring HMAs, insofar as is consistent with the National Planning Policy Framework and delivery of sustainable development.
7. Mid Sussex District Plan covers the period 2021-2039 and is based on a housing requirement of 19,620, set by the standard method. This need will be met through the creation of three sustainable communities, a range of

smaller housing sites, and an evidence-based windfall allowance. The District Plan provides an oversupply of 996 dwellings, as a buffer to improve the resilience of the plan to under-delivery.

8. MSDC has shared and invited comments from TDC on the methodology and conclusions of its site selection process ahead of Regulation 18 consultation on the District Plan. In accordance with the site selection methodology, the most sustainable sites are already included in the District Plan to meet Mid Sussex housing needs, and there are currently insufficient available, suitable and developable sites in Mid Sussex to meet unmet need from Tandridge. The parties consider they are doing the maximum reasonable to meet their respective housing needs.
9. TDC and MSDC have engaged with all local authorities in their HMAs on housing-related matters, including affordability, strategic developments, and opportunities for meeting unmet need.
10. Subject to meeting its own housing needs and establishing that there is potential to assist other local authorities with unmet needs in the future, MSDC will prioritise assistance as follows:

Priority 1: Northern West Sussex HMA
Priority 2: Coastal West Sussex HMA
Priority 3: Other adjacent and nearby HMAs where justified by evidence of strong functional links between the local authority areas.
11. The identified need for accommodation for gypsies, travellers and travelling showpeople in Mid Sussex is met through the Brookleigh (formally known as Northern Arc) strategic site allocation at Burgess Hill (allocated in the District Plan 2018) and the significant sites to be allocated through the District Plan. MSDC are seeking to meeting their own need for accommodation for gypsies, travellers and travelling showpeople.

Housing development at neighbouring settlements

12. Both districts share a boundary with Crawley, which has unmet housing need. The MSDC District Plan includes a significant site (Crabbet Park, Policy DPSC1) south of Copthorne and adjacent to Crawley's administrative area.
13. The District Plan meets the housing needs of Mid Sussex and MSDC has determined that it has insufficient available, suitable and developable sites

to meet additional need from neighbouring local authorities through this plan.

14. The parties will work collaboratively with one another and key stakeholders as the Tandridge Local Plan progresses, with particular regard to infrastructure capacity and the impact of cross-border migration.

Recreational pressures at the Ashdown Forest SPA / SAC

15. The Parties support the 7km Zone of Influence and bespoke and strategic mitigation of operational SANG and SANGs to be delivered. The Parties agree that work will need to be undertaken to ensure that functional SANG is available prior to dwellings becoming occupied.

Transport

16. There are separate Statements of Common Ground between MSDC, West Sussex County Council (WSCC), Surrey County Council (SCC), East Sussex County Council (ESCC), and National Highways (NH), regarding the strategic transport matters relevant to the whole of the Mid Sussex District Plan. This statement between MSDC and TDC focuses on the cross-boundary impacts of planned development in the north of Mid Sussex; including impacts on the A22/A264 corridors which run through both districts.
17. Separately, the parties are working with WSCC Highway Authority (HA) to progress a joint study, led by SCC HA, to determine an appropriate package of interventions along the corridor to ease existing traffic congestion and improve safety. Whilst this is an important strategic cross-boundary study, this is largely related to existing infrastructure issues within this vicinity and not as a direct result of proposals within the submission draft District Plan (albeit there may be some contributory impact).
18. The Mid Sussex Transport Study considers the impacts of emerging District Plan scenarios on the local and strategic road network. The Mid Sussex Strategic Highway Model (MSSHM) which underpins the study was produced in accordance with standard good practice as set out in the Department for Transport's (DfT) transport analysis guidance (TAG), and in consultation with WSCC HA and NH.
19. The impacts on the highway network of the agreed development scenarios have been assessed based on the National Planning Policy Framework (NPPF) using criteria agreed by MSDC and WSCC.

20. Details of the MSDC District Plan Strategic Transport Study outcomes and strategy for mitigation have been shared with Tandridge which include mitigation proposals along the A264 corridor.

21. The MSDC Strategic Transport Assessment Report sets out that there are no cross-boundary 'severely' impacted locations arising from planned growth in the emerging Mid Sussex emerging District Plan in the 'do something' scenario. Necessary sustainable and highway mitigation, as defined by the Infrastructure Delivery Plan, will be secured through the planning application process, including any necessary trigger points for timely delivery, which will be managed through the Transport Mitigation Management Group to which SCC will be invited to contribute on cross-boundary matters.

22. The parties will continue to work together to agree the outcomes of transport modelling and securing necessary sustainable and highway mitigation packages that may be required.

5. Governance Arrangements

The authorities are committed to working positively together, sharing information and best practice throughout the plan preparation phase and beyond.

This co-operation and collaboration take place at senior member, chief executive and senior officer as well as at technical officer level. In terms of governance, the parties agree:

1. MSDC and TDC have engaged on an ongoing basis throughout preparation of the District Plan and consider that the Duty-to-Cooperate has been met.
2. The parties will continue to work with the other local authorities in their respective housing market and functional economic areas on housing, infrastructure, and other strategic issues.
3. The parties will work collaboratively on plan preparation and evidence, whilst acknowledging each other's timetables and timescales.
4. They respect each other's right to develop their own plans that fit the specific circumstances of the local authority's communities.
5. The parties will meet at member and officer level to review emerging evidence and respond to new issues and changing circumstances.

6. The parties will update this SoCG as progress continues through the preparation of the local plans and development plan documents for each of the authorities.

6. Timetable for review and ongoing cooperation

| LPA | Present Plan Adoption | Proposed Plan Review Date | Regulation 18 Date | Regulation 19 Date | Target Submission Date |
|--------------------------|------------------------------|----------------------------------|---------------------------|---------------------------|-------------------------------|
| Mid Sussex District Plan | March 2018 | 2022-2024 | November 2022 | January 2024 | Summer 2024 |
| Tandridge Local Plan | October 2008 | 2024-2027 | Q2 2025/26 | Q1 2026/27 | Q3 2026/27 |