

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(vii)

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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.

(vii) Are there any significant environmental impacts, resulting from this scheme and how can these be satisfactorily mitigated?

The assessment work carried out by the Project Team demonstrates that the Project Newton STP does not have any significant environmental impacts.

The STP Positioning Document (SA9.9)¹ summarises the key areas of constraints and opportunities as a result of the STP being located to the North of the A2300. There are no significant environmental impacts as a result of the development and mitigation of any impact is considered as part of our supporting SA9 evidence and that from MSDC, including the HRA and SA to justify the DPD.

Highways

As dealt with under Matters (v) and (vi) our statements demonstrate that we believe there are no highways matters that cannot be mitigated. The positioning document and the amended layout for Phase One in Appendix One demonstrates a revised illustrative layout that reconsiders the impact of the development in regard to access and parking. (The updated illustrative layout now reduces floorspace to 120,000sqm as a result of further mitigation assessment and modelling with WSCC and MSDC, and the land take requirements now evident for the entrance Hamburger junction).

Further evidence in the SYSTRA modelling, the Transport SoCG (Dec SA9.10 and May update SA9.17) and the agreed Mobility Strategy (SA9.11) all confirm (as agreed with MSDC, WSCC and Highways England) that the highways impact would not be significant, subject to necessary mitigation.

Rep (784) from Bolney Parish Council raises concerns over the volume of traffic at the A23, A272 and impact of the Hub and minor text changes are requested. The Highways SoCG and mobility strategy ensure that such concerns can be mitigated as per our hearing statements to Matter 5.1 (v) and (vi).

Landscaping & Visual Impact

The LVIA Landscape Technical Note (SA9.6)² by Pegasus confirms that the landscape and visual effects of the proposed allocation, in terms of the illustrative form and layout are adequately considered and assessed, consistent with national and local policy. The assessment confirms that development is acceptable and can be adequately mitigated and the new layout anticipated at 4 storeys or under, in Phase One is compliant with the Landscape Assessment. Through the joint working with

¹ https://www.midsussex.gov.uk/media/5680/sa99-688_vail-williams-combined-_redacted.pdf

² <https://www.midsussex.gov.uk/media/5140/sa96-landscape-technical-note.pdf>

MSDC, the project team is also working towards a Planning Performance Agreement, to ensure detailed pre-application discussions inform any early designs and the wider planning strategy to ensure development is consistent with the MSDC Design Guide and other Site allocations and District Plan Design and Countryside policies.

Sustainability

The Sustainability Statement (SA9.14) produced by VW and HNW considers the principles and opportunities for the STP to provide a high level sustainability ethos, and this is supported by sections 20 and 23 of the positioning statement. This will further ensure that adaptation, mitigation and water and energy efficiencies are maximised. In our experience of the market, and our soft market testing to suitable potential occupiers, impact on the environment and sustainability will become an ever increasing consideration and the STP, with its Green Technology and Innovation USP, will ensure that over the plan period these are properly addressed and mitigated.

Ecology

Ecological factors and mitigation have also been considered under the Ecological Appraisal Appendix 6 (SA9.13) submitted as part of the STP evidence by Ecology Solutions. The report is also summarised in section 08 of the Positioning Statement (SA9.1) and a Phase 1 Habitats Survey has been undertaken. The report summarises that there is unlikely to be any significant effect on important protected habitats but indicates that further detailed ecological assessment will be required as part of any detailed planning application.

Whilst the layouts in SA9.1 are indicative, they illustrate that the form and scale required by DP1 of the Adopted District Plan 2018 can be achieved on this site, whilst respecting the typography, existing features and context of the site and its surrounds.

The evidence base from MSDC for the DPD including the SA p20³ (SUS1) and Habitats Regulations Assessments⁴ (HRA1) confirm that there are no significant issues to overcome in relation to the STP.

The Rep (696) at Ref 19 stage from DMH Stallard on behalf of Amptico, questions the ability for the STP to the North of the A2300 to adequately address flooding and development in the floodplain, and asserts that our illustrative layout cannot be delivered. However, the STP evidence base from Bradbrooks (SA9.4) and our Landscape Assessment by Pegasus (SA9.6) as well as our summary Positioning Document (section 07) demonstrates that this has been adequately considered, is justified, is policy compliant and that the STP is demonstrably deliverable.

Again, all of these factors will be further assessed, as necessary, at detailed planning application stage. Our illustrative Masterplan layout confirms that we can provide in excess of the 100,000sqm floorspace required by DP1 without significant environmental impact and our scheme is consistent with Para 35 of the NPPF.

³ <https://www.midsussex.gov.uk/media/5713/sus2-sustainability-appraisal-nts-reg-19.pdf>

⁴ <https://www.midsussex.gov.uk/media/5719/hra2-hra-non-technical-summary-reg-19.pdf>

The representation at Reg 19 from Environment Agency (713) states that they consider the allocation at SA9 to be sound, justified, effective and compliant and that site specific flood risk and drainage issues are included in our assessment. They do not indicate any significant environmental concerns and no objection is raised.

Therefore, the MSDC allocation, supported by the extensive evidence base adequately justifies the location of the STP to the North of the A2300, and confirms that there are no significant environmental impacts, resulting from this scheme, and that any material impact can be successfully mitigated, ensuring the allocation is compliant with both national and local planning policy.

The scheme is jointly promoted by the 2 landowners who are both committed to the delivery of the development. Their extensive experience in project delivery ensures that the STP is achievable on this site, appropriate in regard to its environmental impacts and is deliverable. Indeed, the draft PPA discussions confirm that the transition to application is already underway.

The STP will provide a catalyst for change in the region and provide certainty to developers, investors and employers alike.

Appendix One : May 2021 Updated Phase 1 layout from HNW

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

Building Area (GFA)	Parking	Per sqm
Innovation 2,000 sqm / 20,000sqft	90	1/21 sqm
Centre		
Use Class - B1c Business - Office (GFA)		
1 4,955 sqm / 53,760sqft	125	1/21 sqm
2 2,755 sqm / 29,600sqft	90	1/21 sqm
3 5,290 sqm / 57,000sqft	180	1/21 sqm
4 6,180 sqm / 66,500sqft	180	1/21 sqm
5 6,180 sqm / 66,500sqft	200	1/21 sqm
6 6,180 sqm / 66,500sqft	200	1/21 sqm
7 3,620 sqm / 39,000sqft	90	1/48 sqm
8		
Use Class - B1c Business - High Tech Laboratories (GFA)		
HQ 9,000 sqm / 96,800sqft	300	1/21 sqm
1 6,280 sqm / 67,600sqft	120	1/21 sqm
2 2,690 sqm / 29,000sqft	90	1/21 sqm
3 4,650 sqm / 50,100sqft	160	1/48 sqm
4		
Use Class - B1c Business - Light Industry (B2) High Quality Factory Environment (GFA)		
HQ 10,000 sqm / 108,100sqft	340	1/16 sqm
1 6,650 sqm / 71,600sqft	220	1/21 sqm
2 3,250 sqm / 35,100sqft	100	1/21 sqm
3 3,250 sqm / 35,100sqft	80	1/21 sqm
4 2,200 sqm / 23,800sqft	80	1/21 sqm
5 4,230 sqm / 45,500sqft	120	1/21 sqm
6 4,230 sqm / 45,500sqft	120	1/21 sqm
7		
Total 120,885 sqm / 1,300,560sqft	3,085	1/21 sqm
Hotel 4,800 sqm / 51,800sqft	240	
1st Level Gym/Conference centre (Village Hotel Style)		
Cinema 3,970 sqm / 42,900sqft		
Parklet 840 sqm / 9,050sqft		
Use Class - Other - Shop/Shop Convenience Supermarket (GFA)		
15,520 sqm / 167,700sqft	155	1/21 sqm
15,520 sqm / 167,700sqft	155	1/21 sqm
(15,520 sqm / 167,700sqft)		
Total 48,010 sqm / 518,400sqft		

Potential Employment Density: 2,325 – 4,753 jobs

Assumes a range of building class, 1,100sqm for B-use class, British Council for Offices), Ltd for B1b and 1,47 for B1c, (B1C) from Homes England Employment Density Guide, 2015).

Driving rates employment density rate based on 15% coverage. Range of employment density - 1,500 jobs per hectare to 4,753 jobs per hectare. Pure class only.

Tactical ideas circa 200,000 sqm/2,000,000 sqft

Site Coverage (Total GFA / Site Area) circa 36%

Percentage of area given to soft landscaping circa 40%

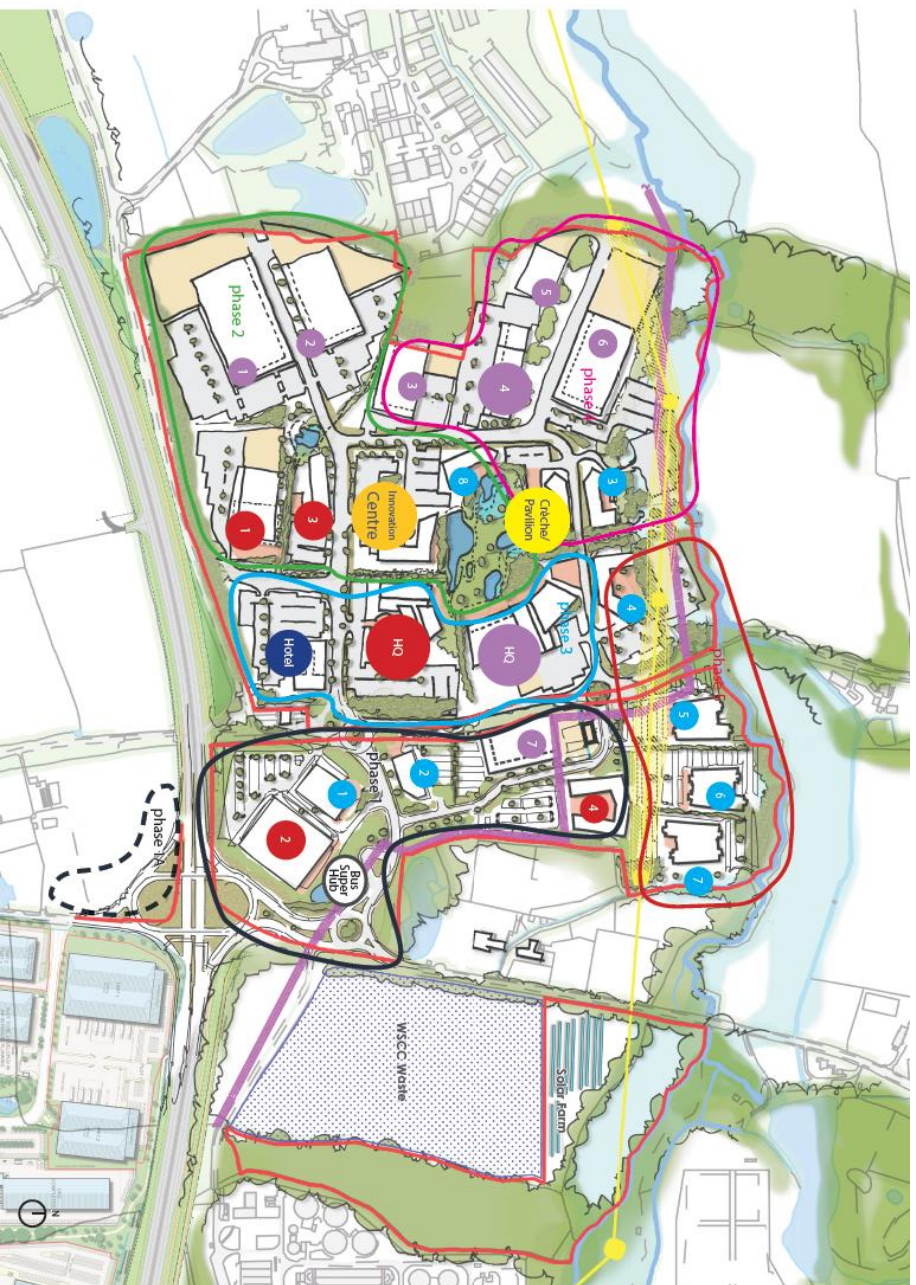


Fig 101 - Highly indicative Mix of Uses Overlay to illustrative masterplan option

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