

July 2024

1.1 This Statement of Common Ground has been prepared by the Northern West Sussex Housing Market Area authorities, comprising

**Crawley Borough Council
Husham District Council
Mid Sussex District Council**

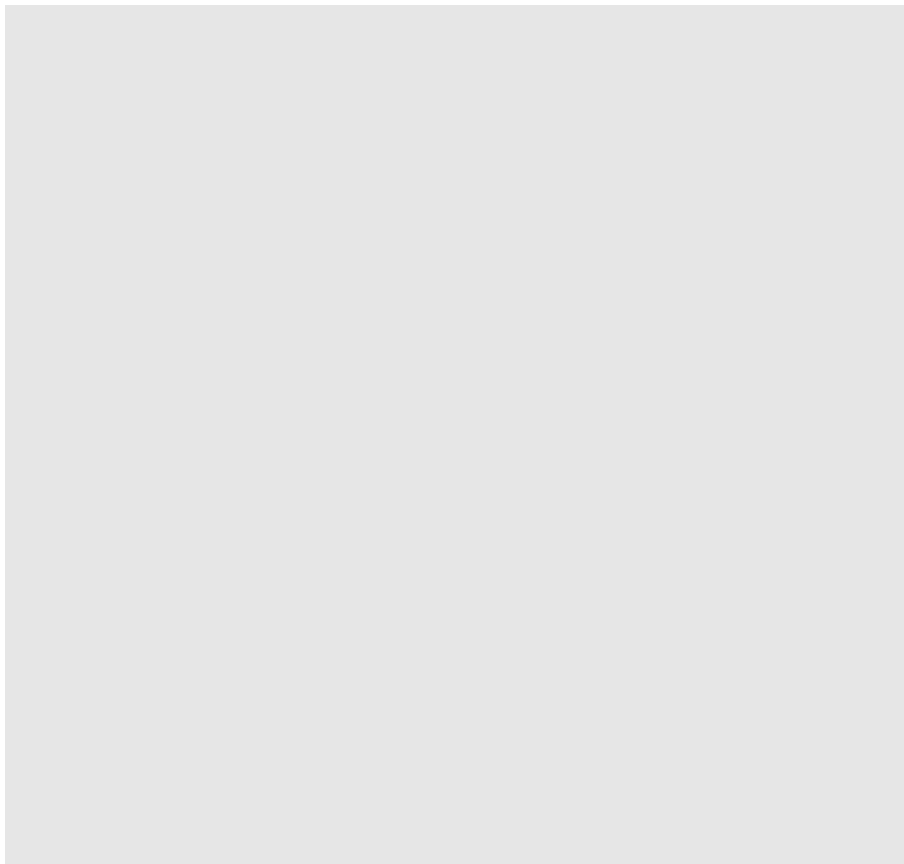


Figure 1: Map of Northern West Sussex Authorities

1.2 The Northern West Sussex (NWS) Authorities have a long history of joint working and co-operation on strategic cross-boundary matters. The full extent of this is captured within the Northern West Sussex Statement of Common Ground (NWS SoCG)¹. This was last agreed in 2023 by the above authorities and is kept up to date to support the authorities' respective emerging Local Plans. The NWS SoCG also includes West

- 1.3 Given the particular circumstances regarding housing need and supply impacting this Housing Market Area (HMA), this Statement of Common Ground details the cooperation between the NWS authorities that has actively taken place in seeking to resolve housing matters.**
- 1.4 This Housing Statement of Common Ground should be read in conjunction with the**

The Northern West Sussex Housing Market Area authorities agree that:

The evidence regarding Housing Market Area boundaries is robust and fit for purpose.

The latest studies (Crawley and Hisham, 2019 and Mid Sussex 2021) are consistent with each other; and the conclusions are sound.

The primary Housing Market Area for the three authorities is the Northern West Sussex HMA.

There are overlaps with the Coast in the southern parts of Hisham and Mid Sussex districts, and with areas in Surrey lying to the south of the M25. However; the evidence points to the NWS HMA being the primary HMA for planning purposes, including the consideration of cross-authority unmet need.

The Northern West Sussex Housing Market Area authorities agree that, subject to meeting individual housing needs and establishing that there is potential to assist other authorities with unmet need, assistance should be prioritised as follows:

Priority 1: Northern West Sussex HMA.

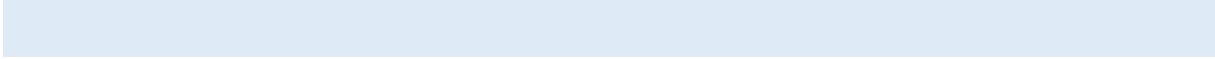
Priority 2 Coastal West Sussex HMA.

Priority 3 Other adjacent and nearby HMAs where it is justified by each individual authority.

e.g. Surrey authorities (CBC and HDC), East Sussex authorities (MSDC) and, following those, London (all).

It is for each authority to set out how it can meet its own needs and any other authority's needs (or otherwise) through evidence produced through the preparation of their respective local plans.

It is recognised that there may be reason to deviate from the priority order during the process of assessing the most suitable sites for allocation. Deviation from the above priority order will need to be justified by evidence and any implications discussed and considered jointly with the NWS HMA authorities.



- 51** There is a long standing history of co operation between the three HMA authority areas to understand the options available within each of the respective authority areas to maximise housing supply, the sites with potential to contribute towards this, and the constraints that impact on suitability and deliverability – both cross boundary constraints and those specific to each authority area individually.

Site Selection Principles

- 52** The three authorities maintain ongoing engagement in relation to the site selection process. Due to individual circumstances (e.g timescales of plan production, differing constraints, and the typology of sites submitted for consideration)

lateral Statements of Common Ground will be prepared to capture points of agreement/disagreement arising from these proposals and to highlight when individual authorities have expressed formal opposition to such cross-boundary proposals.

- 61** The first iteration of a separate Housing Needs Statement of Common Ground was agreed by the three authorities in July 2023. Previously, housing matters were set out in the Northern West Sussex Position Statement alongside other strategic cross-boundary topics. At the time the previous version was agreed, both Horsham and Mid Sussex were at relatively early stages of their Local Plan Reviews and there was uncertainty around their respective proposed housing supply positions. The total land supply from the three sets of plans under production was therefore unknown and not reported within the SoCG.
- 62** All three plans have progressed significantly since July 2023 – Crawley to the point of submission and examination, and Horsham and Mid Sussex to Regulation 19 and nearing submission. Therefore, this chapter reflects on the outcomes reached by the

prepared and justified in accommodating approximate 42% of the Borough's housing need over the plan period. No major sources of potential housing supply have been omitted and the proposed significant uplift in the windfall allowance would be justified' (paragraph 4).

- 67 The council published Main Modifications to the Local Plan, arising from the Inspectors' letter, for a formal six week public consultation between 12 February and 25 March 2024. The council received the Inspectors' Post Main Mod

1,850 dwellings) providing on site infrastructure such as education, health, employment, retail, community use and open space. In addition, the plan includes 17 further smaller housing site allocations totalling 1,444 dwellings and a windfall allowance based on evidence set out within an Urban Capacity Study of 1,768 dwellings.

6.14 Once taking account of existing commitments and completions, the plan demonstrates that Mid Sussex housing need can be met in full with an over supply of 1,208 dwellings. This is an increase from the 302 dwelling over supply within the Regulation 18 version of the Plan.

6.15 The submission draft explains that any provision above meeting Mid Sussex housing need will contribute towards unmet need arising within the Northern West Sussex Housing Market Area in accordance with the agreed priority order set out in this SoCG in section 3.

Housing Supply through the South Downs

621 In September 2021, Natural England wrote to authorities within the WRZ advising that existing abstraction may have a negative impact on the Arun Valley sites and that new development must not add to this impact. In effect, development within this zone must be 'water neutral' i.e. total water use in the region after the development must be equal (or less) than total water use before the development.

622 The issue presented is unique and complex, thought to be the first instance in England of local planning authorities having to demonstrate Local Planning Authority water neutral. It has involved significant strategic joint working between the impacted authorities, Government and water companies since 2021.

tpihv

627 The North East Sector (now known as Forge Wood) was granted permission in 2011 for 1,900 dwellings and therefore has contributed to Crawley's housing supply.

supply further. However, it is recognised that there will continue to be an unmet need for housing in the HMA.

636 The authorities impacted by water neutrality are working collectively to seek solutions which will unlock housing delivery beyond the short term demand and this is demonstrated by the improving housing supply position within Hisham as the plan period progresses. In addition, all parties confirm they are committed to seeking opportunities to further boost housing supply beyond the proposed Plan targets (a 'floor not a ceiling'). The housing supply position is expected to improve during the next cycle of plan making i.e. when the emerging set of plans are reviewed within the next 5 years.

637 Therefore, the HMA authorities continue to commit to engaging proactively to address housing need during preparation of future plans where required, when there is likely to be more certainty with regards to potential supply.

Gypsy and Traveller Accommodation

638 There is an identified need for new Gypsy and Traveller sites in the North West Sussex HMA over the respective Local Plan periods. Mid Sussex has identified that they are able to accommodate their district specific needs in full, through a combination of new site allocations on strategic housing sites, and existing commitments. Crawley Borough has an assessed potential future need for up to 10 pitches over the Plan period which will be provided through a site allocation at Broadfield Kernels, southwest of the A264. Hisham District has a significant forecast need to accommodate 128 new households over its Plan period, which includes those only recently brought into the planning definition of 'Gypsy and Traveller' due to changes to the Planning Policy for Traveller Sites (PPIS); whilst 15 new sites are allocated in its new local plan, there nevertheless remain a number of sites which are currently in use.

7.1 As described in Section 1, the three HMA authorities have produced an overarching Northern West Sussex Statement of Common Ground (NWS SoCG) which captures the full suite of agreed cross-boundary matters. This Statement of Common Ground focusses on Housing Need given its importance and the significant co-operation on this matter:

7.2 The three authorities are currently at different stages of Local Plan Review – in preparation, with Crawley Borough Council being at a more advanced stage. At the time of writing the current published timetables for the three authorities are as follows:

Table 5 Local Plan Review Timetables

	Regulation 18	Regulation 19	Submission	Examination	Adoption
Crawley	July/Sept 2019	Jan/March 2020 Jan/June 2021 May/June 2023	July 2023	Autumn/ Winter 2023/2024	Autumn 2024
Horsham	Feb/March 2020	Jan/March 2024	July 2024	Autumn/Winter 2024	Spring/Summer 2025
Mid Sussex	Nov/Dec 2022	Jan/Feb 2024	Summer 2024	Autumn/Winter 2024	2025

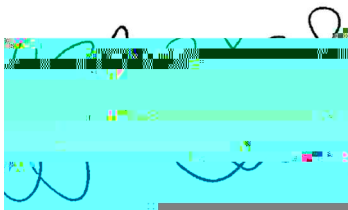
7.3 This Statement of Common Ground has been prepared to capture the position on housing need (i.e., the Standard Method) and supply (i.e., proposals in draft plans) at the time of writing. As the Standard Method is updated annually, and draft plans emerge, the position related to housing need within the HMA may change. Therefore, this SoCG will be reviewed as appropriate. Moten




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Crawley Local Plan 2023-2040

- Forge Wood Neighbourhood (2,270 dwellings)
- Crawley Town Centre Boundary (2,087 dwellings)

Draft Allocated Sites outside Crawley

- a. West of Field (3,000 dwellings)
- b. Cricket Park (2,000 dwellings)

Committed/Completed Sites outside Crawley

- i. Kinwood Vale (2,750 dwellings)
- ii. Heathy Wood / Coothorne (800 dwellings)
- iii. South of Rutter Road (36 dwellings)
- iv. Ryker Road (92 dwellings)

