



# Opportunity Mid Sussex

## Investment Prospectus 2022

Enter 



YOU ARE HERE

WELCOME

# Welcome to Mid Sussex

A vibrant district that is attractive, resilient and innovative that balances social well-being, environmental protection and sustainable economic growth.

↓ Quicklinks

A Place of Investment

A Place of Potential

A Place for Talent

A Connected Place

A Place of Digital Innovation

A Sustainable Place

A Place for Business

A Place of Quality, Affordable Premises

A Place to Live

A Place of Partnership

A Place that Delivers

Get in touch

Heathrow Airport

London

46 mins by train

Surrey

Kent

Gatwick Airport

M25

M23

Crawley

East Grinstead

High Weald Area of Outstanding Natural Beauty

Haywards Heath

Burgess Hill

West Sussex

East Sussex

South Downs National Park

Lewes

Shoreham

Brighton

Worthing

Newhaven

Eastbourne

Rampion Off Shore Wind Farm

Distance To Dover 76 Miles

Distance To Portsmouth 62 Miles

Our location in the UK

← Front Page

Contents

Mid Sussex’s growth potential makes it one of the most exciting and potentially rewarding investment locations in the United Kingdom today.

Nestled in the rolling chalk hills of some of England’s most outstanding natural landscapes, Mid Sussex is perfectly positioned on the doorstep of London’s international gateway, Gatwick Airport, halfway between the UK capital and the seaside createch hub of Brighton.

Its resilient, strong and growing economy has made it the home of scientists, engineers and entrepreneurs. And with its rich heritage, outstanding landscape and a strong cultural and leisure offer, Mid Sussex is a truly great place to live and work.

In the current challenging climate, Mid Sussex is ready to welcome the next generation of business leaders with £1.1bn worth of opportunity sites already in progress. Identified as the most resilient area in the region during the last recession and consistently listed as one of top 20 best places to live in the country, Mid Sussex is ready to recover, renew and rebuild.

Invest in a place that matters to you – a place to live, work and thrive, with the people, places and potential you need to succeed.

This document has been compiled using references, data and analysis from the following reports: Mid Sussex Economic Development Strategy 2018-2031; A Greater Brighton Trade and Inward Investment Strategy (Regeneris Consulting, April 2018); Mid Sussex Economic Profile 2018, Northern West Sussex Economic Growth Assessment update (Litchfield & Partners Ltd, January 2020); Mid Sussex District Council Site Allocations Document: Current and Projected Employment and Skills Landscape in West Sussex prepared by always possible for West Sussex County Council, March - October 2020: Coast to Capital Economy. produced by the Skills 360 Board; Coast to Capital Local Industrial Strategy February 2020; Data ONS, BRES, Employment, 2017; Hatch Regeneris and the Mid Sussex Economic Recovery Plan November 2020. Seeding the development of an Esports and games design economy in Coastal West Sussex by University of Chichester, MSDC Sustainability Strategy 2018; Northern West Sussex Economic Growth Assessment Focused Update for Mid Sussex (Litchfield & Partners Ltd, December 2021)





A Place of  
**Investment** >>>



A Place for  
**Business** >>>



A Place to  
**Live** >>>



A Place of  
**Quality,  
Affordable  
Premises** >>>



A Connected  
**Place** >>>



A Sustainable  
**Place** >>>



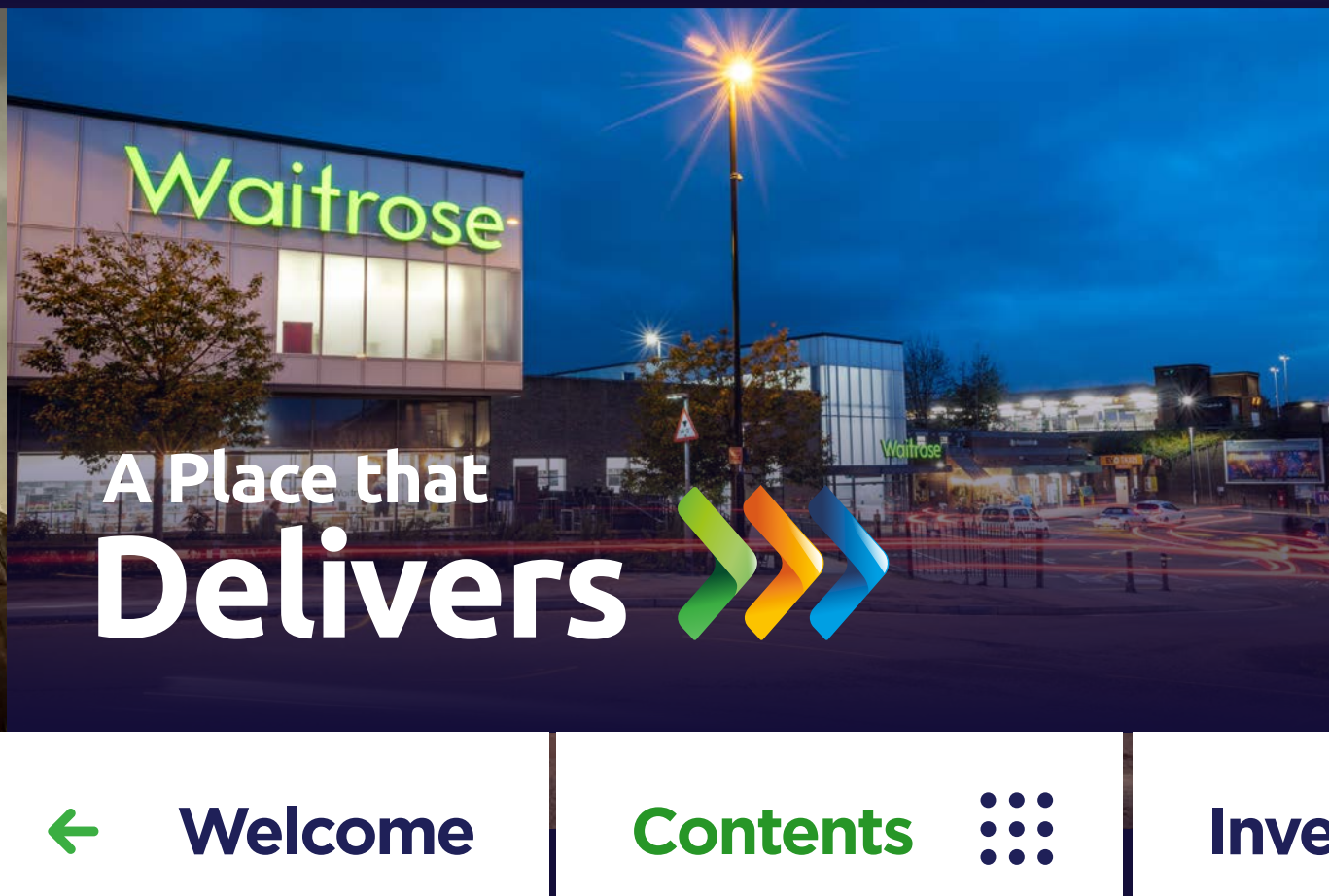
A place for  
**Talent** >>>



A Place of  
**Partnership** >>>



A Place of  
**Potential** >>>



A Place that  
**Delivers** >>>



A Place of  
**Digital  
Innovation** >>>



Welcome

Contents



Investment







# A Place of Investment

We are committed to sustainable growth, ensuring new homes, employment space and infrastructure are delivered in a way which meets our economic, social and environmental goals.

A place of sustainable communities, we are balancing the delivery of 1,000 homes per year with 70 hectares of allocated employment land and infrastructure.

Our significant schemes include:

- £1bn+ Burgess Hill Strategic Growth Programme →
- Delivery of a £35m railway station site redevelopment at Haywards Heath →
- Delivery of a £24m town centre regeneration scheme at East Grinstead →



# £1bn+ Burgess Hill Strategic Growth Programme, delivering 5,000 homes and 15,000 jobs as well as major infrastructure improvements including:



The Burgess Hill Northern Arc flagship Homes England development, delivering 3,500 new homes, and 25,000m2 of employment space, alongside three neighbourhood centres, three new schools and 800,000m2 of open space.



The Hub employment space providing 50,000m2 of employment space, much of which is available for high value technology-led businesses.



A ‘next generation’ 500,000m2 Science and Technology Park, providing 100,000m2 of employment space generating 2,500 new jobs.

Strategically located on the A23/M23 road corridor, the Park will develop business infrastructure, invest in sustainable growth and create skills for the future, pioneering innovation in high growth, and knowledge-based businesses. The Park will benefit from traffic free walking and cycling links to the town’s main employment, retail and leisure areas, public transport hubs and nearby strategic residential development, and will inherit a sense of community, and promote knowledge sharing, enterprise and innovation.



£65m redevelopment of the Martlets Shopping Centre in Burgess Hill, which will provide 8,500m2 of retail space, leisure uses, a hotel, and more than 170 new homes.



An open access fibre ring, providing world leading gigabit connectivity and dark fibre for tech clusters.



Delivery of major supporting infrastructure delivery:

**£23m** to widen and improve the A2300 corridor between Burgess Hill and the A23/M23 (due for completion early 2022);

**£22.8m** to support new sustainable transport infrastructure (over 10km of improvements to date), and

**£10.5m** to provide infrastructure to unlock 6.5ha of development land via the delivery of improvements to Goddards Green Wastewater Treatment Works.



# Delivery of a £35m railway station site redevelopment at Haywards Heath







# Delivery of a **£24m** town centre regeneration scheme at East Grinstead

COME INTO  
THE SALES  
OFFICE NOW

100%  
PRIVATE  
UNITS

INCREDIBLE  
APARTMENTS AT  
UNBELIEVABLE  
PRICES

HELP TO BUY  
AVAILABLE  
ON ALL PLOTS

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THE SALES  
OFFICE NOW

0%  
FEES







# A Place of Potential

A resilient, broad-based economy, we are home to a host of innovation specialisms that already employ high numbers of skilled people and present exciting opportunities for growth.

We have existing clusters in engineering and advanced manufacturing, MedTech, Life Sciences, Agri-Tech, computer games development, multi-media software development as well as E-Commerce, Financial and Professional Services based in Mid Sussex and the wider economic geography.

See our growth sectors







“Over the last year we’ve upgraded our apprenticeship offering and achieved the largest intake of apprentices to date across our gas and electrical courses. With this intake we now have over 450 apprentices on programme working with over 300 local employers across the South of England.”

Marketing Executive  
Steve Willis Training

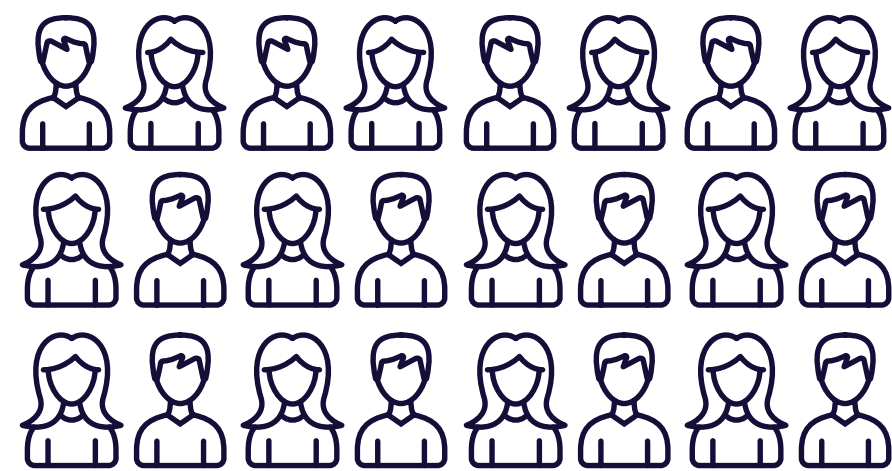
# A Place for Talent

We are home to some of the most skilled, talented and productive people in the UK, with one fifth of our workforce highly skilled in the knowledge-based economy.

View our productivity Rates →



Our district has seen increased productivity rates over the last 17 years, combined with higher than average earnings and more residents in higher paid occupations compared to the South East and UK averages.



More than half of our  
**72,000**

economically active residents are in higher skilled jobs. Almost 60% are classed as either managers, directors and senior officials or in professional and technical occupations.

Our young skilled population is growing.



By 2043, Mid Sussex will have 53% of its population in the 18-64 working age group.

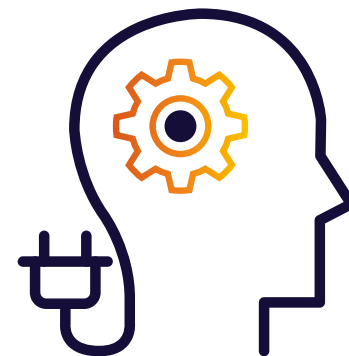
**20%**

of our high skilled, knowledge-based economy is in the professional, scientific and technical sectors



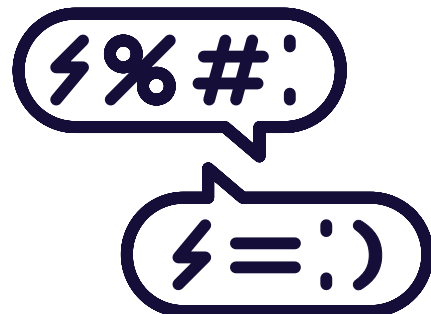
**16%**

work in Knowledge Intensive Business Services



**10%**

work in information & communication enterprises.



Our workforce is among the most productive in the country.

Productivity in scientific research and development, the manufacture of computer, electronic and optical products and financial service activities is at least 20% above the national level.



Our Mid Sussex region has experienced the greatest increase in GVA per worker over the last 17 years (13%), when compared to the South East (11%) & UK (7%).



**27,000**

jobs are provided by our largest sectors: Education, Human Health Activities, Retail, Wholesale, Food & Beverage service activities, head offices and management consultancy which is 45% of the district's total.





# A Connected Place

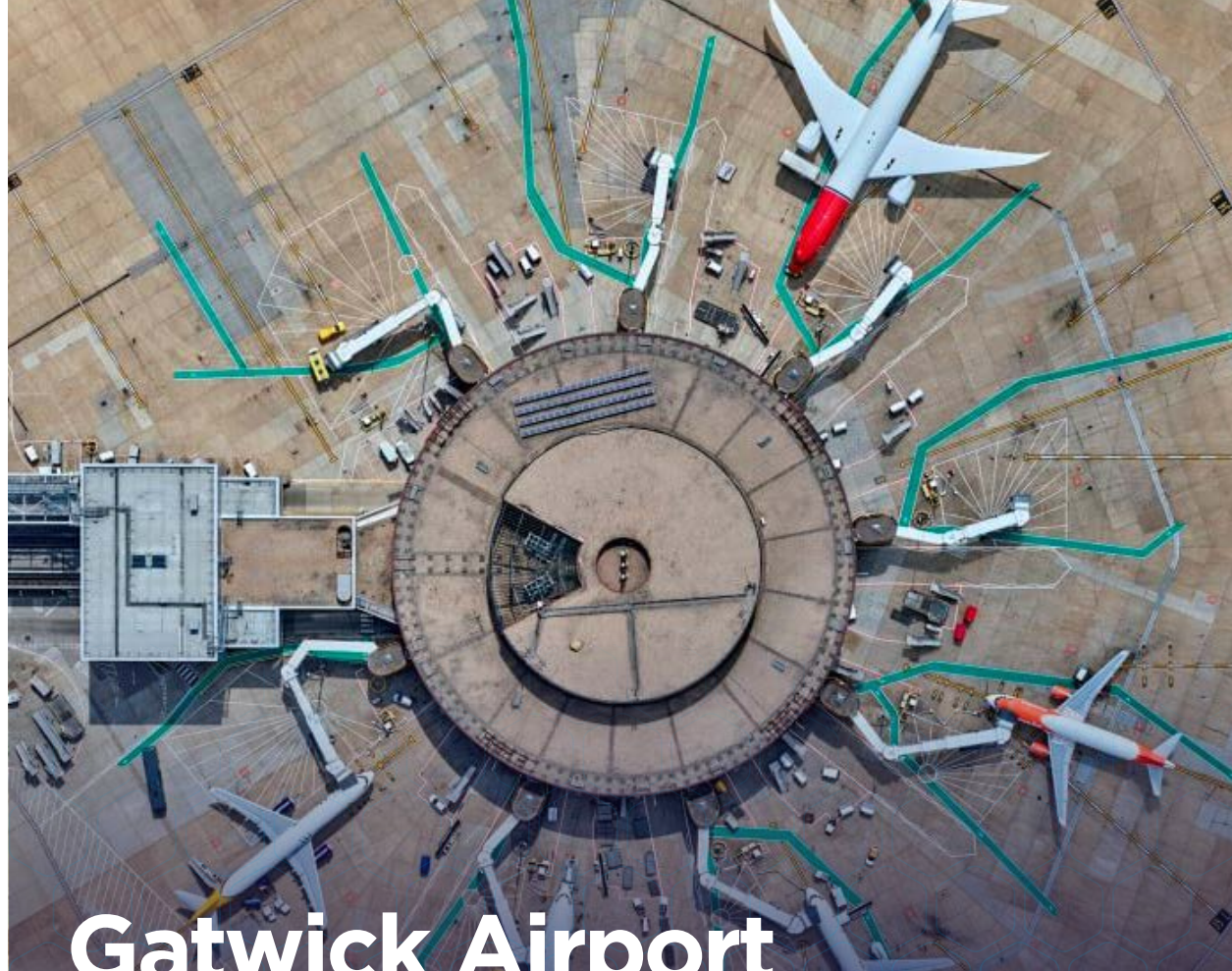
Mid Sussex's excellent connectivity, locally, nationally and globally puts your business closer to the potential opportunities, people, places and supply chains it needs to grow and thrive.

- Our area provides unbeatable global connectivity, benefiting from close proximity to London Gatwick - Europe's best connected airport by rail, directly connecting to more stations than any other European airport.
- Fast and frequent trains into London Victoria, London Bridge and London St Pancras, connect you to the UK's largest workforce catchment as well as one of the world's leading business hubs, and all within easy reach of European neighbours, with direct trains to Paris, Brussels, Amsterdam and Cologne.
- Investment in our road network continues to deliver improvements to accessibility, with easy access via the M25 to the capital and the national road network.

See how connected we really are







## Gatwick Airport

By Rail

11mins

By Road

23mins



## Brighton

By Rail

21mins

By Road

23mins



## London Victoria

By Rail

46mins



## London St Pancras

By Rail

1h 5mins



## London Bridge

By Rail

53 mins



## Heathrow

By Road

1h 5mins



## Portsmouth Harbour

By Road

1h 5mins



## Newhaven Port

By Rail

33mins

By Road

40mins





# A Place of Digital Innovation

Our Gigabit fibre network infrastructure is connecting tech clusters across the region. It will power digital and green innovation, which underpin our ambition to build sustainable and resilient communities.

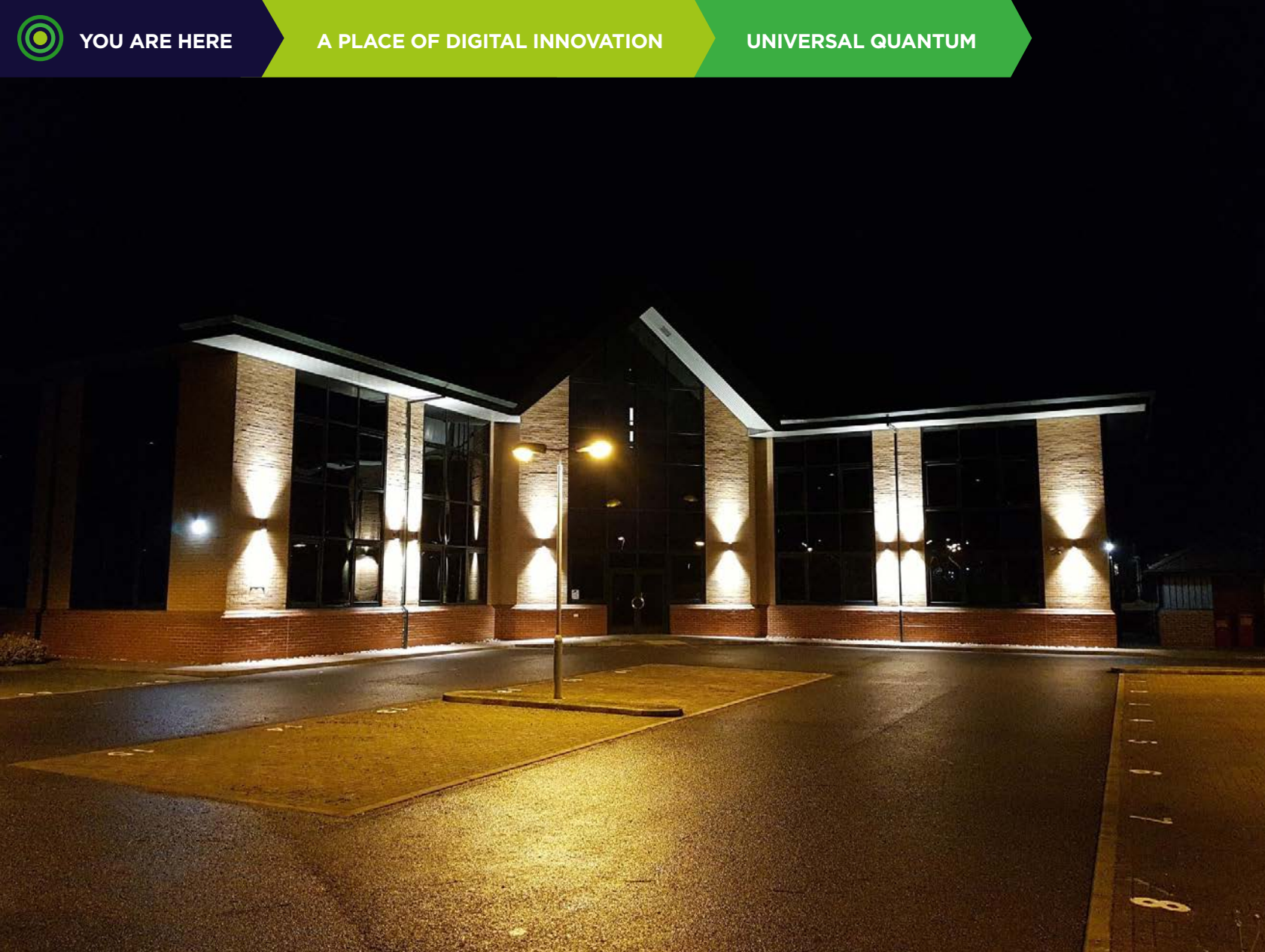
- Nearly nine out of 10 homes and businesses (86%) already have access to superfast broadband, and work is almost complete on the gigabit fibre network across Burgess Hill with its onward connections to Haywards Heath, Crawley and Brighton.
- The Gigabit capable digital fibre network connects tech clusters spanning Brighton, Crawley and London to regional and local businesses. It supports the businesses of today and tomorrow by providing open access, lit and dark fibre. It enhances the immediate opportunity for digital skills and tech start-up companies, through its reliable and ultrafast connectivity.

Meet one of our new residents - Universal Quantum →

**86%**  
of homes & businesses  
have access to superfast  
broadband.







**A recent arrival to Mid Sussex is Universal Quantum, which chose Haywards for its new laboratory, building the world's first million qubit quantum computer.**

Mid Sussex District Council approved plans to convert Gemini House on the Mill Green Business Estate in Haywards Heath into a new research and development facility which aims to build quantum computers to tackle real-world problems from medicine to climate change.

**“While we are a company focusing on deep tech, our culture and people come first, and this is where Haywards Heath is the perfect match for us. It’s a great place to live, has a vibrant high street and direct transport links to key areas such as London, Brighton, Gatwick airport and Cambridge, providing our employees and partners with easy access to the facility.”**

**Co-Founder and CEO**  
**Universal Quantum**



Rampion Offshore Wind Farm  
is now generating enough  
green electricity to power  
the equivalent of around

**350,000  
Homes.**

# A Sustainable Place

Creating sustainable communities lies at the core of our ethos. Our region is already home to the South Coast’s first offshore wind farm and the local authority’s sustainability ambitions are moving forward at pace. We are helping to provide greener energy options for companies based in the Mid Sussex region.

See our Sustainable strategies →



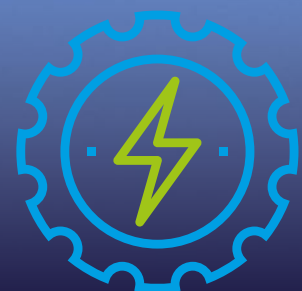
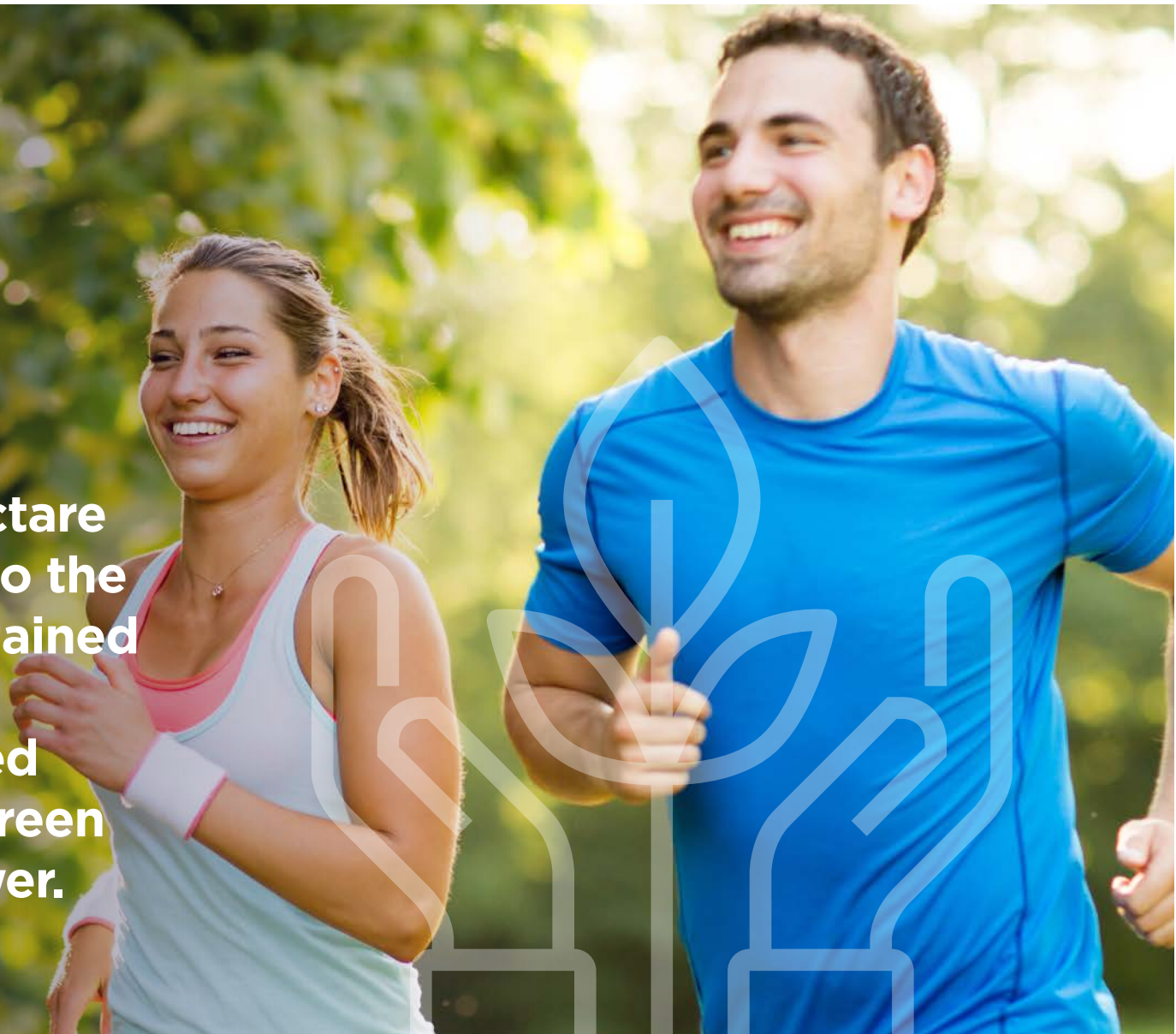


Rampion Offshore Wind Farm is now generating enough green electricity to power the equivalent of around 350,000 homes. This is equal to almost half of the homes in Sussex.



40%

of the next generation, 50-hectare science and technology park to the west of Burgess Hill will be retained as green space and green infrastructure, being maximised through initiatives including green bus stops which generate power.



Mid Sussex District Council is using the UN Sustainable Development Goals to guide its plans and policies, and its current Sustainability Strategy includes the goals of raising the recycling rate to 50% (currently 45%); a strategy for an Electric Vehicle network as well as new inter-urban cycleways linking key settlements, including one between Burgess Hill and Haywards Heath.



Our District also supports Green Recovery projects and schemes through the Greater Brighton Economic Board's ten environmental pledges. The local authority has pledged to back projects which will save energy and reduce fuel poverty, improve water recycling on new build developments, transportation choices, enhance public spaces and the local environment.



Mid Sussex is partnering with West Sussex County Council, accelerating delivery of a £22.8m Place and Connectivity Programme to encourage active travel by improving walking and cycling facilities and the public realm. It has already delivered 11km of improved walking and cycling facilities, linking key employment sites to public transport hubs and key retail and leisure opportunities.







Roche



Continental



DPD



Collins Aerospace

# A Place for Business

Mid Sussex has a track record for success with an impressive business growth and survival rate. We offer a supportive environment for all businesses, for those moving into the area, businesses looking to grow & entrepreneurs looking to start up. Everything from recommendations to introductions.

Why are we a good fit for your business? →



# A place for Business



Meet the  
Local Businesses

→ Meet some of our local business owners












→ As one of the most economically successful areas in the UK, we have an economic activity rate of 85%, (7% higher than the UK average, and 4% higher than the South East).

→ We are a growth area for business start-ups, with a higher proportion of the resident population setting up new businesses in Mid Sussex than elsewhere across the UK (101 start-ups per 10,000 working age residents compared to UK average of 92). The five-year business survival rate in Mid Sussex (49%) exceeds that of the UK average (43%). In addition, the number of recorded enterprises in Mid Sussex stood at 8,250 in 2018, having increased by 15.% since 2010.

→ We are an area of entrepreneurs, showing a higher level of self-employment (13.4%), compared to the UK (0.6%), with new micro business start-ups at 90% of new businesses (UK 90%) and a higher resilience to remain operational and maintain trading compared to the national average over a five-year period 49% (UK 43%).

→ We are regarded as the finance and insurance centre for West Sussex, with a GVA of £414m including insurance, reinsurance and pension funding activities, as well as activities to support financial services.

## Many global companies are based here, including:



# Meet the Local Businesses



**“We’ve been in Haywards Heath for 12 years and business has been fun. The community is really nice, and it’s the right size for a town; large enough to be interesting, small enough to garner some loyalty.”**

Grape & Grain  
Haywards Heath



**“I live close to work. I moved here from London. I love the convenience of being so close to London and Brighton, being able to get into the countryside in less than five minutes is great.”**

Wolfox Broadway  
Haywards Heath



**“The Mid Sussex area is a really good focal point, especially with the train connections and the main roads. The seaside is less than 20 minutes away, London is 30 minutes away on the train, there’s the beautiful countryside and national parks. We’re lucky where we are.”**

The Fresh Fish Shop  
Haywards Heath



**“There’s a strong community base in the area. I think this is a great area for families and the closeness probably brings people together more than it would do in say London or Brighton.”**

Scrapless  
Burgess Hill





# A Place of Quality, Affordable Premises

We have the space and infrastructure to support your business - from new headquarters to manufacturing and logistics, new development sites and creative spaces.

Our prime strategic location, with easy access to the capital and London Gatwick Airport, provides excellent connectivity and access to talent, without the expense and congestion of a major city.


What does Mid Sussex offer 



# See our growth sectors


### Scientific Research and Development & Life Sciences

where we already have **72 scientific** research & development businesses, with **productivity 20% above** the national level



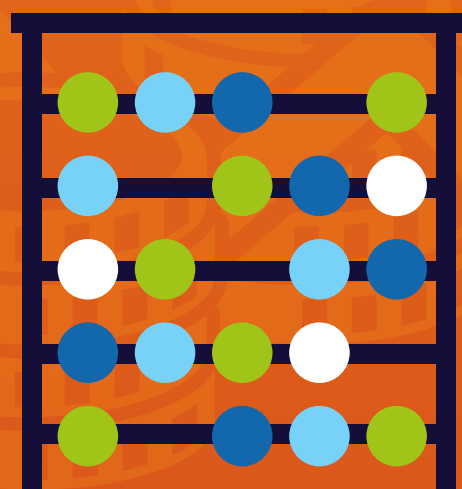
### Computer and electronic products

where we already have **26 manufacturers**, again with **productivity 20%** above the national level



### Financial Services

with **64 businesses** with **productivity 20%** above the national level




### Digital & Creative industries

which between them account for more than **5,000 jobs** in our local community




### Fintech

where our existing clusters of financial services & business support activities as well as computer programming & consultancies provide technology firms & investors opportunities in areas such as payments, crowdfunding, wealth management, blockchain & artificial intelligence.



### Horticulture & viticulture

this sector has grown rapidly in recent years with **24% business growth** and **6% employment growth**. Our area has also been **identified** as a **significant growth opportunity for viticulture** thanks to its sun-soaked slopes and chalky soils, reminiscent of northern France.



We are committed to supporting the development and application of automation, digital and low carbon technologies in our existing vibrant knowledge economies, as well as capitalising upon the area’s growing USP in solar energy and storage capacity.





Our district has:

**617,000 sqm**  
B class floorspace

**459,000 sqm**  
Industrial Space

We also have a successful and growing provision of flexible co-working and serviced office spaces that includes:

## Basepoint Business Centre

Haywards Heath

The centre has 33 self-contained units available for rental on a short, fixed or long-term basis. The facility provides office, studio and workshop accommodation between 15 sqm and 50 sqm, located a short walk from Haywards Heath train station.



## Freshmill at Delta House

Haywards Heath

The Freshmill provides a collaborative, unique club style workspace within walking distance of the mainline station.



**150,000 sqm**  
Office Space



**21**  
Business Parks







# A Place to Live

Nestled in quintessentially English countryside, our towns and villages bustle with activity and brim with history.

Much of our district is designated as an Area of Outstanding Natural Beauty. Our main towns of Burgess Hill, East Grinstead and Haywards Heath boast a fine selection of shops, restaurants and evening entertainment. Idyllic villages offer charming independent shops and tearooms, farmers and craft markets, festive concerts and fayres.

What makes Mid Sussex a great place to live →

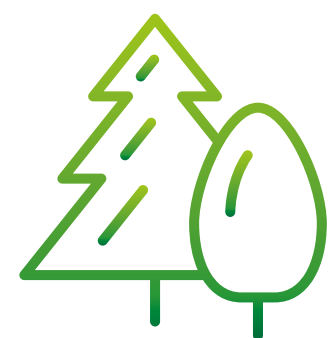
Mid Sussex in Pictures →

50%

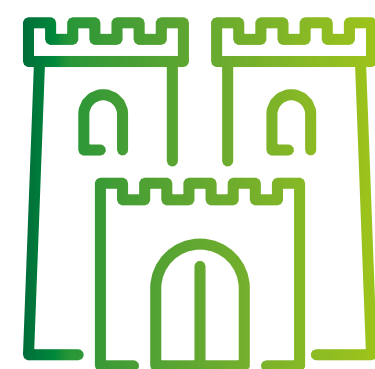
of the district is within the High Weald Area of Outstanding Natural Beauty



The Mid Sussex area has



**36** designated conservation areas



**1,000** historic buildings



**10** Registered Parks and Gardens



A host of visitor attractions from its own steam railway to haute cuisine & internationally renowned vineyards

Mid Sussex has a high-quality natural environment and around 60% of the district is covered by protected landscape designations.

**Nearly 50%** of the district is within the High Weald Area of Outstanding Natural Beauty, a medieval landscape characterised by its ancient woodlands and just over 10% is within the South Downs National Park.







Some of the world’s most spectacular gardens are located in Mid Sussex including Wakehurst Place, home of the famous Millennium Seed Bank, along with 27-acre High Beeches, Borde Hill Garden with its distinctive ‘living rooms’ and Nymans, a horticulturalist’s dream with romantic ruins.



Hickstead is one of the world’s premier equestrian venues and there are many golf courses and award-winning spas, as well as Ridgeview Wine Estate whose sparkling wine has won a Decanter World Wine Award.



Footpaths and bridleways offer gentle trails in the South Downs National Park and the more adventurous can enjoy water and adventure sports at Ardingly Activity Centre, Blackland Farm, Deers Leap and Weir Wood Reservoir.



A recent wellbeing survey put Mid Sussex in the top three districts for life satisfaction and happiness among its residents.



Mid Sussex boasts many excellent state, independent and specialist education schools.



Why live here

Contents



Place of Partnership







Homes  
England



Greater  
Brighton



Coast to  
Capital

# A Place of Partnership

We value our relationships with partners working collaboratively to deliver projects and secure inward investment across the district.

Mid Sussex is open for business, responsive, ambitious and forward thinking. We work closely with our neighbouring local authorities, West Sussex County Council, the Gatwick Diamond Initiative, Sussex University, Homes England, the Greater Brighton Economic Board and our network of established business associations.

We are also a member of the Coast to Capital Local Economic Partnership, which is committed to growing the economy of the area and creating jobs. This partnership for growth has enabled us to attract significant investment into the district.





The Burgess Hill Strategic Growth Programme has secured

**£1bn**  
private sector investment



Including  
**£79.3m**  
towards infrastructure improvements



Including  
**£88m**  
for 25 hectares of employment space south of the A2300  
(including 'The Hub')

Including  
**£250m**  
estimated development costs for the Science and Technology Park.



# A Place that Delivers

We have a proven track record in successfully delivering for the people and businesses who live and work in the district and wider region.

**“Mid Sussex Council has been absolutely fantastic to work with. We have been impressed with not only the incredibly bright and nimble team they’ve pulled together, but also how they were truly able to ‘move at the speed of start-ups’ and help us on a number of different fronts as we explored Haywards Heath and decided to make it our new home.”**

Dr Ilan Elson, VP Operations at Universal Quantum





**Opportunity  
Mid Sussex**

Connect with us



@opportunitymidsussex

Contact us

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[www.opportunitymidsussex.co.uk](http://www.opportunitymidsussex.co.uk)



## Investment Prospectus 2022

**Opportunity Mid Sussex  
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[Find us on Google →](#)

Opportunity Mid Sussex would like to thank all partners who have contributed to our Investment Prospectus 2022.