

Hearing Statement on Inspector Questions

Mid Sussex Local Plan 2014-2031

Site Allocations DPD

Examination: Matter 5

Science & Technology Park, Burgess Hill

On behalf of Dacorar (Southern) Limited
& Wortleford Trading Company Limited

Report date:

May 2021

Prepared as response to ID-02:

Matter 5.1(ix)

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Matter 5 - Are the policies to manage and promote the Local Economy and Employment Areas and Allocations sound?

5.1 **Policy SA9** allocates land for a **new science and technology park**; it is located to the north of the A2300, whereas the District Plan policy DP9 is for a high-quality business park to the south of the A2300.

(ix) Are there any implications from the new Use Class E (Commercial, business and service), which could influence the effectiveness or even justification of policies SA2-SA9?

We do not believe that there are any significant implications from the New Class E that reduce the effectiveness of SA9 and that cannot be addressed through joint working at detailed planning application stage (and consistent with the assessment of the proposed uses in the STP, as per the defined Science Park Association definition).

Class B1 Business was revoked from 1 September 2020 and it has now been replaced with the new Class E. Section (g) relates to the old B1a/b/c class, as illustrated in the STP indicative masterplan in section 22 of the Positioning Document (SA9.1). The relevant Class E sections replace the GDPO Class B sections shown on the Master Plan as below and are interchangeable:

- E(g)(i) Offices (this replaces B1a)
- E(g)(ii) Research and development of products or processes (this replaces B1b)
- E(g)(iii) Industrial processes (this replaces B1c)

The Master Plan was prepared before Class E was introduced. However, policy DP1 makes clear that the Science Park Association definition will be a requirement for any uses acceptable in the STP. The STP definition restricts uses and operations and is not use class specific. Appendix One illustrates a new illustrative layout for Phase One, that is slightly different to that contained within SA9.1 submitted for Regulation 19. The new Appendix One and layout are required as a result of the Highways Mitigation Works and alterations required to the hamburger roundabout at the entrance to the STP. The illustrative layout reduces slightly the floor space down to 1.3m sq ft losing 21,000 sq ft as a result of these required highway changes as a result of alterations to the Hamburger junction as agreed with WSCC and MSDC. They do not fundamentally change any phasing or uses and therefore are not adversely affected by the new Class E.

Discussions are ongoing with MSDC Development Management and policy officers (and also in the context of the draft PPA discussions), regarding the use of conditions and mechanisms to secure appropriate uses on site, as necessary, and ensure that the justification for, and effectiveness of, policy DP9 and the future development and occupation of the STP adequately address any loss of employment uses on the STP, or as per the SPA definition.

Mechanisms at the planning application stage can ensure that this is pragmatically and operationally secured to ensure no uses under class E, or otherwise, could undermine the policy objectives of SA9 and the future operation of the STP.

In addition, the Burgess Hill Employment Sites Study (E3) stated in para 7.5 that Science park uses may be difficult to translate into planning Use Class categories. It stated that *"The closest category is Use Class B1, with B1b (research and development) in particular being particularly relevant as this relates most closely to research activities. However, focussing on B1b uses by itself is likely to be too restrictive, as there are likely to be other activities that are compatible with STP use that are notionally classed with the broader B1 category"* it also suggested that light manufacturing (Use Class B1c) could locate within a STP, *"notably in support of the manufacture of products developed on-site. This could range from leading-edge manufacturing fields such as plastic electronics and meta-materials, to more 'standard' activities, such as solar cell and other renewable energy manufacturing related to environmental services activities on a STP."*

It summarised in para 7.23 that "The critical issue is therefore less to do with the scale of potential Science Park-related demand that will exist, or the sectors that it will come from, but more related to developing a strong and persuasive offer".

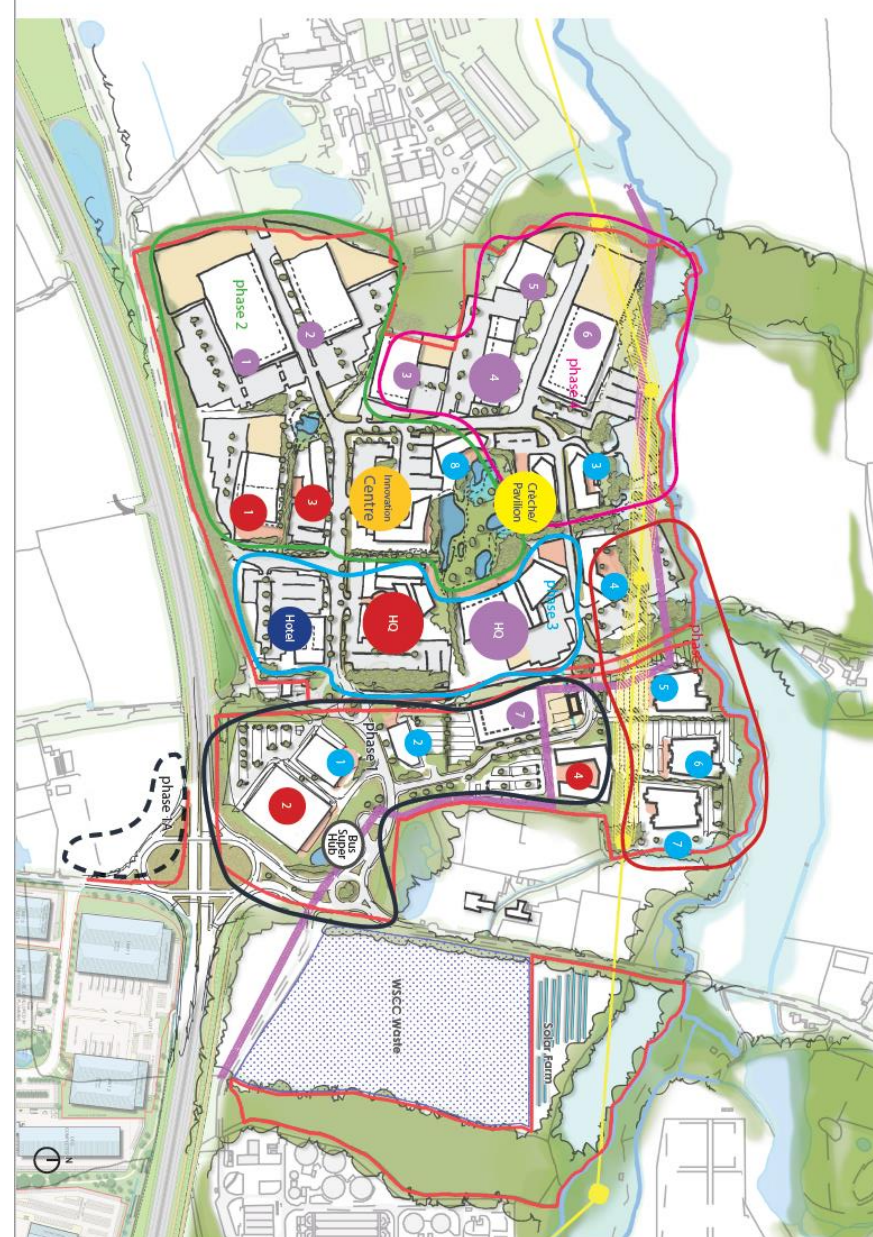
Therefore, the wide ranging SPA definition and suitable monitoring and development management controls, can adequately ensure that class E will not impact on the effectiveness of the STP and its allocation in the DPD. Accordingly, SA9 is positively prepared, justified, effective and compliant with national and local policy in line with Para 35 of the NPPF.

Appendix One : May 2021 update Phase 1 layout from HNW

amended mix of uses & illustrative masterplan (May-2021)

Building Area (GFA)	Parking	Rw area
Mixed Use residential on 2000 sqm / 20000sqft	90	179 sqm
Lab One - B1c Business - Office (DMA)		
1	4,950 sqm / 53,460sqft	125
2	2,250 sqm / 24,150sqft	70
3	4,500 sqm / 48,300sqft	140
4	5,250 sqm / 56,700sqft	180
5	4,125 sqm / 44,175sqft	100
6	6,180 sqm / 66,804sqft	200
7	6,180 sqm / 66,804sqft	200
8	3,620 sqm / 39,014sqft	90
Lab One - B1b Business - High Tech Laboratory (DMA)		
1	9,000 sqm / 96,300sqft	220
2	9,010 sqm / 97,131sqft	185
3	4,650 sqm / 50,025sqft	160
4	4,650 sqm / 50,025sqft	160
Lab One - B1c Business - Light Industry (DMA) High Tech		
1	11,900 sqm / 128,110sqft	180
2	6,850 sqm / 73,605sqft	170
3	4,230 sqm / 45,510sqft	110
4	3,220 sqm / 34,514sqft	80
5	4,230 sqm / 45,510sqft	130
6	4,230 sqm / 45,510sqft	135
7	4,230 sqm / 45,510sqft	135
Total	120,840 sqm / 1,303,664sqft	3,085
Head	6,800 sqm / 73,210sqft	240
1st Bed Gym/Conference room (Village Hotel 50k sqm)		
15k Bed Gym/Conference room (Village Hotel 50k sqm)		
Cinema	370 sqm / 4,000sqft	
Portico	860 sqm / 9,200sqft	
Proc. Core/Shop/Service/Storage/1000sqm		
Proc. Core/Shop/Service/Storage/1000sqm		
5 x 20k Bedm - circular keep open (60m in diameter)		
Total	8,010 sqm/86,000sqft	

Fig 101 - Highly indicative 'Mix of Use Density' to illustratemasterplan option



Potential Employment Density: 2,325 - 4,275 jobs

Average a large building circa 1,100sqm for Base classes (British / European Employment Density Guide 2015).
 Density ratio measured against indicative MVA floor space. Range of employment density excludes other ancillary uses and focuses on Base classes only.

Typical phase circa 300000-3000000 sqft
 2000000-20000000 sqft
 Percentage of the given to soft landscaping
 circa 40%

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