

**Minutes of the Meeting of the Scrutiny Committee for
Community, Housing and Planning held on 12 September 2018
from 7:00 p.m. to 8:22 p.m.**

Present: Councillors: Neville Walker (Chairman)
Margaret Hersey (Vice-Chairman)

Andrew Barrett-Miles
Edward Belsey
Richard Cherry
Phillip Coote
Sandy Ellis

Sue Hatton
Chris Hersey
Colin Holden
Anne Jones
Edward Matthews

Anthony Watts Williams
John Wilkinson
Peter Wyan *

*Absent

Also Present: Councillors Cherry Catherine, Steve Hansford, Judy Llewellyn-Burke, Pru Moore, Dick Sweatman, Mandy Thomas-Atkins and Garry Wall.

Also Present (Cabinet Members): Councillor Andrew MacNaughton and Councillor Norman Webster.

Also present: Ken Glendinning Homes England, Jim Strike AECOM, Patrick Clark AECOM, Duncan Barrett West Sussex County Council.

1. SUBSTITUTES AT MEETINGS OF COMMITTEE - COUNCIL PROCEDURE RULE 4.

Councillor Bruce Forbes was substituting for Councillor Peter Wyan.

2. APOLOGIES.

Apologies were received from Councillor Peter Wyan.

3. DECLARATIONS OF INTEREST.

None.

4. TO CONSIDER ANY ITEMS THAT THE CHAIRMAN AGREES TO TAKE AS URGENT BUSINESS.

None.

5. MINUTES.

The minutes of the Committee held on 27 June and 4 July 2018 were agreed as correct records and signed by the Chairman.

6. DRAFT NORTHERN ARC MASTERPLAN & DRAFT INFRASTRUCTURE DELIVERY PLAN AND PHASING STRATEGY.

The Chairman reminded the Committee of the importance of this project which had received support from all levels of Government. Judy Holmes, the Assistant Chief Executive, informed Committee that Burgess Hill Councillors' had started this journey 15 years ago and the Burgess Hill Growth Programme, of which the Northern Arc was a key part, was supported by Central Government and the Coast to Capital LEP.

The Northern Arc had been difficult to progress due to complexities of land ownership and therefore Homes England, has acquired the site. The development will take approximately 15 years to complete. The Assistant Chief Executive asked the Committee to scrutinise the Masterplan and draft Infrastructure Delivery Plan and Phasing Strategy, and to recommend to Cabinet that it approve the documents which will bring pace and certainty to the delivery of much needed housing.

Sally Blomfield, Divisional Leader for Planning and Economy, advised Committee that the Masterplan builds on the work of the Burgess Hill Town Wide Strategy, the Neighbourhood Plan and the work of the previous developer. However, Homes England's consultant, AECOM, has worked closely with Mid Sussex District Council and West Sussex County Council and other key partners to prepare the draft documents before Members for their consideration. The draft Masterplan sets out the land use framework and strategic development principles in order to guide development. The Divisional Leader for Planning and Economy advised that the draft Masterplan demonstrates how the quantum of development set in the Policy DP9 of the District Plan can be delivered. The Masterplan can deliver approximately 3,500 homes, two primary schools, a secondary school, three neighbourhood centres and a GP Surgery if the need is identified. All the neighbourhood centres would be accessible by foot. Whilst it had been identified that the Centre for Community for Sport would be located north of the A2300 further technical work had demonstrated because of the gradients of the site and the cost of undergrounding the pylons this was no longer possible. Therefore it was now proposed in the draft Masterplan to locate the Centre for Community for Sport south of the A2300. This would be a good location because of its proximity to the Triangle Leisure Centre and St Pauls School.

However, because of the need to relocate the Centre for Community for Sport the amount of land available for employment south of the A2300 and adjoining to this development had been reduced from 10ha to 4ha. Officers were confident that this shortfall could be met through the allocation of additional employment land by the Site Allocation DPD work as a significant amount of land had been promoted to the Council in the Burgess Hill area for employment use.

The Divisional Leader for Planning and Economy highlighted some of the key 24 Strategic Development Principles. The first 4 Strategic Development Principles relate to access and traffic movement to connect Maple Drive with the A2300 allowing movement onto the A23; this will limit traffic movement to the north of the site, a potential issue several Members had previously identified but allow connectivity with all the parcels of land. The Master Plan incorporates sustainable transport such as the green circle, a green super highway for commuting cyclists and provision of space alongside the spine road for cyclists and pedestrians. This would connect the houses and employment land with the rest of Burgess Hill and integrate it with the rest of the town.

The Divisional Leader for Planning and Economy then referred to the Masterplan map shown on page 69 which set out the land use framework. The alternative layout was highlighted and she noted that this was dependent on the power cables being buried underground.

Lois Partridge, the Business Unit Leader for Planning Policy and Economy introduced the draft Infrastructure Delivery Plan (IDP) and Phasing Strategy advising that Policies DP7 and DP9 of the District Plan stated the range of infrastructure required for strategic development and site allocation for land in the north of Burgess Hill and the IDP report provided all the details. Chapter six of the IDP lists the transport, utilities, social and green infrastructure to support the development; the development

will deliver 30% affordable housing to meet the requirements of DP31. The Business Unit Leader for Planning Policy and Economy advised that the phasing strategy listed the timescales and key dates.

Chris Tunnell, Special Adviser to the Council, told the Committee that at the start of the process outline applications were high level, the details would be received in further planning applications over the next 10 to 15 years. The Special Advisor to the Council advised that the Freeks Farm application was due this Autumn followed by the outline application for the Northern Arc site in Autumn this year and the application for the Freeks Farm Bridge and link road to Isaac's Lane in the Spring of 2019, the Freeks Farm and link road works have an expected start date of 2020. The Assistant Chief Executive reminded Committee that all applications would be subject to consideration and determination by the Planning Committees.

Several Members praised the Officers and all associated organisations, including Homes England, for their hard work on this project.

A Member expressed concern over the design of the road network, and wanted assurance that there would be provision of footways and car parking; people should be encouraged to use public transport and cycle and pedestrian routes should be provided so people from could come into Burgess Hill easily. In response, Patrick Clarke for AECOM, advised that there was a commitment in the Masterplan to the importance of creating a high quality network of integrated streets so people had a choice. The provision of car parking facilities would not dominate the area.

A Member asked whether the funding was in place for the project and was concerned with the high density of the buildings in an area which is currently the countryside. Ken Glendinning from Homes England confirmed on going work with the Treasury regarding investments in the site. Homes England has already invested by acquiring the site.

The Divisional Leader for Planning and the Economy stated that the Council was working with AECOM and Homes England to create good homes and this was a key principle of the Masterplan. A Strategic Development Principle is the commitment to get the Building for Life 12 outstanding rating through the accreditation scheme and to build a legacy the council can be proud of. In response to the Member question on densities the Divisional Leader for Planning and the Economy advised density ranges would vary across the site. In addition, the higher densities would be focused around the neighbourhood centres and would probably be delivered by developing town houses or flats. The detailed design guide would include examples of different housing types to demonstrate how these densities could be achieved.

Queries were raised over the aspirational rather than prescriptive elements on sustainability, and a Member asked whether solar panels and rain water harvesting would be included in the design guide. In response Jim Strike, AECOM, advised that the Masterplan stated aspirational sustainability details as work was ongoing to identify suitable methods of sustainability which were achievable, viable and deliverable on this site.

The Business Unit Leader for Planning and the Economy stated that p20 of the Committee report was a summary of the sustainability measures proposed and that the 24 Strategic Development Principles related to sustainability and started to set out more prescriptive details i.e. off street parking and electric vehicle points. Whilst the Strategic Development Principles would set out the framework, Officers were working with AECOM for more details and the Member's comments had been noted.

Ken Glendinning of Homes England added that as technology was continually changing and the Master Plan would take up to 15 years to complete they did not want to be too prescriptive at this stage to enable the use of new technology or new approaches for the later stages of the development. The homes needed to be flexible and adaptable to embrace new technology of the future.

A Member questioned if there would be a separate cycle path or whether there would be shared space with cars on the road and if the cycle path would connect up with the Haywards Heath and Hassocks cycle paths. He also asked if the extra land at Bedelands would be put into a Trust. The Divisional Leader for Planning and Economy advised that the spine road would have a separate three metre cycle way/footway along parts of the roads in addition to the extensive network of pedestrian and cycle links (including the green super highway) to ensure connectivity. The Council was working closely with West Sussex County Council to deliver a Sustainable Transport Project to ensure a connection with the cycle route to Wivelsfield railway station and into Haywards Heath. The Assistant Chief Executive stated that the Council would work closely with the Town and Parish Councils to discuss land adoption.

A Member questioned whether the Masterplan would deliver 3,500 homes and showed concern over the loss of land at The Triangle Centre car park which is already at capacity. He also asked whether the impact on surrounding villages north and south would be investigated. In response the Assistant Chief Executive advised that the Plan will deliver approximately 3,500 houses and by re-modelling the use of land at the car park and outside space at the Triangle more efficiently, this will provide an area of 1 hectare to help make up the shortfall originally envisaged for the Centre for Sport. Duncan Barrett advised that the impact to traffic would be looked at carefully by traffic modelling work and once complete they will look at any mitigation works necessary; this is part of the detailed work which will look at the wider impact on the network.

In response to a Member's question on the viability of rerouting power cables underground, Ken Glendinning advised that specialist agencies had been appointed to negotiate with UK Power Networks regarding the undergrounding of the cables. He was confident that they would be able to agree a scheme which enabled the undergrounding of cables south of the A2300 in order to facilitate developments in this area.

A Member asked whether all the houses would be delivered as 716 would be delivered in 2032 - 2035 which is beyond the life of the District Plan. The Special Advisor advised Committee that Homes England were committed to delivering all the homes.

In response to a question regarding the rate of employment land development Jim Strike of AECOM stated that provision of land for employment use was an early part of the scheme. However the uptake of the employment floor space would be dependent on market demand and interest from commercial occupiers to use that space so he could not give any figures at this stage.

Following a Member's question the Assistant Chief Executive advised Committee that neither the Waste Recycling Centre nor the Science Park were within the boundary of the Masterplan.

A Member commented that they were concerned with the standard of work by developers and the ability of the railway to cope with future demand as it was working at full capacity. The Divisional Leader for Planning and Economy replied that conditions would be included in the detailed design for construction standards. Ken Glendinning advised that the Homes England's Procurement process had been recently revised to weight good design higher and Homes England were committed to accelerate the delivery without compromising on quality.

The Assistant Chief Executive reminded Committee that they were not scrutinising the Burgess Hill Growth Plan, it provided Committee with information on the other projects which included improvements in connectivity and sustainable transport. A Member commented that he was concerned with the quality and life span of the road. Patrick Clarke of AECOM informed Committee that the design of streets would fulfil all functions required for cyclists, pedestrians and motorists; the designs would vary to create character to the development. He also advised that the life span of the buildings should be several hundred years; they would be built to last, using durable materials and to meet the required standards. The credentials of prospective developers would be checked ensuring they have a good track record.

In response to a question concerning the Goddards Green Waste Water Site, the Divisional Leader for Planning and Economy advised that convenient grants had been secured by the Council to undertake improvement works to reduce odour emissions from the site and that the Council was working closely with Southern Water over the design and deliverability of these proposals.

The Business Unit Leader for Planning Policy and Economy replied to a question on the ability of the health services to cope with the increased demand created by this development. Officers are liaising with the CCG to meet the needs of the new homes and are seeking contributions to improve existing services in Burgess Hill and for a new centre once there is sufficient critical mass. A health centre will be based in one of the neighbourhood centres on the site.

In reply to a query concerning self-certification by contractors working for West Sussex County Council, Duncan Barrett advised this scheme has been withdrawn.

A Member thanked Homes England for upholding their commitments to residents and asked about the disruption to residents when utility companies have to dig up the network. The Divisional Leader for Planning and Economy advised that one of the 33 Burgess Hill Growth projects was a "Dig Once" project, where implementing utilities are combined to minimise disruption.

Norman Webster the Cabinet Minister for Community advised he was happy with the future focus of the plan regarding the technological change and that future meetings with the CCG were planned to ensure that any medical needs are catered for.

The Chairman noted that no Members wished to speak so moved to the recommendation, which was agreed unanimously.

RESOLVED

The Committee;

- (i) Considered and commented on the draft Masterplan and the draft Infrastructure Delivery Plan and Phasing Strategy; and
- (ii) Recommended to Cabinet that, subject to considering any comments from this Committee, it approves the documents as material considerations in the determination of planning applications for development within the Northern Arc strategic allocation.

7. SCRUTINY COMMITTEE FOR COMMUNITY, HOUSING AND PLANNING WORK PROGRAMME 2017/18.

Tom Clark, the Solicitor to the Council introduced the work programme to the Committee. He told Members that the Gambling Policy had received no representations from the public consultation and the item would go to Council for ratification but an update report on Site Allocation DPD would be received at the next meeting.

The Chairman moved to the recommendation which was agreed unanimously.

RESOLVED

The Committee agreed the current work programme.

8. QUESTIONS PURSUANT TO COUNCIL PROCEDURE RULE 10 DUE NOTICE OF WHICH HAS BEEN GIVEN.

None.

Andrew Barrett-Miles thanked the Officers, Homes England and AECOM members for the work over the years to get a scheme that Burgess Hill wants and needs. All other Members concurred.

Chairman