

POLEGATE LOGISTICS HUB

WELCOME

Thank you for attending our public consultation event.

This event is a chance for local residents to view Formula Land's proposals for the development of a high quality logistics hub north of Polegate.

We are holding this consultation event prior to submitting an outline planning application later this Autumn.

Please take your time to review the materials and let us know if you have questions or comments.

THE SITE



The site is **strategically located** with excellent access to the A22 and A27.

It is **close to, but separate** from Polegate, and also within very easy reach of Hailsham too.

The site is **well enclosed** by the A22 to the west, A27 to the south, rising topography and significant woodland to the north.

The site's strategic location makes it perfect for a **high-quality** logistics hub for Wealden.



RECENT SITE PHOTO LOOKING FROM THE CUCKOO TRAIL SOUTH-WEST INTO THE SITE

RICHARD
BROWN

PEGASUS
GROUP

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RSK

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WHY DO WE NEED MORE WAREHOUSE SPACE?

THE RISE IN ONLINE SHOPPING

Whilst there has always been a need for land for new warehouse space, the rise of online shopping in the last 15 years has only exacerbated this.

WEALDEN'S WAREHOUSE SPACE

In Wealden, there is a significant reliance on small, poor quality converted-farm buildings in poorly-accessible locations for logistics space.

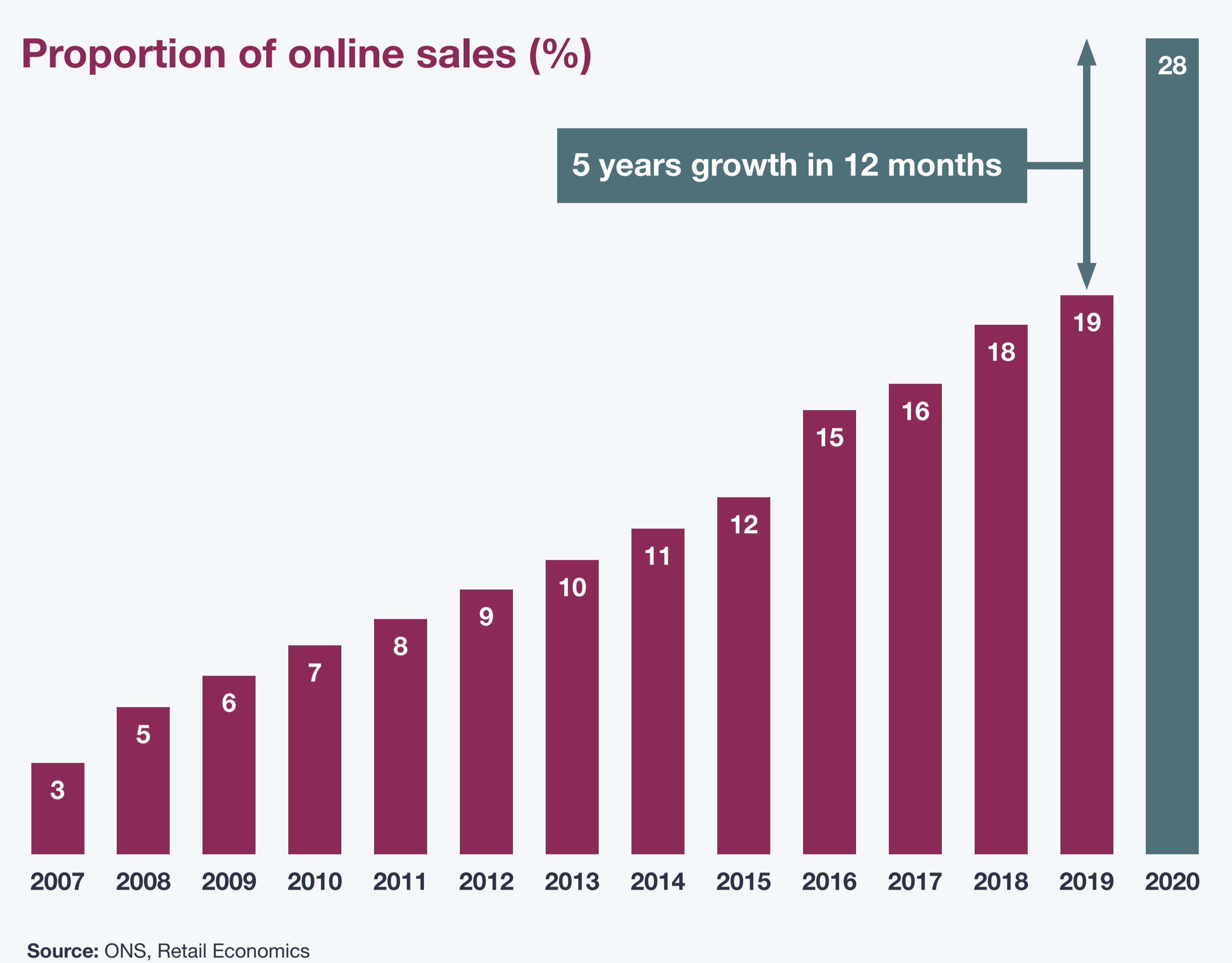
Occupiers want and need large buildings but there are only five warehouse buildings in Wealden providing more than 5,000 sq m (55,000 sq ft) of space.

VERY LIMITED NEW SUPPLY OF WAREHOUSE SPACE IN WEALDEN

There are only two allocated sites in the Wealden Local Plan (it is now out of date) that are yet to be constructed. There is simply not enough new warehouse space coming forward.

WHO WILL TAKE THE SPACE IN THE NEW BUILDINGS?

Discussions are ongoing about the future occupier(s) of the buildings. Formula Land's studies have found a large number of specific operators seeking large units (over 50,000 sq ft) in Wealden and we are confident that the buildings will prove easy to let once complete.



THE RISE IN ONLINE SHOPPING IS DRIVING AN INCREASING NEED FOR WAREHOUSE SPACE



MUCH OF WEALDEN'S LOGISTICS SPACE IS IN POOR QUALITY CONVERTED FARM BUILDINGS

HOW WILL THE DEVELOPMENT BENEFIT THE LOCAL AREA?

Once operational, the development will provide about 1,330 full-time equivalent jobs (FTEs) and provide fantastic economic benefits to the local area.

The development, once operational, will make a contribution to economic output estimated at £47.7 million. It will also result in an additional £630,000 of spend per annum on retail, leisure and services within Wealden.

Business rates generated by the scheme could be up to £2.4 million per annum, a proportion of which will be available locally to invest in local services.



ECONOMIC BENEFITS OF CONSTRUCTION

An estimated 1,004 temporary jobs per annum during the build phase.

The build phase will generate economic output of around £112 million. The construction jobs created by the scheme will generate an estimated £520,000 of local expenditure in Wealden over the build timeframe.

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MASTERPLAN

We want to bring a high-quality logistics hub to land north of Polegate.

- Five warehouses, ranging from 45,000 sq ft to 357,000 sq ft.
- Once operationally, c.1,300 new jobs.
- Heights of buildings max 15m.
- Network of SuDS (drainage ponds) will support ecology.
- Primary vehicular access via A22.
- Pedestrian and cycle links to/from Public Rights of Way and footway networks



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ASSESSING AND MITIGATING IMPACTS

ECOLOGY

Due to the large size of some of the buildings proposed, some of the existing trees and hedges will need to be removed. To mitigate this, new trees will be planted.

There are 12 ponds on and around the site, so initial assessments have been carried out. The team are aware that there may be breeding birds, toads, frogs and newts on the site. Further detailed assessments will be carried out in due course.

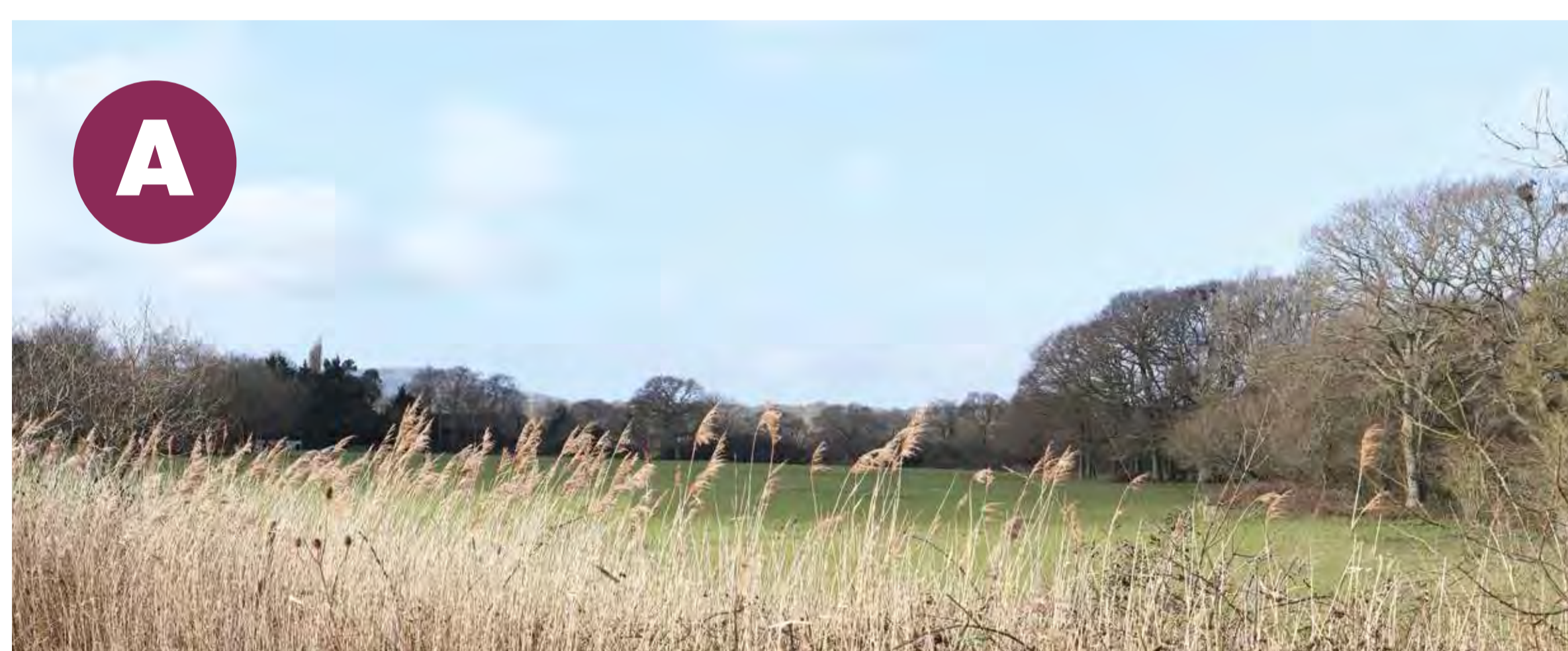
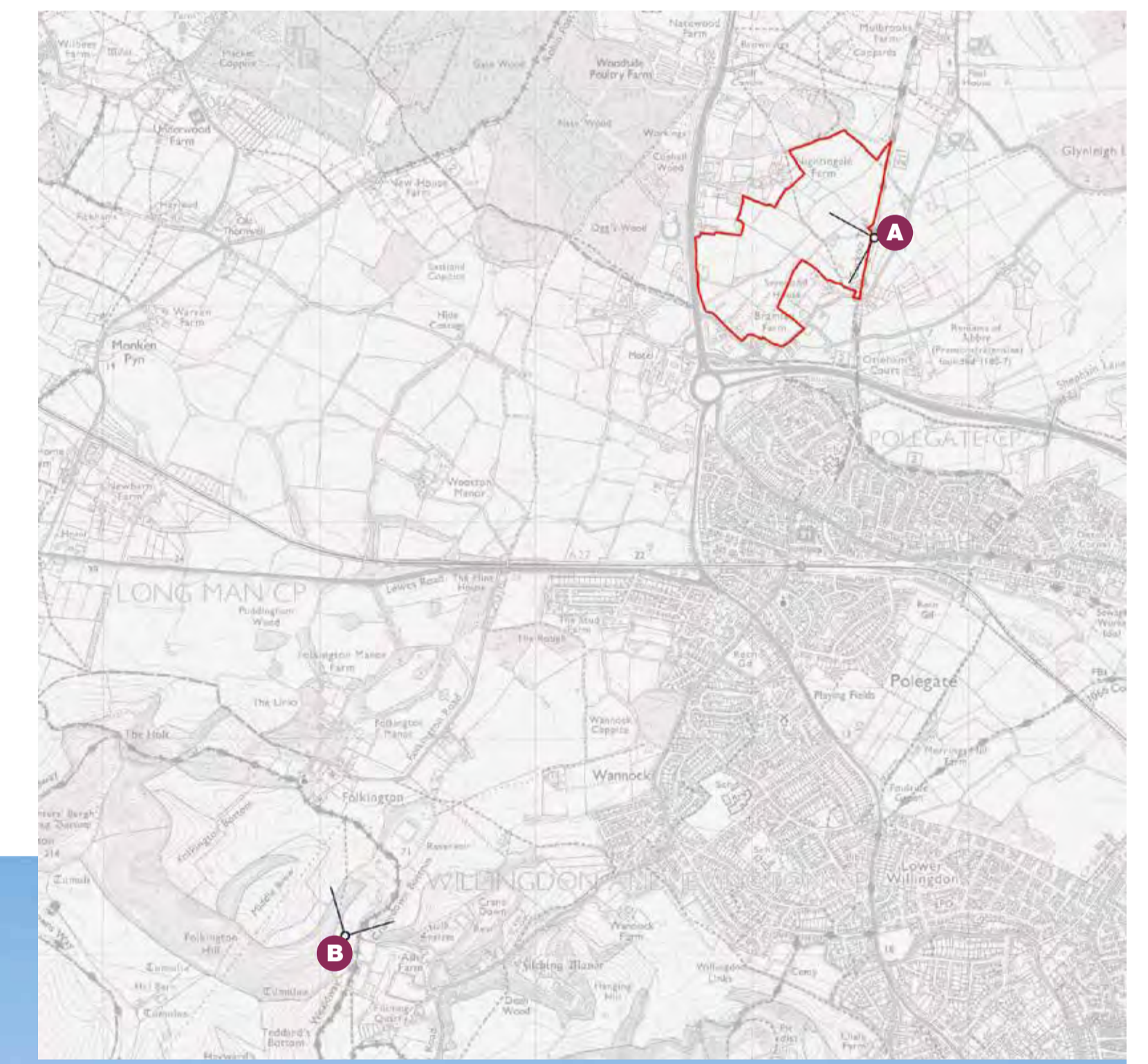
Biodiversity Net Gain (BNG) is being examined to see if the proposed scheme creates a loss or gain in biodiversity and opportunities for green infrastructure are being investigated.

LANDSCAPE AND VISUAL IMPACT

We recognise the importance of protecting both the landscape character and visual amenity of the South Downs National Park, and those areas that comprise part of its setting.

We have prepared a Landscape and Visual Impact Assessment (LVIA), including a Zone of Theoretical Visibility Diagram which considers off site locations that may have views or part views of the proposed development.

This assessment process has enabled us to guide the scale of the proposals on a landscape and visually led basis, incorporating a number of mitigation strategies such as: considered building heights; use of existing mature planting belts; and extensive new native woodland planting infrastructure.



A
LOOKING TOWARDS THE SITE FROM CUCKOO TRAIL TO THE EAST



B
LONG DISTANCE VIEW TOWARDS THE SITE FROM WITHIN THE SOUTH DOWNS NATIONAL PARK

HERITAGE

To the south-east of site is Sayerlands House (Grade II listed).

Sayerland House has dense planting and there are very few views of the building from within the site.

The proposals will alter the setting of the listed building, but through the orientation of buildings, retention of land to the south as open space, additional landscaping and a significant buffer we have minimised this.

FLOOD-RISK

The site is low-lying in the east and south.

Some areas of lower lying land are within the extreme tidal flood outline and potentially also at risk from surface water flooding.

Surface Water flooding will be managed by Sustainable Drainage Systems (SuDS) that will ensure offsite run-off rates mimic what leaves the site naturally.

There will be sufficient capacity to accommodate a severe storm with allowances for future climate change.

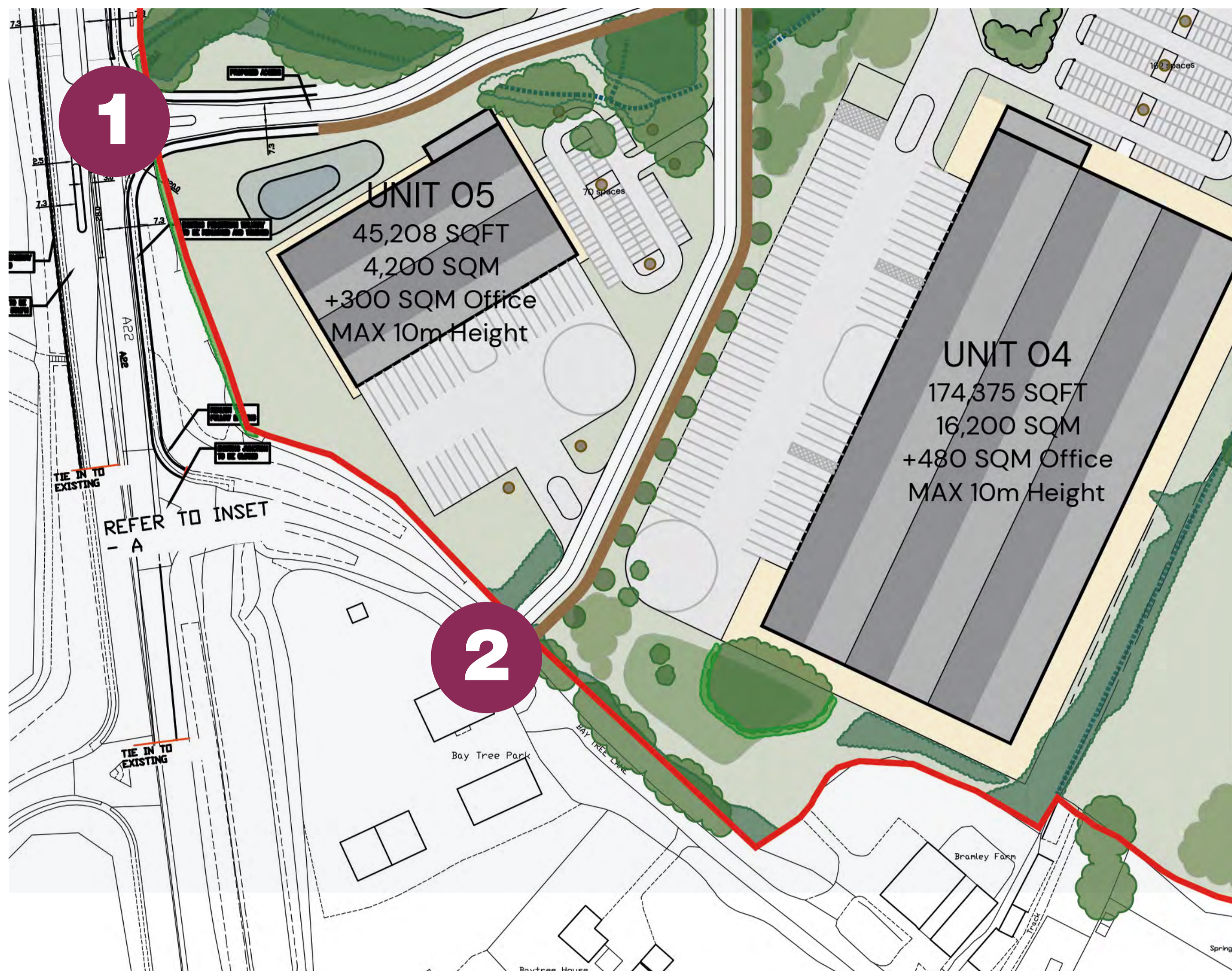
The SuDS will be designed with landscape and ecological mitigation and enhancement in mind.

A flood risk assessment will be prepared.

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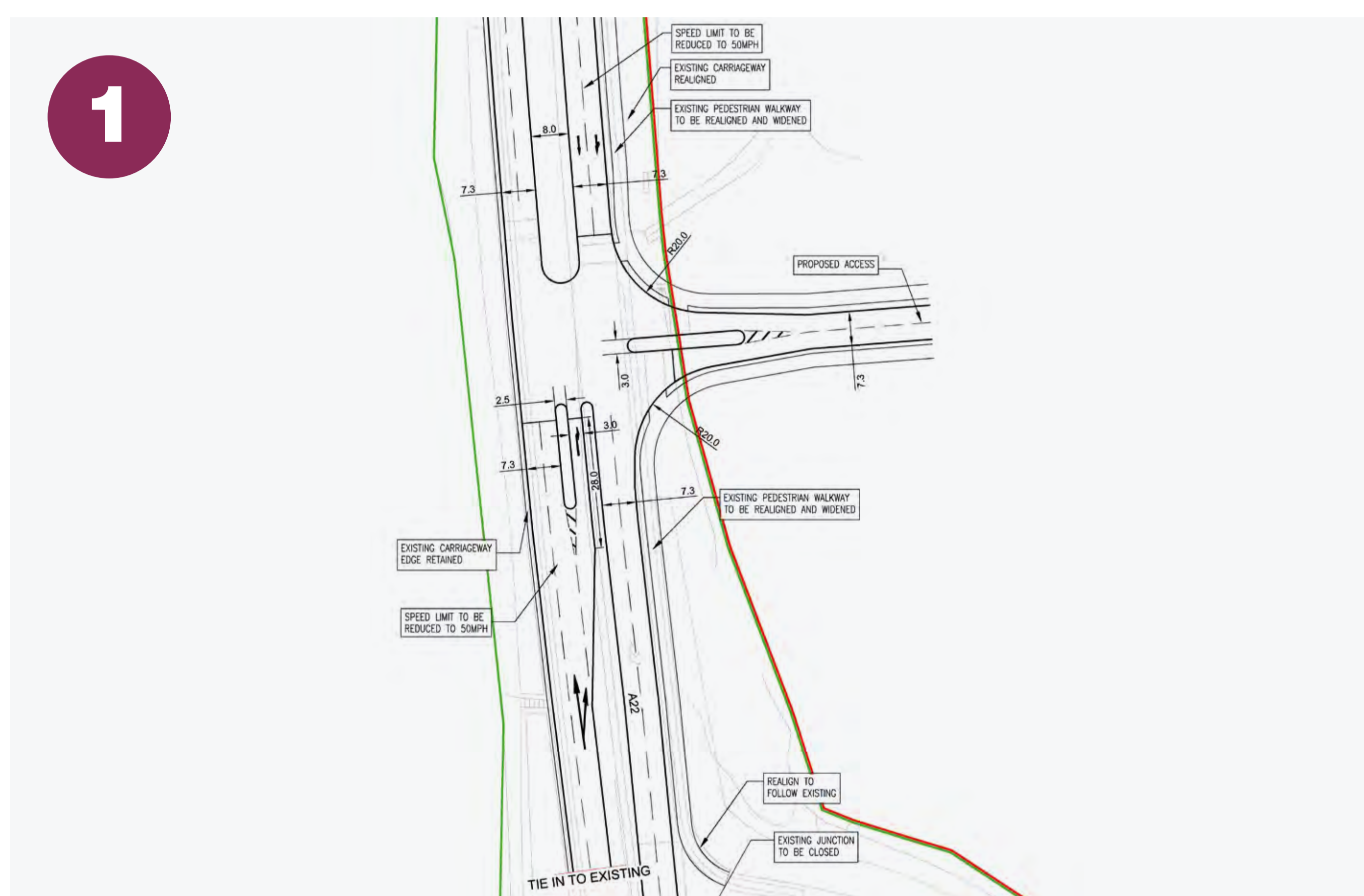
VEHICLE ACCESS AND TRANSPORT

We have carefully considered the existing site, peak hour traffic volumes using the A22 and likely vehicle movements relating to our proposals. Our proposed vehicular access strategy involves primary access via the A22.



HIGHWAY BENEFITS

- Closure of existing sub-standard Bay Tree Lane junction, which will have safety benefits given proximity to Cophall Roundabout.
- All movements access connections to the A22 for existing users of Bay Tree Lane.
- Proposed introduction of 50mph speed limit.



PROPOSED HIGHWAYS ALTERATIONS FOR PRIMARY VEHICULAR ACCESS FROM A22



PROPOSED HIGHWAYS ALTERATIONS FOR SECONDARY VEHICULAR ACCESS FROM BAY TREE LANE

1. PRIMARY ACCESS

Signal-controlled junction on the A22.

- New signal controlled all-movement junction around 130m north of the existing junction with Bay Tree Lane.
- Bay Tree Lane will be closed north of Baytree House to its junction with the A22 (southbound).
- Bay Tree Lane to be re routed into the site to join A22 via the new junction.

2. SECONDARY ACCESS

Upgraded junction and carriageway on Bay Tree Lane.

- The secondary access is intended to serve local traffic accessing the site, whilst maintaining access to the A22 for those who currently use the existing south bound Bay Tree Lane junction.
- Will also provide access to site by walking and cycling.
- At Baytree House, the existing Bay Tree Lane alignment would deviate from its current route and continue into the site.
- The secondary access will also serve as an emergency access for the development in the event that there is an incident at the primary access.



PROPOSED ALTERATIONS TO BAY TREE LANE, INCLUDING IMPROVEMENTS FOR PEDESTRIANS

TRANSPORT

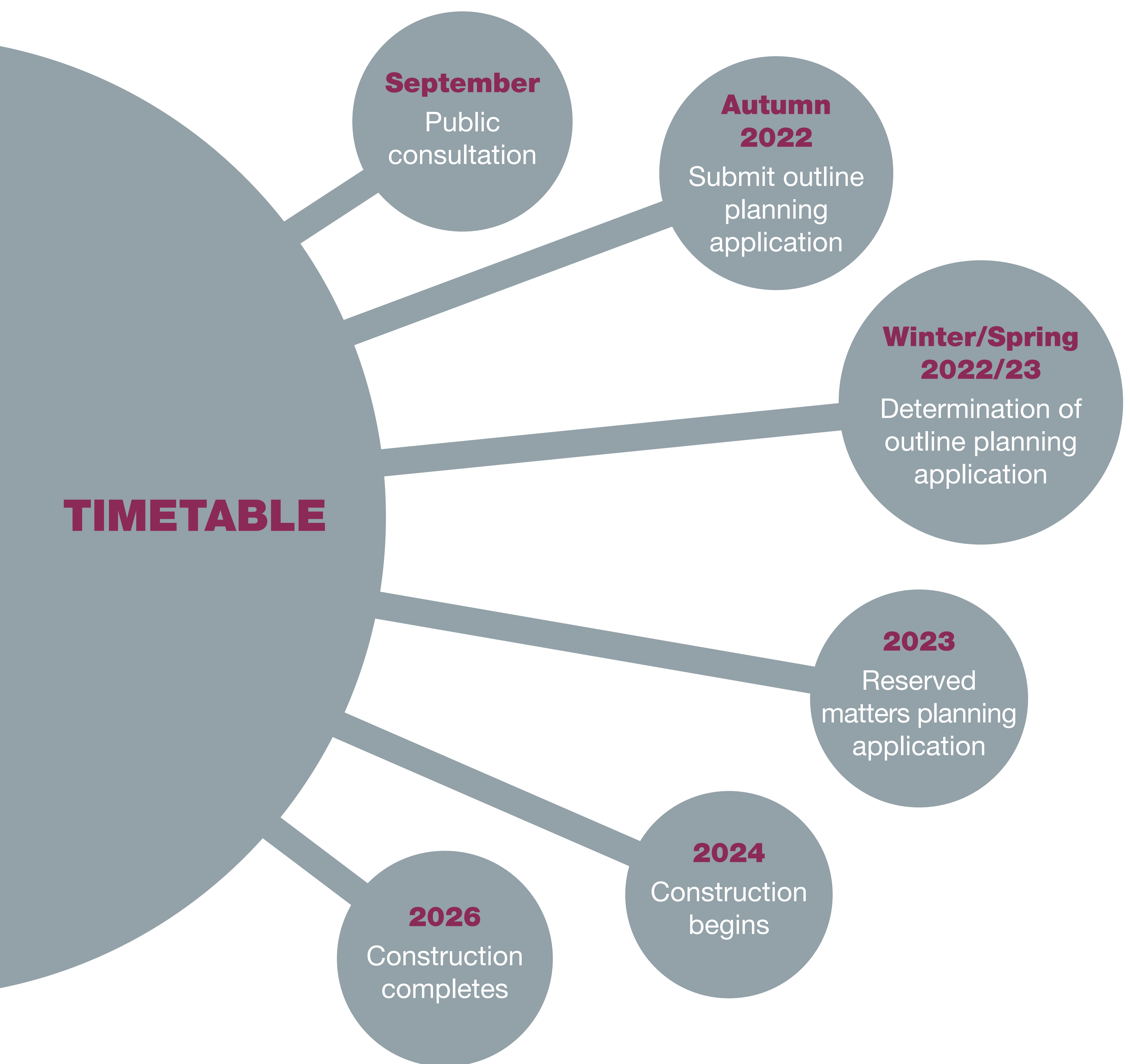
- We will seek to provide a continuous footway along the north side of Bay Tree Lane to the ramped bridge which crosses the A27.
- We will ensure that a useable footway from Polegate and Polegate Railway Station to the site is available, to be facilitated through improvements to street lighting.
- The site will also provide connections to the nearby Cuckoo Trail which features a foot/cycle bridge over the A27 to Polegate.

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HAVE YOUR SAY

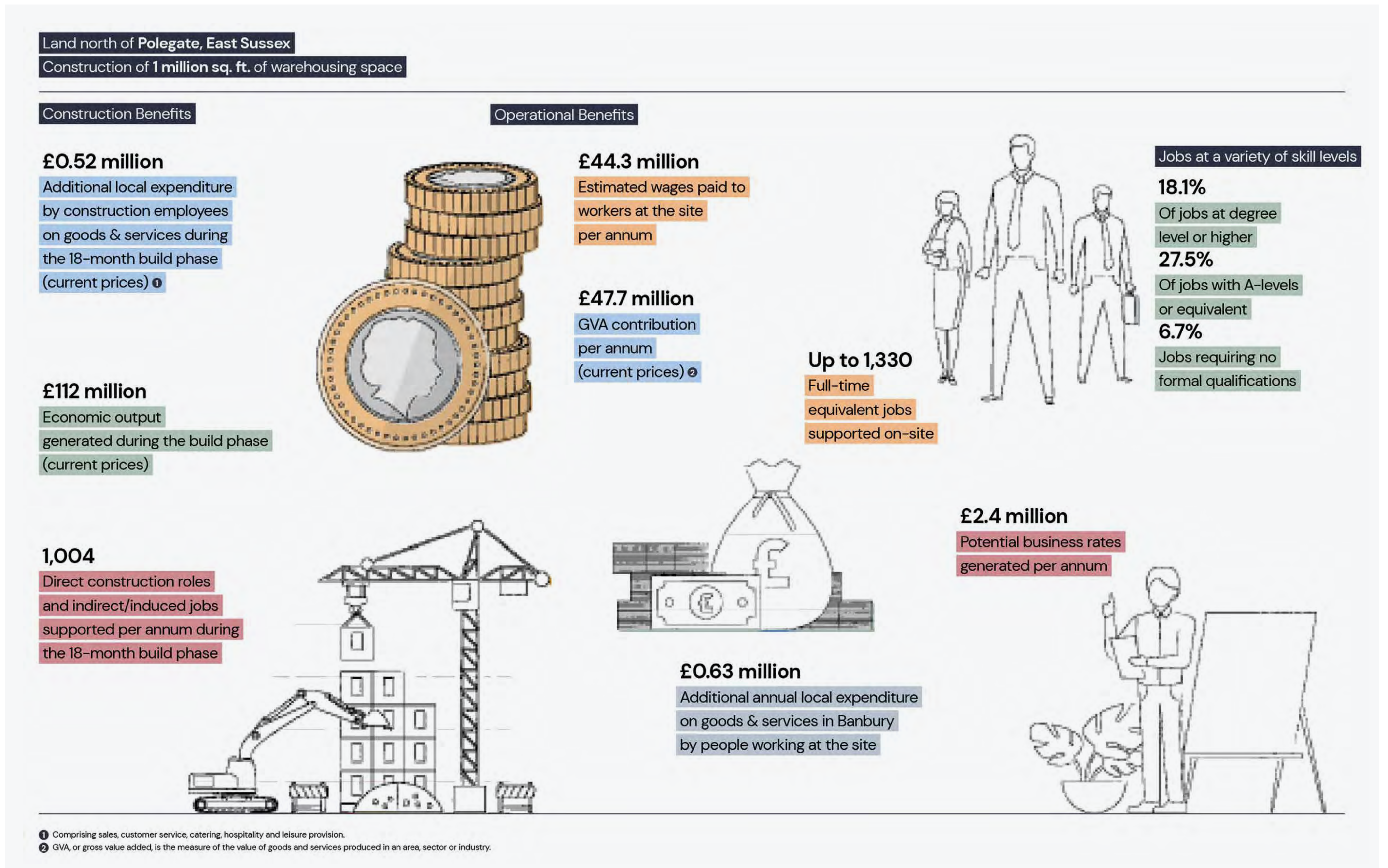
Thank you for attending our public consultation event today.

Our public consultation is an opportunity for you to provide feedback on the proposals we have outlined today. After reviewing the feedback received, we intend to submit an outline planning application later this Autumn.



Your feedback would be appreciated. Please complete a feedback survey by Thursday 20 October.

ECONOMIC BENEFITS



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