New Road Junction and Site Entrance for North Queensway
Pre-planning Application Public Consultation
Information Days on 3-4 July 2012

REPORT OF FEEDBACK (updated 30 July 2012)
INTRODUCTION:

Plans to open up the development site at North Queensway as a new Innovation Park are gaining momentum. A planning application for the first phase of works, including a new junction and site entrance, is to be submitted in the next few weeks.

Sea Change Sussex, the new economic development company developing the site, is responding to a growing demand for commercial space in the Hastings area, particularly amongst expanding local companies who need larger units. North Queensway is the last major undeveloped site designated for employment use in Hastings and will provide an opportunity for expanding local companies to build new premises to their own specification.

If planning consent is received, the construction of a new road junction and site entrance and work to bring utilities into the site is likely to start before Christmas. The second phase of works (subject to a planning application later this year) will include a new access road and site clearance in order to prepare the plots for business development.

Each individual plot would be the subject of subsequent and separate planning applications and the timing of any development will depend on the individual companies involved.

PUBLIC CONSULTATION:

Prior to the submission of the first planning application, Sea Change Sussex wanted to inform local people and to gather any feedback.

Two Information Days were held for people living and working nearby to view the proposals. The events were held at The Sussex Exchange in South Queensway between 12.30pm - 7.30pm on 3rd and 4th July 2012.

The purpose of the events was to present details of the first phase of works and also to show the overall plans for the Innovation Park (in broad terms). It was also an opportunity to discuss the various studies underway.

Visitors were able to ask questions and register any comments or concerns. The project team will address as many of those concerns as possible during the on-going consultation process and within the planning applications to come.
CONSULTATION METHODOLOGY:

Our overall aim was to inform the local community about the plans to open up the site at North Queensway as a new innovation park.

The consultation and supporting exhibition were designed to explain the detail of the forthcoming planning applications, explain the principles behind the proposed development and present the initial results of various site surveys. We wanted to provide an opportunity for consultees to ask questions and discuss any concerns with the project team in a relaxed environment and on an individual basis. We opted for an ‘informal’ consultation approach.

We wanted to hear from those with specific interests and concerns and also from those who might have a more general perspective of the project.

Information Newsletter - We distributed 3000 newsletters to homes and businesses near to Queensway. We also issued an electronic version of the newsletter to a database of special interest groups, councillors and council officers.

Sea Change Sussex Website - The newsletter referred consultees to the Sea Change Sussex website for information which will be updated regularly as the project progresses. The website included a pdf of Frequently Asked Questions and Answers and provides an on-going opportunity to contact Sea Change Sussex.

Information Days - The two ‘drop-in’ Information Days were held at The Sussex Exchange, Queensway South. The team was on hand to answer questions, address any concerns and encourage participants to complete a questionnaire. The events were open from 12 noon until 7.30pm on 3rd and 4th July.

Feedback - Approximately 75 people attended during the two days, the majority aged 35+. Feedback was collected via questionnaire, post-it notes and cards and during conversations with the team.

Supporting Exhibition - A series of eight exhibition display panels provided information on the new road junction, site entrance and various studies underway, including an indicative masterplan of the site intended to show how the site might be configured in three development plots. We made it clear that this was indicative and that the individual layout and size of buildings would be determined by the requirements of the companies interested in developing the plots and subject to individual planning applications. The exhibition panels are included for information at the end of this report.

Supporting Media Relations - A press release was issued to the local paper before the consultation and we will provide regular updates.
SUMMARY OF FEEDBACK:

Approximately 75 visitors attended the consultation over the two days and most people either completed a questionnaire or took one away to complete at a later date.

The majority of people attending were local residents, but visitors also included councillors and officers from Hastings Borough Council, local interest group representatives and people who worked nearby at Castleham or Churchfields. Some visitors had come to view the proposals to find out what was planned and were not concerned about the development.

We received supportive comments from people wanting to keep jobs in the area and who were interested in the opportunity that North Queensway will create for expanding local companies.

There was some interest from local business representatives who came to find out how soon the site would be available for development.

Many local residents were concerned about the impact of the development on the relatively peaceful and quiet area. We discussed a variety of issues including potential noise from construction and operation of the Innovation Park and potential odours from manufacturing activity, as well as the height and visual impact of the buildings. Some people wanted to see restricted operational hours and building height restricted to a single storey. People were keen to see the strategic planting of trees (indigenous species) to provide screening wherever possible. Some people suggested a restriction on the type of companies that would operate at North Queensway.

Residents in the chalet park raised a number of specific concerns that will require further discussion. Sea Change Sussex intends to consult further with chalet park owners and with the land owner responsible for the management of the High Beech chalet park particularly regarding boundaries and tree maintenance.

Fewer people had concerns about the road junction and site entrance than about the development of the site itself.

Some chalet owners talked about the unofficial access routes through the site to Marline Woods and wanted to see whether continued access could be agreed.

Residents from the High Beech Close area were concerned that their properties would overlook the site, which is currently mostly woodland, and want to be kept informed about individual planning applications.

Some people were particularly concerned about the impact of the development on trees and wildlife and on the adjacent site of special scientific interest. The team was able to provide detail of the various studies and reassurances regarding how the work will be carried out with Natural England. The aim is to minimise the impact of the development on the species that live on the site.

We received plenty of comments about current and future traffic flow. Many people predict a significant increase in traffic as a combined result of the developments on Queensway and the new link road. The biggest concern was the impact on the junction with The Ridge which is already a bottleneck at peak times.

We received requests for better pedestrian crossing points on Queensway and better access to the footpaths into Marline Woods.

We were asked to ensure that any new trees would be carefully selected - ideally indigenous species of mature trees. One consultee was reassured to hear there is a plan for catch ponds on the site as he was concerned about run off into the SSSI.

We received a request for monitoring and enforcement to ensure that owner occupiers respected the natural environment. We also received a request for improved local bus connections. We understand that Stagecoach is planning to move an existing bus stop nearer the North Queensway site.
**FREQUENTLY ASKED QUESTIONS:**

To support the consultation, we prepared a list of likely questions and answers to support the consultation as follows:

**Q:** What is Sea Change Sussex and what does it do?

A: Sea Change Sussex is a new, not for profit economic development company. Its business objective is to grow the area’s economy and business community by meeting the long term need for expansion space for local firms. Our programme builds on the initiatives which regeneration company Sea Space completed in 2011, having brought great positive change to Hastings.

We are focusing on three new major projects: the Priory Quarter district in Hastings town centre, the North Queensway Innovation Park and business sites in North-East Bexhill, which are being made accessible by the forthcoming Bexhill-to-Hastings Link Road. We plan to develop over 90,000 sq ft of commercial premises in the area to create thriving business communities.

**Q:** What is Sea Change Sussex proposing at North Queensway?

A: Sea Change Sussex is responding to a demand for commercial space that has been identified by the Strategic Planning Authorities. We propose to open up the development of a new Innovation Park at North Queensway, which will put in place a ladder of quality business accommodation to meet the needs of businesses as they grow – and help create a thriving coastal East Sussex. In phases, we are proposing to construct a new junction and access road, to bring utilities onto the site, and to prepare the plots for business development.

**Q:** Why is planning permission required?

A: The construction of the new junction, a new road and preliminary site infrastructure requires planning approval, and we are currently preparing two separate planning applications, the first of which will be submitted in the next few weeks. Each individual development plot will be the subject of subsequent and separate planning applications, which will be made by the companies looking to build premises at North Queensway for their own occupation.

**Q:** Why is North Queensway considered to be the right location?

A: The site is close to Castleham and Churchfields, the main employment sites in Hastings, and is one of the last areas designated for employment use within Hastings. Queensway is located on an evolving business corridor close to the A21 and the proposed Bexhill to Hastings Link Road. The North Queensway project is part of a wider strategy for economic growth, which local and regional partners have been jointly supporting for several years.

**Q:** Is there demand for more commercial space?

A: Yes there is. 90% of space in Hastings & Rother is already occupied. Research shows that many of the existing commercial units available in the area do not fully satisfy the market’s requirements in terms of quality or size of premises.

Current enquiries and external property advisers confirm that low property values in the area, combined with low interest rates and comparatively low building costs, are encouraging potential employers, (particularly in manufacturing), to build their own premises to their own specification.

North Queensway will help to address a medium to long-term shortfall in the market, although the economy will determine the timing of when companies are likely to commit.
FREQUENTLY ASKED QUESTIONS:

Q: Why not the town centre?
A: We are currently developing plans for the next office scheme in Priory Quarter, Hastings - but there is only limited land available in the town centre, with scope for around 20,000sqm of office space. The largest employment sector is manufacturing, which is not suitable for the town centre so a new Innovation Park at North Queensway presents a practical and economic solution.

Q: Will North Queensway require junction improvements?
A: Sea Change Sussex is working with the East Sussex County Council Highways Authority to consider the impact of the development on traffic flows on Queensway. The first planning application sets out the detailed design of a new junction on Queensway and site entrance into the development site, based on the traffic modelling work.

Q: What will be the impact on jobs as a result of the North Queensway proposals?
A: Our business objective is to grow the local economy and business community further by enabling local firms to expand and by attracting successful companies to the area. Our aim is to help generate over 6,000 jobs in the area by 2022.

Based on plot sizes and what we know about owner-occupier manufacturing businesses including the type of enquiries received by property agents, the North Queensway Innovation Park is predicted to create around 700 new jobs.

Q: What will be the impact of a new business park at North Queensway on existing industrial estates like Churchfields and Castleham?
A: North Queensway addresses the need for medium and long-term additional business space. Our aim is to accommodate growing companies that need room to expand and so we don’t expect there to be a negative impact on the existing industrial estates.

Q: Why not continue developing South Queensway rather than start on a new site?
A: The units available for rent at South Queensway and the potential for self-build development at North Queensway will meet very different needs and will complement one another.

The Hastings & Rother Local Plan identifies a requirement for over 160,000sqm additional commercial space in the area. This was met in part by Sea Space and others, with the creation of around 60,000sqm of new commercial space in Hastings town centre and at South Queensway. But that still leaves a requirement for an additional 100,000sqm of good quality accommodation to meet the needs of businesses throughout their lifecycle.

Q: Is South Queensway a success?
A: The project at South Queensway is not under Sea Change Sussex’s control. It is not yet fully built but two of the four units that have been completed are now fully occupied. Planning consent for a further four buildings and for a wind turbine is still in place.

Q: How will a business park at North Queensway benefit the local community?
A: There is a severe shortage of high quality business premises in the area that is suitable for larger companies. As a result, existing companies wishing to expand are more likely to relocate, resulting in a loss of local jobs. The opportunity to create premium quality larger premises (above 1500sqm) at North Queensway will enable expanding existing businesses to stay in the area. This will safeguard jobs in the town and sustain the local economy. It may also attract new companies and encourage private sector employment in an area that is currently over-reliant on the public sector for jobs.
FREQUENTLY ASKED QUESTIONS:

Q: How soon will construction start?
A: Subject to planning consent, we anticipate the first phase of work – to build the new road junction and site entrance - to start before Christmas 2012. The second phase of works, comprising the access road and site preparation, is likely to start in Summer 2013 so we can then start to promote the sites for development. The individual development plots will be subject to subsequent and separate planning applications and time scales.

Q: Will there be increased noise and traffic as a result of North Queensway?
A: Acoustic engineers are conducting noise monitoring to establish levels of existing background noise and to predict noise levels due to the development. The results will be summarised in their report, which will accompany our planning application.

Q: When will the Innovation Park be completed?
A: The North Queensway Innovation Park will be developed over time depending on demand. Each plot will be subject to a separate planning approval.

Q: Will the new companies be noisy or smelly?
A: The plots will be offered to companies for bespoke development and each building will require planning consent. Issues such as potential noise or odours will be addressed during the planning process.

Q: Visual Impact - will local residents be disturbed by light from the buildings?
A: The existing woodland, which will be retained where possible, will minimise any impact from lighting. As part of any future development we also intend to plant new trees and shrubs to create additional natural screening. A detailed lighting assessment will be required to inform any future planning applications for individual buildings.

Q: Visual Impact – what will the buildings look like?
A: We are preparing the site for development by owner/occupiers and their plans will be the subject of separate and subsequent planning applications. As part of any future development, we will be looking to plant trees and shrubs to create buffer zones, which will reduce the visual impact of the buildings.

Q: Can I still walk my dog in the woods?
A: There is no public access or right of way onto the North Queensway site and for security purposes, once the development commences, public access will not be permitted.

Q: How will the development be funded?
A: The initial work, to build the junction and bring utilities into the site, will be funded by the Government's 'Growing Places Fund'. Individual companies will develop the individual plots on a separate commercial basis. Revenue from the sale of these sites will fund the infrastructure works.

Q: Is the project dependent on Government subsidies / public investment or support?
A: The funding for the initial stages of the project is already in place, through the Government 'Growing Places Fund’. The individual plots are likely to be funded primarily by the private sector, although the project is at an early stage so it is difficult to know for certain.
FREQUENTLY ASKED QUESTIONS:

Q: Who owns the land?
A: Sea Change Sussex owns the majority of the 8.8-hectare site and has an option (currently being exercised) to acquire surplus highway land.

Q: What is the Local Authority’s involvement in the project?
A: Sea Change Sussex is a trading name of East Sussex Energy, Infrastructure and Development Ltd (ESEID), a not for profit company whose members include the business community, voluntary sector, local authorities and the University of Brighton. Its intention is to spread the economic footprint across East Sussex. The initial focus from existing resources is to progress the pre-development works related to strategic employment sites such as North Queensway.

Q: The land around North Queensway is environmentally sensitive, what are you doing to protect it?
A: Sea Change Sussex is very aware of the sensitive nature of the site at Queensway North and is committed to working with stakeholders and the statutory bodies responsible for managing all the various aspects. As part of the planning application process we are undertaking a thorough environmental impact assessment, which will help us determine the measures we need to take to minimise the impact of the development on the environment.

Q: What about the trees on the site?
A: Where possible existing woodland will be retained, including a number of trees which are protected by tree preservation orders. The development plots have been positioned to take into consideration existing woodland that is of higher ecological value, including any protected trees.

Q: Will the development have an impact on wildlife?
A: Various ecological surveys and studies are underway to review the impact of the proposals on the ecology of the site, including trees and scrubland as well as dormice, reptiles, bats and birds. We will be working closely with Natural England (under license) to ensure that no harm will come to wildlife during construction. The speed of the development will allow for this work to take place.

We are looking to minimise the impact of the development on the environment although there will be a necessary reduction in habitat for some species. We will be planting new trees (similar in character to adjacent protected ancient woodland) and creating new habitats wherever possible, working in close co-operation with Natural England.

Q: Will the development make use of renewable energy?
A: Sea Change Sussex does not have a renewable energy strategy for North Queensway. The design of the new buildings, and whether they plan to make use of renewable energy, is for the individual companies to decide.

If planning consent is received, the construction of a new road junction and site entrance and work to bring utilities into the site is likely to start before Christmas.
QUESTIONNAIRE:

A questionnaire was designed to record comments / concerns from visitors to the Information Days. People provided their contact details if they wanted to be kept in touch with the project. This information will be added to a database of contacts to support on-going consultation activity for North Queensway.

SUPPORTING DOCUMENTS:

We were asked by Borough planning officers to refer to the Hastings Planning Strategy and emerging Development Management Plan as background to planning policy.

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**North Queensway Innovation Park**

North Queensway is the last major undeveloped site designated for employment use in Hastings and will provide an opportunity for expanding local companies to stay in the area by building new premises to their own specification.

Q1a. Do you have any questions or concerns about the proposals for an Innovation Park at North Queensway? ✔

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Q1b. If yes, tell us what they are:

Subject to planning consent, the construction of a new road junction and site entrance on Queensway, and work to bring utilities into the site will potentially start before Christmas.

Q2a. Do you have any questions or concerns about the proposed new road junction or site entrance on Queensway? ✔

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Q2b. If yes, tell us what they are:

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Q3. Do you wish to make any additional comments about the planning application or the project overall:

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Q4. If you live nearby please tell us where you live:

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Q5. If you work nearby please tell us where you work:

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Q6. Please tick box to tell us your age / gender. ✔

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Q7. If you would like to be kept informed as the project develops, please give us your contact details below.

Name:

Address:

Tel:

Email:

Thank you for completing the questionnaire
SPECIFIC COMMENTS:
In this section of the report, we have included all comments/concerns as documented during the consultation to-date.

NOISE
“I am concerned about noise - both during construction and once the businesses move in”
“Noise levels - operating hours should be restricted”
“If it is here, I don’t want to see it, hear it, or smell it. Or I want you to create something so fantastic that it augments the landscape. Or you should bury it underground.”
“Based on the masterplan, the development is too close to the High Beech chalet park. Noise from the site will intrude onto the chalet park.”
“I am concerned about smells and noise coming from the companies operating there.”
“We need acoustic fencing to be installed.”
“I am concerned about construction noise and the type of industry (light, heavy?) that will be working there.”
“The proposed development will impact on the quality of life of those living at the chalet park. We can’t put a green space back. Once it is lost, it is gone forever.”
“I live in the chalet park and I am worried about losing the peace and tranquility.”
“How close will the development be to the chalet park? What screening against noise will there be? How will it affect the visitors car park on site? Could it possibly be left as it is when the boundary fence is put up. PLEASE.”
“I am concerned that there is only a very limited division between industrial development and housing areas - at the moment it is dark and quiet at night and we have direct access to woodland walks. So concerns are noise, dirt and working hours after 5pm.”

ODOURS
“I am concerned about odours - can you restrict the type of companies who will be based here.”
“We already suffer odours from the food factory in Castleham”

VISUAL IMPACT
“I am concerned about the visual impact of the development”
“I am concerned about the proximity the the boundaries of houses in High Beech Close”
“Can building height be kept to a single storey and screened with planting.”
“It will be visually intrusive in what is a rural location.”
“I live very near the proposed development (plot 3 as marked) and will be affected by the visual impact of the buildings.”
“My house overlooks plot 3 of the development. It is currently trees and fields.”
“Will I be able to see the development from my house?”

ECOLOGY
“I am concerned about the destruction of natural habitat”
“Concerned for the SSSI site. Great crested newts live there.”
“What are your plans to avoid water running into the SSSI - the site is on a steep slope.”
“Please plant indigenous species of trees.”
“Monitoring and enforcement will be needed to ensure that builders follow the requirements to avoid damage to the neighbouring SSSI.”
“Any further development will need to be done sensitively to avoid damage to the wildlife of the area, or the amenity value to users of the nature reserve.”
SPECIFIC COMMENTS:

In this section of the report, we have included all comments/concerns as written.

BOUNDARIES

“What will become of the land in front of my chalet? Also when I moved in, during 1997, I was told the hedge which runs in front of my chalet has a preservation order on it.”

“The trees on your land tower over our chalets/near the road. Chalet Nos 47-50 and 78A and 79B.”

“You need to consult with the management company that owns the chalet park land.”

“How near are your boundaries going to be to the chalets? Will they border the road? I am concerned about the visitors’ car park - please could the boundaries be left as they are now?”

“Trees on your land tower over the chalets and need lopping as they take all the daylight.”

TRAFFIC

“I am concerned about the increase of traffic on the roads”

“Concerned about access onto The Ridge - I already have a long journey to work.”

“We need more crossing points to SSSI and footpaths.”

“I think the link road is probably a good thing. It will be easier for people to get around. The A21 is still a restriction for local businesses, and the lack of connection to the motorway network.”

“I think 40 mph speed limit is a good idea.”

“I think 40 mph speed limit won’t work.”

“Queensway is a very busy road. The junction at the top of Queensway joining The Ridge will be much worse when the new road comes through from Bexhill. What plans are there to alleviate this?”

“The main road has a past history for speeding and accidents.”

“At peak times, the Ridge West is a complete bottleneck. What do they propose to do about that?”

NEED FOR BUSINESS PREMISES

“This seems a positive move in response to both need and opportunity and I support it.”

“I think it is a good thing if it helps local businesses expand / protect jobs.”

“Is there sufficient demand for this project to go ahead?”

“This project is much needed for expanding companies. I need a solution for my company, ideally before the end of next year.”

ACCESS

“At present there is unofficial access to Marline Fields from High Beech Chalet Park. It would be great if formal, legal access could be included in the plan.”

CONSULTATION

“The consultation is a positive way to engage those who are interested and / or have an interest. Thank you.”

“I was interested to find out what you had in mind. I have no concerns.”

“I was concerned about the control of traffic from the access / main road and had questions about land ownership and the nature of the buildings. My questions were all answered by your staff.”

PUBLIC TRANSPORT

“Can local bus services connect up with the site? “ Stagecoach has said it will move a bus stop closer to the site.”

SUSTAINABLE BUILDING DESIGN

“We need to ensure the quality of design and the materials used by the companies moving in are of the highest possible standard - aiming for sustainable buildings.”
SPECIFIC COMMENTS:

In this section of the report, we have included comments/concerns received in the days following the Information Days.

TRAFFIC / ROAD SAFETY

“Queensway will become a very busy link road from Bexhill to the A21, traffic flow between business park and industrial estate must cross Queensway, so I do wonder at wisdom of having new traffic, (700 local new employees, plus business park visitors), crossing Queensway; even were crossings controlled by lights.”

“Won’t public safety be put at greater risk by 700+ employees crossing Queensway?”

“Why does Sea Change Sussex believe traffic lights will resolve Queensway link road’s greatly increased traffic flow tailbacks and danger to crossing traffic of the Park?”

“Include a zebra crossing.”

LOCATION

“Topography - the site is on a steep slope. I presume the Government “Growing Places Fund” budget, would rule out an underpass? It makes me think siting this business park on the other side of Queensway would be more advantageous, and much much safer?”

“Why is North Queensway preferred to South Queensway, Castleham Estate?”

VISUAL IMPACT / SCREENING

“A much wider greenbelt corridor than currently shown on plans would alleviate many concerns, e.g. if the green belt between existing and proposed site was replicated between proposed site and housing perimeter, that would be a significant environmental advantage.”

“How close to the chalet park boundary will you build?”

LAND OWNERSHIP

“Why was the land not put to public tender?”

OCUPANCY RATES

“What occupancy rates apply to present spaces?”

DEMAND

“As South Queensway has not been a great success, why build more factories?”

“With high unemployment in this area, there are lots of factories to let in Pondswood, Churchfield, Ivy House Lane etc. If factories do go ahead for employment, they attract very low wages for a small number of people. How many workers do Poppypac employ? The site and buildings cost £7.5m - a large waste of money.”

WIND TURBINE

“Is a wind turbine involved in the power supply.”
SPECIFIC COMMENTS:

In this section of the report, we have included comments/concerns received in the days following the Information Days.

OVERVIEW

“I recently visited the public exhibition which Sea Change presented to show the proposals for the initial infrastructure and access road into the North Queensway site. Obviously, my default position with regard to this development is that it should not be built, but I accept that it will be, so I have a few comments to make on the eventual proposals.

My main concern, shared no doubt by many who live in close proximity, is the class of usage envisaged for the proposed units. What we will definitely not want to see is any industrial manufacturing or large scale warehousing facilities, with their inherent noise, heavy-duty vehicular movements and potential odours (food production etc.), which will be carried towards the adjacent housing and chalet park on the prevailing winds.

I was concerned to hear from Sea Change that they had already been approached by a company on the existing industrial estate, with regard to expanding their warehousing onto this site.

The proximity of the existing housing should be given absolute priority when considering the suitability of specific proposals on this site, unlike the Enviro ‘21 site, where it wasn’t such an issue. These units should be confined to office-centred business use and small scale, quiet manufacturing (double-glazing manufacture or similar) and storage, but not requiring fork lifts or any other vehicles with “bleepers”. I can guarantee that there will be strong resistance to any proposals considered to be detrimental to the normal enjoyment of our properties.

My second point of concern is the visual appearance of the buildings. I understand that this development will not be a speculative development, so each unit will be constructed by the company wishing to move onto the site. I gather that you will be giving due consideration to establishing certain acceptable design criteria to be adhered to by all those wishing to build on this site. My view is that this is essential, and I would be keen to learn what criteria you will be applying in order that an inherent overall design standard for cladding types, colours, max. heights, roof types etc. is applied throughout, even if the envelope of each unit is very different. I am disappointed by the cladding colour of the units on South Queensway, most of which are white, apart from the Sussex Exchange conference building, much of which is a far more discrete dark grey and shaded glass. These units are set within a very wooded environment, and as such, should have had more respect for their surroundings, rather that "sticking out like a sore thumb", particularly when seen from the fields on the other side of the ghyll. Unfortunately, there was no information with regard to cladding colour on the planning application drawings, as far as I could see at the time, and I regret not enquiring about it.

My final point, for now at least, is the old chestnut of tree removal. Clearly the fewer the better, but I will reserve judgement on this until I have seen the infrastructure application.”
NEXT STEPS:

This report, together with other supporting documents will be sent out to all those on the contact database and will be available on the Sea Change Sussex website www.seachangesussex.co.uk

Sea Change Sussex is now working towards a planning application for phase one of the construction works which will include the new road junction and site entrance into North Queensway. Subject to planning consent, these works will commence on site before Christmas 2012.

A further planning application will be submitted in the autumn to cover phase two of the works, which includes the access road and preparation of the plots for business development.

Both planning applications will include further opportunities for consultation as required by the statutory planning process.

THANK YOU:

On behalf of Sea Change Sussex, we would like to thank all those who attended the Information Days on 3-4 July 2012.

For more information about the proposals for North Queensway, contact Sea Change Sussex on 01424 858 288.

Alternatively, you can write to:

Sea Change Sussex, Innovation Centre, Highfield Drive, Churchfields, St Leonards on Sea, East Sussex, TN38 9UH

Or visit the website www.seachangesussex.co.uk which also provides an opportunity to get in touch by email.
EXHIBITION PANELS:
A series of eight exhibition display panels provided information on the new road junction, site entrance and various studies underway, including an indicative masterplan of the site intended to show how the site might be configured in three development plots.

The masterplan is shown on the next page. The exhibition panels are available to view as a separate pdf document on the website.
Public Consultation (Infrastructure Works)

North Queensway Innovation Park

Indicative Masterplan

The indicative masterplan shows our vision for the Innovation Park.
The three proposed development plots are indicated in broad terms.
The buildings shown indicate our current thinking regarding location and scale. The buildings however will be subject to further design and will form separate planning applications.

Site Location Plan

Key
- Site Boundary
- Development Plot Boundary
- Indicative Building Locations
- Opportunity for ecological enhancement

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