

## 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(viii)

**Prepared by:**

Suzanne Holloway BA (Hons) BTP MRTPI

Partner

M: 07769 938554

E: [sholloway@vailwilliams.com](mailto:sholloway@vailwilliams.com)

## **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.

(viii) Would the implementation of policy SA9 result in an **excessive amount of employment development in one location** and if so, would this be sustainable?

The Project Newton Team Positioning Document confirms through market testing, experience of delivery from the landowners and the evidence base from MSDC and the wider Project Newton Team, that the STP can only be developed in one cohesive location, to ensure critical mass and a regional function.

Para 81 of the NPPF requires MSDC as the LPA to ensure its planning policies set out a clear economic vision and strategy which positively and proactively encourages identification of strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period. Para 82 requires the LPA to make provision for clusters or networks of knowledge and data-driven, creative or high technology industries.

The District Plan, including Policy DP1, was adopted by the District Council following examination by an Inspector who concluded that development of scale was appropriate and acceptable in this Broad Location (West of Burgess Hill). The SA for the District Plan and DPD (SUS1) both confirm that subject to detailed policy considerations, as required in SA9, that it could be sustainable and Option A was the preferred option to include both sufficient "new employment sites" as well as the STP<sup>1</sup>.

The SA9 DPD policy and supporting HRA (HRA1) and SA (SUS1) confirms that the site to the North of the A2300 can be sustainable, despite its large scale and single location. The STP evidence base Sustainability Statement under SA9.14 and that in the positioning document SA9.1 (sections 09, 20 & 23) illustrate site specific opportunities that can ensure the STP as promoted to the North of the A2300 can maximise green credentials through its size and scale and address key areas of energy production, use and efficiencies, including sustainable transport, water usage and energy that might not be appropriate or suitable for smaller locations.

The proximity of additional land holdings for the site owners, and expertise of the landowners in using solar technology, as well as the extra anchor load opportunities related to the adjacent HUB, also uniquely enhance the sustainable opportunities of the STP site and its green credentials. This aligns with Chapter 13 of the NPPF that seeks development to address Climate Change, flooding and the increased use of low carbon and renewable technologies.

---

<sup>1</sup> <https://www.midsussex.gov.uk/media/5712/sus1-sustainability-appraisal-main-report-reg-19.pdf>

In line with Para 8a of the NPPF <sup>2</sup> the STP will ensure that the STP assists MSDC and the C2C in building “a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;” The scale of the allocation also aligns with building a strong social and environmentally sustainable environment, consistent with all the objectives of para 8 of the NPPF.

This allocation is consistent with the Adopted Development Plan and SA9 of the DPD provides further detail and context for adopted policy DP1. The development is therefore aligned with a presumption in favour of sustainable development in national policy and, in particular is consistent with NPPF para 35.

In line with Chapter 9 of the NPPF on sustainable transport, our STP proposals are underpinned by agreed Statements of Common Ground (Dec & May update) and Mobility Strategy (SA9.11) that have been agreed by the Local Highways Authority, LPA and HE to show partnership working and constructive engagement regarding the sustainable opportunities afforded to a development of this size in this location, consistent with NPPF 102-104 and 108-109 in particular.

To assist in addressing wider economic, social and environmental objectives for sustainable development, we have carefully considered the likely development phasing which will be in line with occupier demand over the Local Plan period, and beyond with each of 5 indicative phases at circa 20,000 sq m – 30,000 sq m (200,000 sq ft – 300,000 sq ft) - allowing sufficient flexibility to change if demand requires. The Master planning and phasing will ensure the creation of a high-quality campus type environment. This phasing is not altered by the highways led changes to Phase One in the new layout for the Hamburger junction.

As part of its extensive operations in the region, Vail Williams has been involved in two large pre-lettings in recent years, both in Crawley. One was Elekta Limited who acquired circa 10,500 sq m (110,000 sq ft) in year 2015 and the other was L3 who acquired 15,500 sq m (165,000 sq ft) in year 2016. Therefore this shows that 2 or 3 similar sized occupiers could therefore take up a single phase of development. Indeed, to create a business park or STP, the size of allocation is important as it assists with the viability of infrastructure works, the provision of ancillary accommodation such as incubation units, which on their own are not usually viable, and the coherent master planning of integral environmental and design requirements. The STP allocation creates a critical mass to achieve a successful development.

It is also necessary to be able to accommodate large occupiers similar to the two listed above.

---

<sup>2</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

Our Positioning Document provides information on soft market testing as local agents, and expected market demand and potential occupiers.<sup>3</sup> We have indicated under 5.1(i) above that there is a need regionally to have sufficient land allocated and available to accommodate such large occupiers, due to the lack of development opportunities within the region, and there are no such sites (adopted or emerging) at the scale of the STP.

The other alternative but smaller scale Strategic Employment Locations ('SEL') in the region are included in Appendix One.

The single location of the STP development is further supported in Lichfields EGA page 92 summary, which confirms that historically employment development in and around Burgess Hill is "*near to the strategic road network*". The STP aims to build on this connectivity and access opportunity already established in the District with the strategic and local road network, supporting new transport connections and enhancements at a new campus style development.

Take up of recent developments shows that there is pent-up demand and that the campus style development is a unique offer in the NWS EGA region, and the wider Gatwick Diamond area.

The economies of scale of such a development provide the opportunity to ensure that critical mass, uses and operations can secure benefits that are not possible when development is more piecemeal (as suggested by Amptico Rep 696).

In addition to the opportunities presented due to the scale of the development, the adjacent WSCC Waste Allocation, within the ownership of the landowners of the STP, allows investigation into further future sustainable efficiencies and opportunities. Initial conversations have been undertaken with WSCC seeking to ensure that as much synergy as possible can be achieved. The significant delivery experience of both landowners, in terms of both commercial development and solar provision, bring together key elements that can ensure the development location, scale and form maximises sustainability in this single location.

Such requirements will be key to securing long term opportunities and market interest in the STP regarding energy production, reducing car borne traffic, higher mobility targets, green infrastructure, water efficiency and management and ecological gain – all of which will be possible due to the size and location of this site. (but which would not be possible if the development was brought forward on smaller sites, or a more dispersed spread of sites).

As acknowledged in the DPD, the allocation would create and facilitate sustainable links with the Bolney Industrial Estate to the West, the emerging Northern Arc to the East, the HUB, local settlements and the wider countryside north and south - further enhancing sustainable links and connectivity. Such sustainability and accessibility improvements would not be possible if smaller, disparate locations were promoted.

---

<sup>3</sup> [https://www.midsussex.gov.uk/media/5680/sa99-688\\_vail-williams-combined-\\_redacted.pdf](https://www.midsussex.gov.uk/media/5680/sa99-688_vail-williams-combined-_redacted.pdf)

The large scale of the STP also provides additional opportunity to incorporate Sustainable Drainage Systems (SuDS) as an integral part of the Green Infrastructure and open space proposals to mitigate flood risk and improve biodiversity and water quality.

Accordingly, the implementation of policy SA9 would not result in an excessive amount of employment development in one location. On the contrary, the evidence demonstrates that the scale of the STP is both appropriate and necessary to ensure all of the sustainable opportunities identified in the Masterplan and the objectives of SA9 and DP1 of the District Plan<sup>4</sup> are achieved.

---

<sup>4</sup> <https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf>

## Appendix One: Other SEL Locations in the region

Local Authority	Policy Ref	Progress	Allocated Use	Distance from Site	Local Plan Summary
<b>Reigate and Banstead</b>	HOR9	Allocated in Development Plan Management Plan	Office-led with complimentary commercial, retail and leisure uses. 5 ha of public open space	15 miles	Land west of Balcombe Road, Horley adjacent to the M23 spur road to Gatwick Airport, which previously was designated as part of the Rural Surrounds of Horley in the 2005 Borough Local Plan, provides a singular opportunity to address this need. However, this requires sensitive consideration of environmental and other factors such as traffic to ensure that the development of this site achieves its full sub-regional potential whilst respecting other longstanding planning policy objectives and to meet the planning constraints as identified in the policy. No alternative sites have been identified within the borough that have the potential to deliver strategic employment floorspace in a highly desirable and accessible location within the short to medium term. 3.3.159 The planning of a successful office-led strategic business park of this scale will require careful attention to key components as set out in the following policy.
<b>Horsham</b>	SD1 & SD2	Allocated and works commenced	Includes 500,000 sq ft of new employment space	11 miles	A new high quality business park shall be provided in the area indicated on the concept Masterplan Map for approximately 46,450m <sup>2</sup> (500,000ft <sup>2</sup> ). Sufficient floorspace is to be provided in the first phase of the development to meet demand including the needs of existing employers within the District that wish to relocate.
<b>Crawley</b>	EC4	Local Plan Reg 19 consultation ongoing	24.1 ha industrial land, predominantly B8 use	13 miles	There remains significant remaining need for a minimum of 24.1ha new industrial-led employment land in Crawley, principally within the logistics and warehouse sectors. Therefore, a Strategic Employment Location is allocated at land East of Balcombe Road at Gatwick Green.
<b>Mid Sussex</b>	DP9	Allocated and permission for 50,000 sqm employment floorspace in 2015	25 ha land for business park	600m	This strategic allocation is a greenfield site lying between Bedelands Nature Reserve on the east side of Burgess Hill and the Goddards Green Waste Water Treatment works to the west and largely comprises land known as the Northern Arc
<b>Mid Sussex</b>	DP1	Allocated under DP1 and emerging SA9 of site Allocations DPD	49 ha		Strategic allocation for Science & Technology Park. Based of Greater Brighton City Deal 2014, and C2C LEP SEP 2014. Supported by MSDC as preferred location "North of the A2300". Provision of STP supported in MSDC Economic Strategy 2018.

## Related Services

### Property Acquisition & Disposal

A commercial property search, acquisition and disposal service that obtains the best possible outcome for our clients.

### Business Rates

Helping you to unravel the increasingly complex world of Business Rates.

### Occupier Advisory

A tailored service to manage your diverse property interests throughout the UK and Europe.

### Property Development

We advise on a wide range of development projects including the sale or acquisition of land and buildings. We create promotion, option, and development agreements, advise on scheme layout and provide viability appraisals to support planning applications, appeals and local plan enquiries.

### Dilapidations

Combining our exceptional negotiation skills and understanding of your objective, we settle liabilities in your favour using our expertise and strategic advice across a broad range of property types.

### Dispute Resolution

Representing your interests to bring commercial property disputes to the best possible conclusion.

### Facilities Management

Improving efficiency to make sure your building provides the environment and services that will satisfy the business requirements of the occupiers whilst reducing costs and ensuring full compliance with regulations.

### Property Investment

Using our market knowledge and network of contacts to help you find investment or selling opportunities.

### Lease Advisory

Commercially astute and detailed strategic advice on all aspects of commercial property leases for both landlords and tenants.

### LPA Receivership

Our highly specialist service for when the secured property assets of lenders have become compromised by mortgage arrears.

### Marine & Leisure

Covering all aspects from valuation, acquisition & disposal through to lease advisory work.

### Property Valuations

Providing accurate assessments across different sectors through highly experienced surveyors.

### Property Management and Monitoring

Our job is to plan, budget, oversee and document all aspects of your project ensuring that each element is on schedule and meets all necessary regulations and standards. We will also help you select and manage the contractors and monitor their progress.

### Planning Consultancy

Expert advice for negotiating the complexities of the town planning process.

### Property Asset Management

An extension of your team, providing the reassurance that your property portfolio is being well managed from a landlord's perspective.

### Service Charge

Providing advice that can lead to valuable cost savings in this often-overlooked area.

### Treasury Management

Ensuring your property portfolio delivers maximum value through tight credit control and management of supplier relationships.



## Our offices:

### Birmingham

Edmund House  
12-22 Newhall Street  
Birmingham B3 3EF  
T: +44 (0)121 654 1065

### Crawley

Unit 4 Peveril Court  
6-8 London Road  
Crawley  
West Sussex RH10 8JE  
T: +44 (0)1293 612600

### Woking

One Crown Square  
Woking  
Surrey GU21 6HR  
T: +44 (0)1483 446800

### Heathrow

450 Bath Road  
West Drayton  
Heathrow UB7 0EB  
T: +44 (0)20 8564 8300

### London

2<sup>nd</sup> Floor, 33 Cavendish Square  
Marylebone  
London W1G 0PW  
T: +44 (0)20 3589 0050

### Portsmouth

Lakeside North Harbour  
Western Road  
Portsmouth PO6 3EN  
T: +44 (0)23 9220 3200

### Reading

550 Thames Valley Park Drive  
Reading RG6 1PT  
T: +44 (0)118 909 7400

### Southampton

Savannah House  
3 Ocean Way  
Southampton  
SO14 3TJ  
T: +44 (0)23 8082 0900

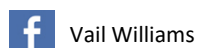
### Bournemouth

170 Magna Road  
Bournemouth  
Wimborne BH21 3AP  
T: +44 (0)1202 558262

## Our services:

- Building Consultancy
- Business Rates Consultancy
- Commercial Property Investment
- Lease Advisory
- LPA Receivership
- Marine and Leisure
- Occupier Advisory
- Property Acquisition and Disposal
- Property Asset Management
- Property Development Consultancy
- Property Planning Consultancy
- Property Valuation

## Visit us:



[www.vailwilliams.com](http://www.vailwilliams.com)

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered office: 550 Thames Valley Park Drive, Reading, Berkshire RG6 1PT. Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office.

Regulated by RICS