

# Mid Sussex District Plan

## Hearing Statement 25/26 July

### Agenda Item 2

Gleeson Developments Limited  
Rydon Homes Limited

**BURGESS HILL NORTHERN ARC**





## 1.0 Background

- 1.1 MSDC 8b relating to proposed Major Modifications to DP2 and DP9 was published on the 17<sup>th</sup> March 2017. The Northern Arc developers submitted a Statement of Common Ground supporting these Major Modifications.
- 1.2 The purpose of this Statement is to clarify the technical work undertaken and collaborative working arrangements between the Northern Arc developers and Mid Sussex District Council since the last Hearing sessions together with specific planning application progress relating to Rydon Homes and Gleeson Developments land interests.

## 2.0 Update

- 2.1 The Northern Arc developers and Mid Sussex District Council formally meet monthly to progress key strategic issues relating to the Northern Arc delivery. Whilst progress on specific planning applications is continuing (see below) there is a policy requirement for a Strategic Masterplan and Infrastructure Delivery Strategy to be prepared and agreed prior to the determination of planning applications.
- 2.2 The meetings include education and highway representation from West Sussex County Council. The meetings are chaired by the Homes and Community Agency and have Assistant Chief Executive representation from the District Council. The monthly meetings provide an overarching 'project delivery board' function. Subsequent sub meetings, specifically to resolve detailed highways and education issues, take place independent of the monthly meetings.
- 2.3 **A draft Strategic Masterplan** has been prepared by the Northern Arc developers and is currently being revised following initial officer feedback. The masterplan sets out, amongst other things, the alignment of the on-site strategic road infrastructure together with broad locations for specific land-uses within the Northern Arc area. In addition, it sets out a number of key design principles. The purpose of the Strategic Masterplan is to ensure that individual planning applications adhere to the overarching Masterplan principles. This will ensure a coordinated approach to delivery. A revised draft Strategic Masterplan will be submitted to Mid Sussex District Council for further comment imminently and will be subject to discussion at the scheduled meeting between the Northern Arc developers and Mid Sussex District Council on the 21<sup>st</sup> July. Many of the land-use principles and road alignment issues are fixed due to the constraints within the site. As such, outline planning applications are being prepared concurrently with the Strategic Masterplan in order to expedite work streams and consequential delivery. This is supported by Mid Sussex District Council.
- 2.4 **The Infrastructure Delivery Strategy** is a key document necessary to ensure that individual planning applications contribute / deliver their proportional share of the overall infrastructure necessary to support the delivery of the Northern Arc. Work is well advanced. The Northern Arc developers have prepared a detailed cost plan that assess the costs of both on and off site infrastructure, abnormal development costs and s.106 contributions. The cost plan has been submitted and is currently being reviewed by Mid Sussex District Council to ensure alignment of views on cost. Once agreed the Northern Arc developers together with the Council will apportion costs appropriately in an Infrastructure Delivery Strategy. This will allow applications to be determined with appropriate s.106 / s.278 agreements in place. The Infrastructure Delivery Strategy will be concluded / agreed within the next three months.
- 2.5 It is anticipated that five residential planning applications will be submitted to deliver the Northern Arc developer controlled land. Each application is being prepared within the context of the emerging Strategic Masterplan. In addition, two applications will be submitted to deliver the employment allocation. A summary update of the respective planning applications being progressed by Rydon Homes and Gleeson Developments is set out below.

Burgess Hill East Parcel 1 – Rydon Homes

- 2.6 A planning application was submitted to the Council in September 2016 for 130 dwellings. A public consultation took place in late 2016 and a number of planning application changes are being agreed with officers and will be formally submitted as changes to the application in July 2017. It is envisaged that a resolution to grant planning permission will be secured immediately after the approval of the Infrastructure Delivery Strategy and Strategic Masterplan. The planning application includes land within the control of Mid Sussex District Council. Land purchase discussions are advanced and ground condition surveys have been undertaken under licence from MSDC as part of the detailed design of the site access road.

Burgess Hill East Parcel 2 – Rydon Homes

- 2.7 A planning application for 460 dwellings is currently being prepared. This application will comprise the 130 dwellings (Burgess Hill Parcel 1) together with the residual land within Rydon Homes control to the east of the Northern Arc allocation. All technical work, including EIA, has been prepared. Pre planning application submission public consultation is scheduled over the next 12 weeks. The application will be submitted in October 2017. Planning permission should be secured in February 2018.

Land to the South of the A2300 – Gleeson Developments

- 2.8 A planning application for approximately 200 dwellings is currently being prepared. All background technical studies have been undertaken and an outline planning application will be submitted in October 2017 following public consultation in September 2017. Planning permission should be secured by February 2018. This will be followed by an expedited process of Reserved Matter submission and condition discharge.
- 2.9 In addition to the above, two planning applications for employment uses are currently being prepared and will be submitted in October 2017.
- 2.10 Cumulatively, the delivery of the above will facilitate the main Northern Arc access with the A2300 together with the A2300 / A273 link road.

Western Area – Gleeson Homes / Rydon Homes

- 2.11 Preparation of a planning application for approximately 1,150 dwellings will commence in October / November 2017 and will be submitted by April 2018. It is anticipated planning permission will be secured in November 2018. This phase will include a primary school, the Northern Arc link road between the A2300 / B2036 (Cuckfield Road), a local centre and the Centre for Sporting Excellence.

**3.0 Summary**

- 3.1 In summary, all the principal Northern Arc developers are working collaboratively with Mid Sussex District Council, the HCA and West Sussex County Council in the preparation of the key Northern Arc strategic documents; namely the Strategic Masterplan and the Infrastructure Delivery Strategy. Separate planning applications are being prepared concurrently and regular strategic and site-specific pre-application meetings have been programmed to ensure parties are progressing in a coordinated manner.