

Mid Sussex District Plan Statement of Common Ground Burgess Hill Northern Arc (May 2017)

Between 'the parties' comprising:

- Mid Sussex District Council;
- Wates Developments Limited;
- Gleeson Developments Limited; and
- Rydon Homes Limited.

Introduction

1. This Statement of Common Ground (SOCG) supplements the previous Statement of Common Ground produced and agreed upon by the above parties dated November 2016. It sets out matters of agreement between Wates Developments Limited, Gleeson Developments Limited, Rydon Homes Limited ('the Developers') and Mid Sussex District Council (MSDC), the Local Planning Authority ('the LPA') collectively defined as 'the parties'.
2. This SOCG focuses specifically on matters relating to Policy DP9 '*Strategic allocation to the north and north-west of Burgess Hill*' of the Submission Version Mid Sussex District Plan 2014-2031(August 2016)(Examination Document ref: BP1).

Employment land

3. As currently drafted in the Submission Version District Plan, Policy DP9 requires the strategic mixed-use development to include: "*30 hectares of land for use as a high quality business park south of the A2300 and served by public transport*". The supporting key diagram titled '*Figure 7: Strategic allocation to the north and north-west of Burgess Hill (Policy DP9)*' illustrates an area of the strategic allocation to be allocated as 'employment land' to the south of the A2300.
4. On 17th March 2017 MSDC published, as part of the District Plan Examination, representation (MSDC 8a) addressing, inter alia, the matter of employment land allocation relating to Policies DP2 and DP9. The representation notes that MSDC has held positive post hearing discussions with developers of the Northern Arc strategic development on the shared goal of progressing planning applications and achieving housing completions at the earliest possible opportunity.
5. The document sets out that Gleeson presented a case to the Examination hearing on 28 February 2017 relating to employment. Subsequent discussions between Gleeson and the LPA have concluded that a reduction by 5ha to a total allocation of 25ha would still meet the range identified by the evidence base. This reduction would facilitate early delivery of housing on the Gleeson controlled land as set out in Gleeson's letter to the LPA dated 27th February 2017.
6. MSDC's proposed modification to Policies DP2 and DP9 (as set out in MSDC 8a) are replicated below (changes are indicated with red text):

“Policy DP2: Sustainable Economic Development”

Provision for new employment land and premises will be made by:

- Allocating ~~25~~ ~~30~~ hectares of land as a high quality business park at Burgess Hill to the east of Cuckfield Road;

And:

“DP9: Strategic Allocation to the north and north-west of Burgess Hill”

- ~~25~~ ~~30~~ hectares of land for use as a high quality business park south of the A2300 and served by public transport;
7. In addition, MSDC have produced a revised version of the key diagram supporting Policy DP9 (figure 7) (**see Appendix 1**) which, amends an element of the land allocation to the south of the A2300 from ‘Employment Land’ to ‘Mixed Use’. The parties agree that the ‘Mixed Use’ land allocation would comprise residential uses with ancillary elements such as open space, etc.
 8. The changes to Figure 7 also allow optimisation of site capacity to the area of land north of the A2300 and allows for a small area of ‘mixed use’ development to the south of the river (adjacent to the northern extent of the land identified for ‘Land for Formal Sport’).
 9. The parties agree with and support the proposed changes to Policies DP2 and DP9 (as set out above) and the revised key diagram (shown at Appendix 1).
 - a. The parties agree that the freehold ownership of a 1 meter wide strip of land adjacent to the northern side of Gatehouse Lane will be gifted to Hurstpierpoint Parish Council broadly in accordance with the area shown on the plan at Appendix 2. The ‘land control’ area on the plan relates to a specific parcel of land ownership within the wider Northern Arc area.

SIGNED ON BEHALFOF:

MID SUSSEX DISTRICT COUNCIL



GLEESON DEVELOPMENTS LTD



WATES DEVELOPMENTS LTD

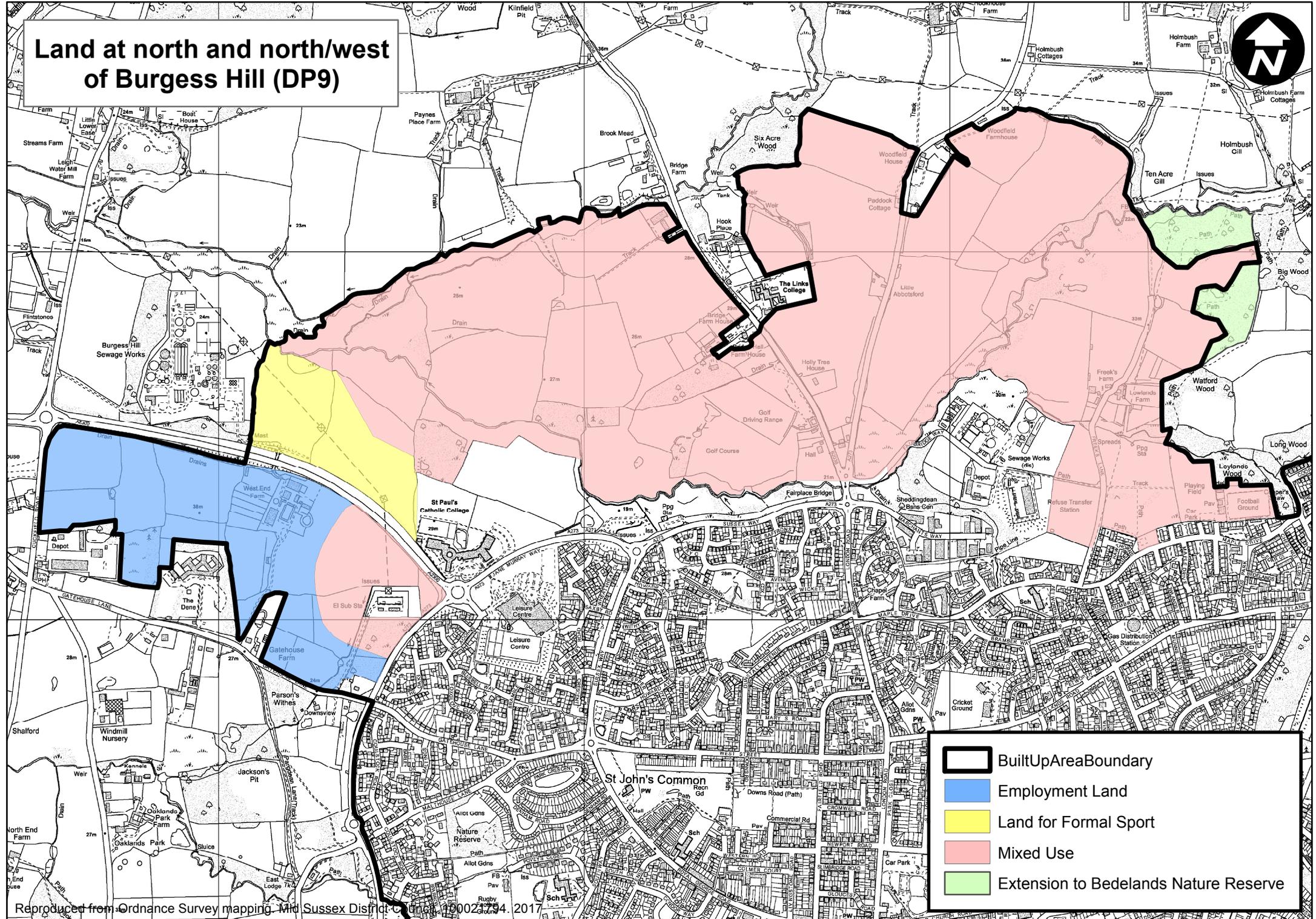


RYDON HOMES LTD

A handwritten signature in black ink, appearing to read "Kinkila". The signature is written in a cursive, somewhat stylized font with a period at the end.

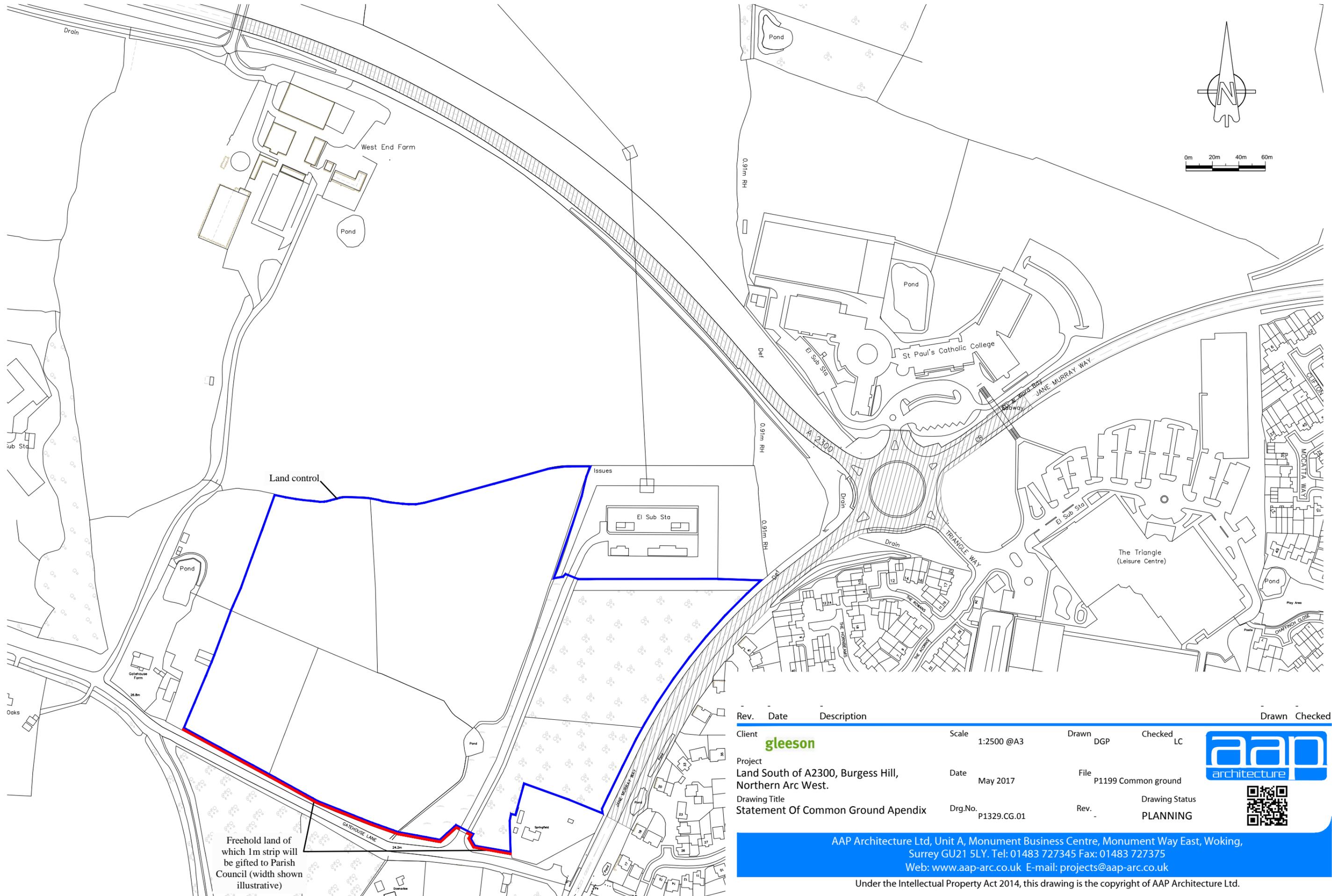
Appendix 1

Land at north and north/west of Burgess Hill (DP9)



-  BuiltUpAreaBoundary
-  Employment Land
-  Land for Formal Sport
-  Mixed Use
-  Extension to Bedelands Nature Reserve

Appendix 2



Freehold land of which 1m strip will be gifted to Parish Council (width shown illustrative)

Rev.	Date	Description	Scale	Drawn	Checked
			1:2500 @A3	DGP	LC
Client		gleeson	Date	File	
			May 2017	P1199 Common ground	
Project		Land South of A2300, Burgess Hill, Northern Arc West.	Drg.No.	Rev.	Drawing Status
Drawing Title		Statement Of Common Ground Appendix	P1329.CG.01		PLANNING



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