

Northern Arc Masterplan and Infrastructure Delivery Plan (IDP) – WSCC response to MSDC.

WSCC Officers have discussed and agreed this response with:

- The Leader
- Cabinet Member for Highways and Transport
- Cabinet Member for Education and Skills
- Cabinet Member for Environment

The development of the Northern Arc is a priority for both WSCC and MSDC identified in the Burgess Hill Growth Deal. WSCC recognises that Homes England investment offers the opportunity to progress the development of up to 3,500 homes on the site in accordance with the policies of the approved Local Plan.

WSCC has been very pleased to work with Homes England and MSDC in the development of the Masterplan and the IDP – the documents have been developed in consultation with WSCC officers.

The Masterplan and IDP provide a clear phasing and investment strategy that will ensure that the required infrastructure is provided to support growth.

In terms of key WSCC services the proposals include significant investment in Highways, Transport and Schools infrastructure.

WSCC officer negotiation with Homes England has ensured that key infrastructure is proposed to be delivered when it is required, in particular:

- The secondary school will now be delivered in the first phase of the development
- The first primary school will now be delivered in the first phase of the development (with the 2nd primary school delivered in phase 3)
- The entire east/west internal link road will be provided in the first phase of the development
- The developers will fully fund the junction of the link road with the A2300 with the funding contribution being timed to ensure that the delivery of the junction can best be accommodated within the delivery, by WSCC, of the A2300 improvements through to the A23.
- A number of key pedestrian, cycle and vehicle connections have been identified and the Masterplan and IDP commit the developers to provide or contribute to a number of improvements to support access to key destinations through these connections. The clarity provided within the documents enables WSCC and MSDC to shape their own proposals, including those to be delivered through funding secured from the Coast to Capital LEP, to ensure that a fully holistic transport package is developed and delivered to support the growth of Burgess Hill.

WSCC therefore supports the approval, by MSDC, of the Masterplan and IDP as material considerations in the determination of planning applications for development within the Northern Arc strategic allocation.

However, whilst the Masterplan and IDP set a number of key principles in terms of the form and phasing of development it is important to recognise that a further level of detail will be

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required to support planning applications as they are submitted. This includes:

- Transport Assessments incorporating Traffic modelling. This will establish the extent and design of proposed highways and transport improvements – to date a number of improvements to key corridors have been identified. The precise extent and nature of the improvements will be determined through further traffic modelling and transport assessments accompanying planning applications. This is a standard approach used nationwide to determine the impacts and consequent mitigation required of any new development.
- Particular consideration, through the traffic modelling, of traffic impacts on the local villages and the existing local road network, including the B2036, and the appropriate levels of mitigation required.
- Scheme costings – WSCC have not tested the assumption made by Homes England when developing scheme costs. Further detail will be required if Homes England are proposing a contribution to the cost of improvements.

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