



Oakendene Enterprise Park

A place for community, innovation and enterprise to flourish

Pre-application Brochure

August 2021

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Prepared by

LDĀ DESIGN

Introduction

This pre-planning document has been prepared on behalf of the family owned Oakendene Estates by LDA Design to support the first pre-application meeting that will take place in summer 2021.

The family felt that a name change to reflect enterprise, the nurturing of local business development and a strong commitment to carbon neutrality, is essential for enhancing and promoting the image of the local area.

This document provides an overview of the Oakendene Enterprise Park ('the site'), site analysis and its potential to provide opportunities for intensified and expanded employment development, renewable energy development and an enhanced landscape.

The document covers the following to help inform the pre-application meeting:

- * Wider area analysis;
- * Site analysis;
- * Vision statement;
- * High level masterplan;
- * Landscape strategy.

The development of the estate would bring with it a series of significant benefits including:

- * High quality space for businesses to develop;
- * Continued support of entrepreneurial business;
- * Green energy production through solar panels;
- * Long term stewardship of the estate as a key asset to the local community;
- * Job creation for the local community;
- * The development respects the Manor House and associated pasture, ensuring its future use and upkeep;
- * Increased permeability through the site for pedestrians;
- * Exemplary sustainability benefits relating to economy, community and ecology.

Planning Context Summary

The site is located within the area covered by several planning documents:

- * Adopted Local Plan (Horsham District Planning Framework 2015);
- * Emerging Local Plan (Horsham District Local Plan 2021-38);
- * Emerging Cowfold Neighbourhood Plan;
- * National Planning Policy Framework.

The draft New Horsham Local Plan designates the Industrial Estate as a Key Employment Area (Policy 7) recognizing the importance of the Site's employment function. Policy 14 (Employment) of the Emerging Neighbourhood Plan supports business development within the plan area.

Policy 36 of Adopted Local Plan states that the Council will permit schemes for renewable energy (e.g. solar) where they do not have a significant adverse effect on landscape and townscape character, biodiversity, heritage or cultural assets or amenity value. Community initiatives which seek to deliver renewable and low carbon energy will also be encouraged.

The National Planning Policy Framework considers delivering sustainable development to support growth. Proposals should achieve economic, social and environmental objectives. With regard to rural economies the framework (Para 83) specifies that "planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas through well-designed new buildings.

The more detailed planning considerations are set out in the Pre-Application Statement prepared by Knight Frank.

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Existing Context

Local Area

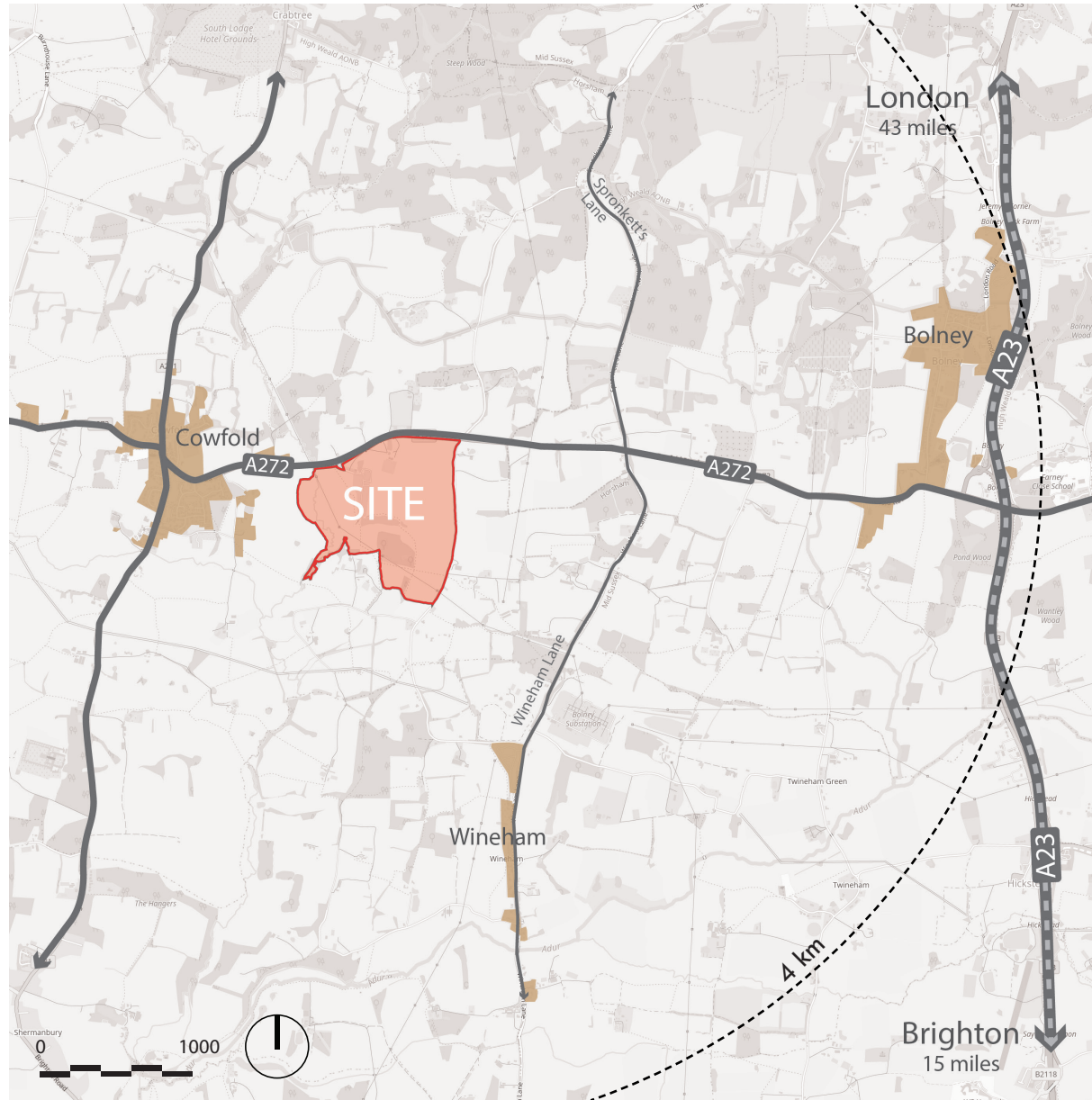
The site is located along A272 within 4 km drive from A23 - the main road link between London and Brighton.

The closest settlement to the site is Cowfold with a population of 1,904 (2011 Census).

The site is located within the core of the **Gatwick Diamond**, a dynamic and innovative business location located between London and Brighton with London **Gatwick Airport** at its heart. The Gatwick Diamond is actively seeking to advance the growth of new and established businesses. Existing employers will be promoted, and local businesses will be nurtured to maintain and enhance economic prosperity.



Gatwick Diamond Economic Area (Local Plan)



Employment Context

This map illustrates existing employment sites located in close proximity to the site.

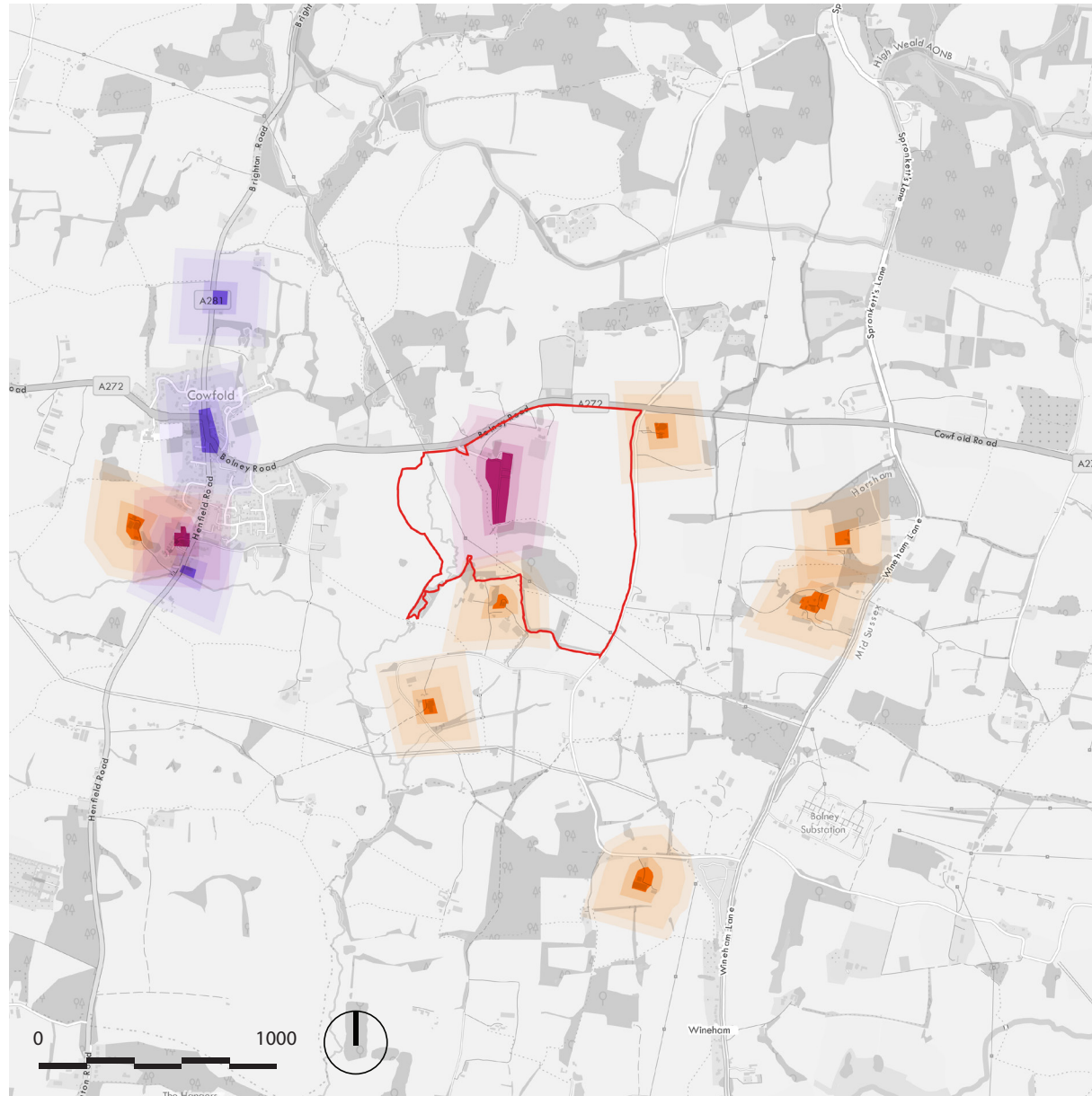
The existing local employment offer is considered to be modest. A number of farms are scattered throughout the landscape surrounding the site whilst the south-western part of Cowfold village accommodates a small industrial estate.

The existing Oakendene Industrial Estate is occupied by over 100 small businesses supporting approximately 250 employees. The existing business uses include offices (B1), general industrial (B2) and storage (B8).

Without the provision of additional floorspace, there is a danger that as these businesses expand, they move to new larger units in alternative locations which may be situated outside of the local area and the District.

Intensification of the Oakendene Enterprise Park will create new employment opportunities and facilitate the potential relocation of existing commercial and industrial uses from the village. This shall provide opportunities for housing development or an improved retail / community offering within the village itself.









- Red line boundary
- Commercial area
- Industrial area
- Agricultural area

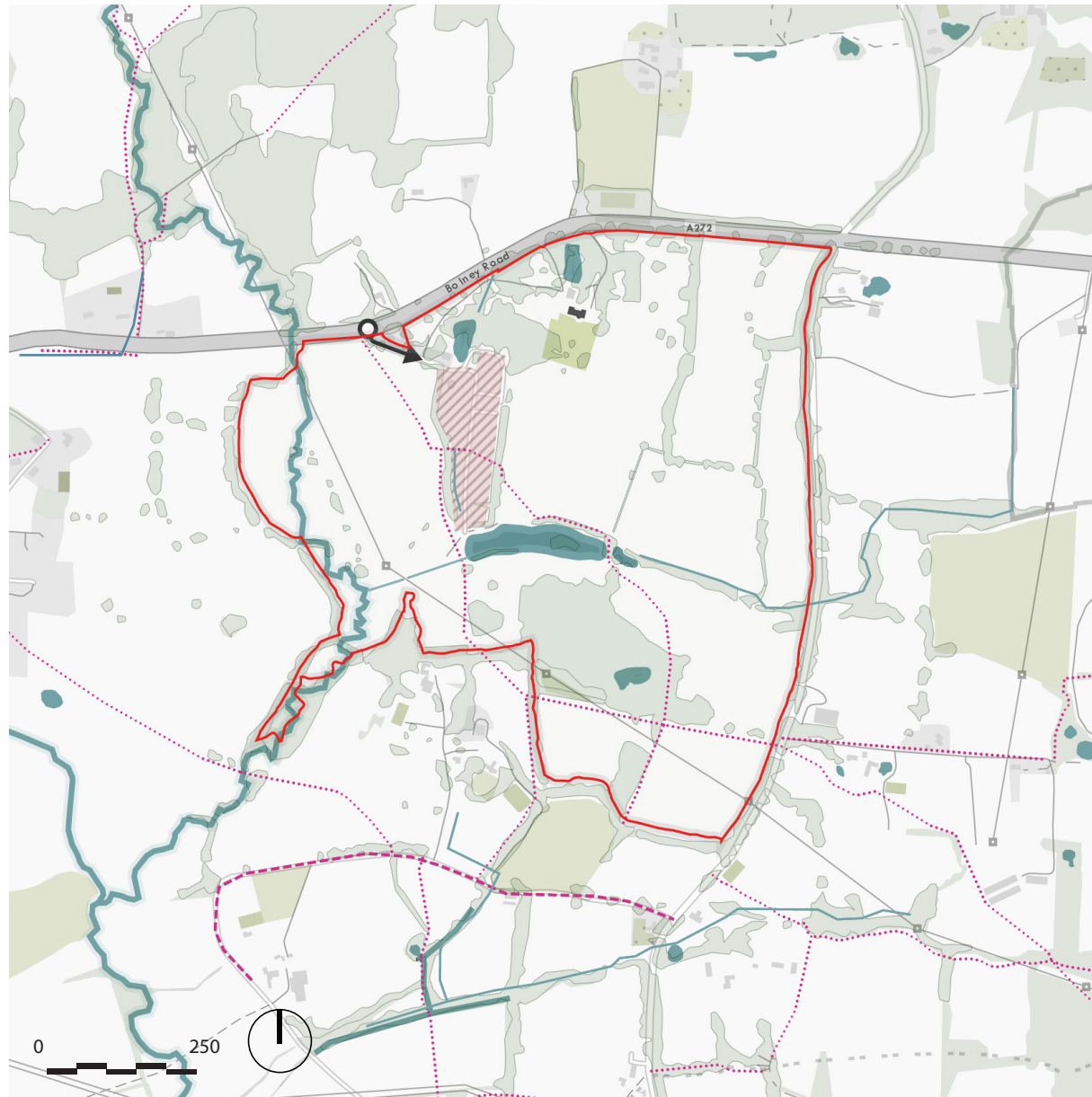


Site Context

The site totals 72 hectares and comprises the following elements:


















- * Oakendene Industrial Estate
- * Oakendene Manor House (Grade II listed) surrounded by pasture to the south-east
- * Farmland
- * Existing access points from Bolney Road leading to the industrial estate and Manor House
- * Existing public rights of way through the site
- * Mature woodland, ancient woodland and hedgerows
- * Existing water bodies - streams, small ponds and a lake
- * Large high voltage power lines and pylons crossing through the site along the south-west boundary

-  Red line boundary
-  Existing vegetation
-  Existing water body & watercourse
-  PROW Footpath
-  PROW Bridle way
-  Industrial zone
-  Vehicular access point
-  Oakendene manor house & grounds



Opportunity & Constraints

- * Demand from existing business wanting to expand;
- * An existing large access capable of accommodating traffic flow;
- * Waiting list of over 100 businesses seeking commercial space and existing employers wanting additional space to support their growing businesses;
- * Manor House as a listed building;
- * Respect view from Manor House towards the lake and Taintfield Wood;
- * Retention and enhancement of existing hedgerows to strengthen connection to Taintfield wood;
- * Enhance existing pedestrian loop to encourage healthy and active community;
- * Flood plain and electricity infrastructure constraints;
- * Create an ecological corridor along Cowfold Stream;
- * Redevelop, intensify and optimise existing industrial units;
- * Unconstrained topography;
- * Long term stewardship that maintains existing employment by providing modern units that are fit for purpose for years to come;
- * Established industrial use demonstrating a legacy of entrepreneurship and supporting growth in the local area.

-  Red line boundary
-  Existing vegetation
-  Existing water body & watercourse
-  Approximate flood zone
-  PROW Footpath
-  PROW Bridle way
-  Access route
-  Potential access through existing field gate
-  National Forest Inventory
-  Ancient Semi Natural Woodland
-  Listed building
-  Existing industrial zone to be expanded
-  Areas for expansion within least sensitive land
-  Vehicular access point
-  Bus stop
-  Existing Pylons
-  Long distance views from Manor House to the south



OAKENDENE ESTATE



- 1 Existing industrial estate overlooking the lake
- 2 Steel yard within the estate
- 3 View of pylons
- 4 Access to Oakendene Enterprise Park
- 5 Bird's eye view of Oakendene Enterprise Park

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Vision

Oakendene Enterprise Park Vision



Carbon Neutral

- Green energy production through solar panels
- Bespoke renewable and low-carbon on-site energy solutions
- Sustainable construction methods, materials and green roofs



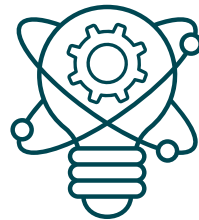
Community Benefit

- Local jobs for the local community
- Potential for community space / building
- Creating a walking loop to encourage healthy and active community



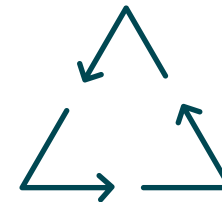
Landscape Heritage

- Embracing and improving existing landscape
 - Celebrating existing water bodies
- Strengthening green infrastructure network
 - Respectful of heritage of the site



A Smart Campus

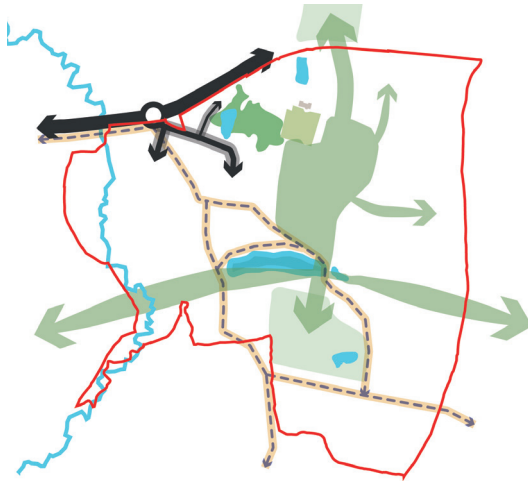
- High quality exemplar space for entrepreneurial and innovative businesses to develop
- Diverse range of unit sizes offering flexibility and supporting growth
- Set within a high-quality natural environment



Sustainable Future

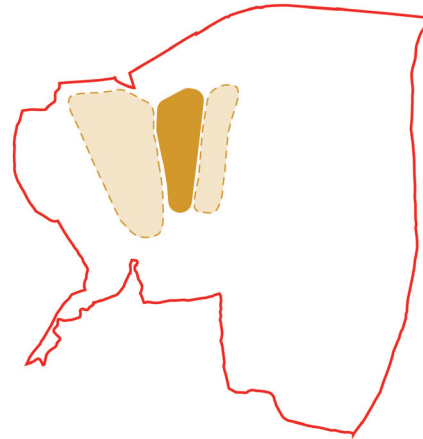
- Bringing together economic success, a healthy and happy community, and environmental management
- Delivers long term stewardship and legacy of Oakendene Estate

Spatial Design Principles



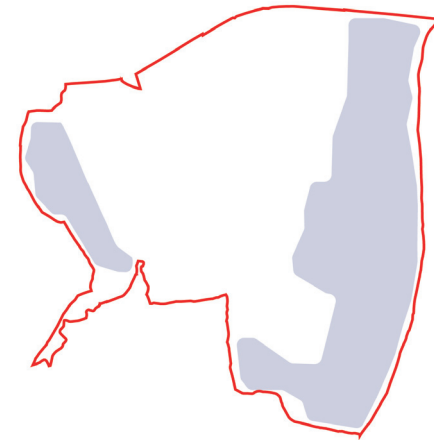
Connectivity

A mix of green-blue infrastructure and access routes for vehicles and pedestrians provide great level of site connectivity.



Enterprise Hub

The existing industrial estate will be extended to provide quality business space to a modern standard.



Solar Farm

Solar power will provide green energy to the site occupants

Vision

A sustainable innovative development with a landscape led approach which recognises and respects the countryside setting.

A new parkland for the business community and visitors to enjoy and to attract businesses to the industrial area.

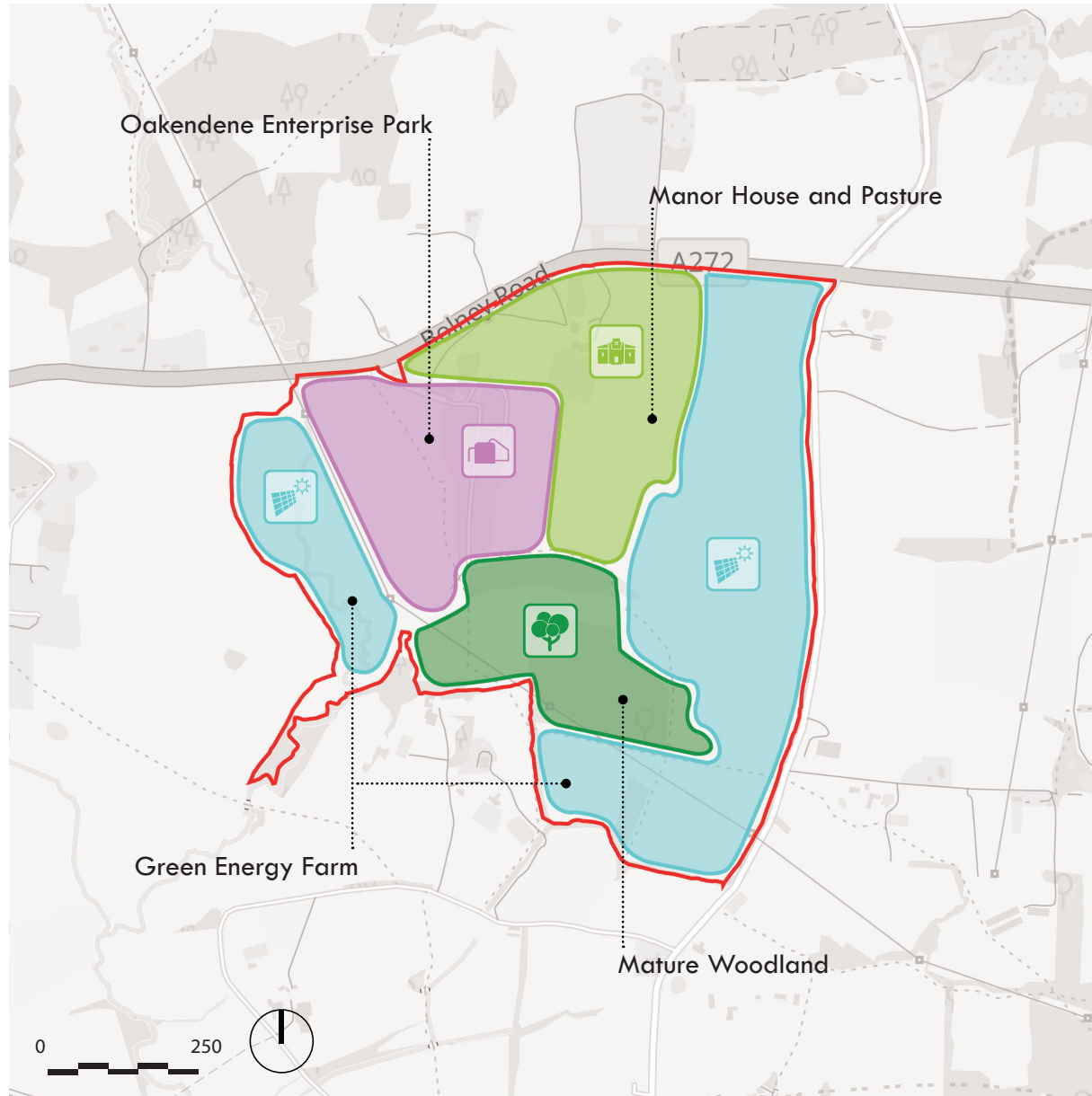
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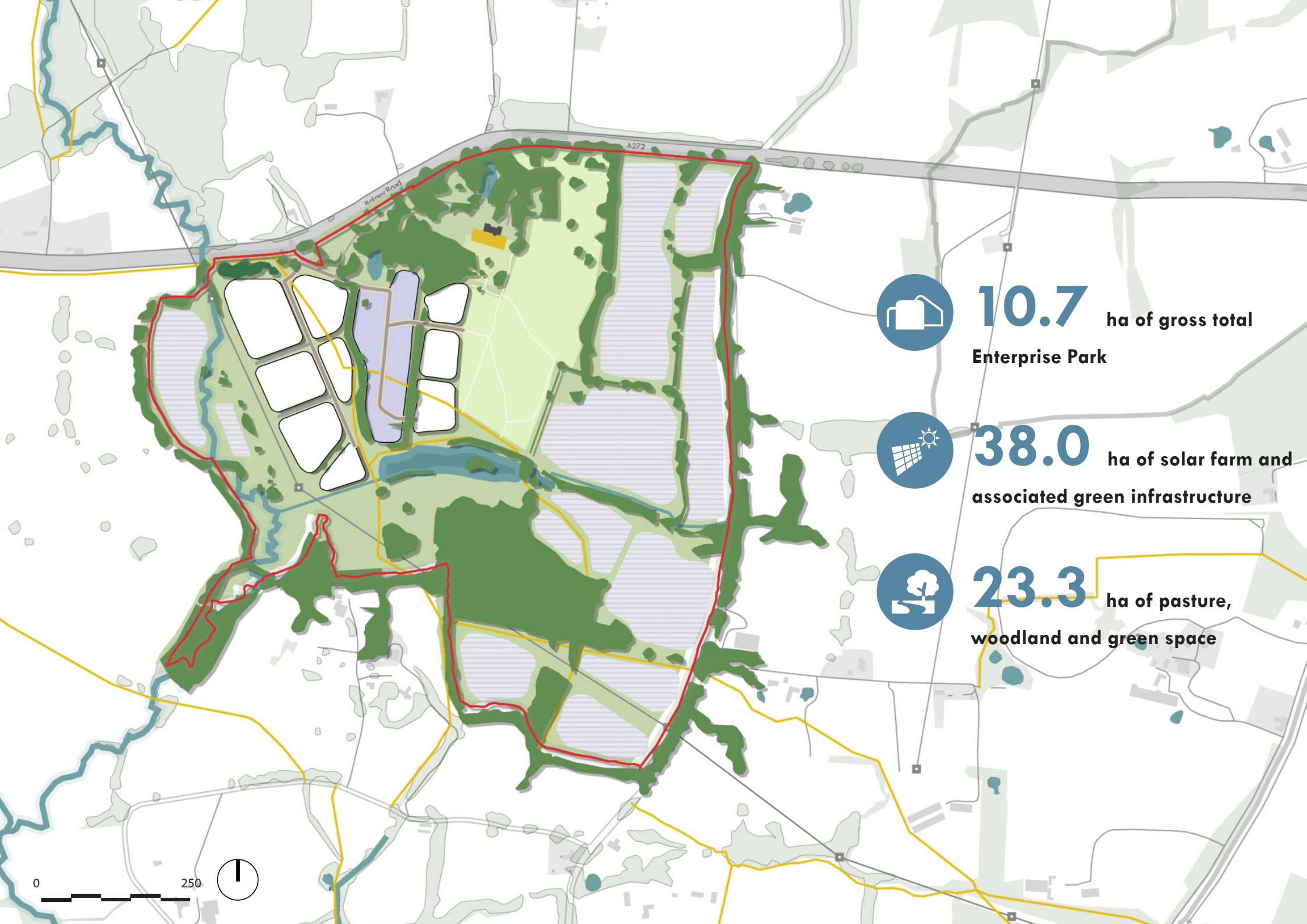
Masterplan

Character Areas

The plan illustrates character areas that demonstrate the diverse nature of the site and its potential, and create a base for masterplan framework. The site is divided into the following areas:

- * Oakendene Enterprise Park
- * Manor House and Pasture
- * Mature Woodland
- * Green Energy Farm





10.7 ha of gross total
Enterprise Park



38.0 ha of solar farm and
associated green infrastructure



23.3 ha of pasture,
woodland and green space

0 250



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Landscape Framework - delivering wider community and environmental benefits

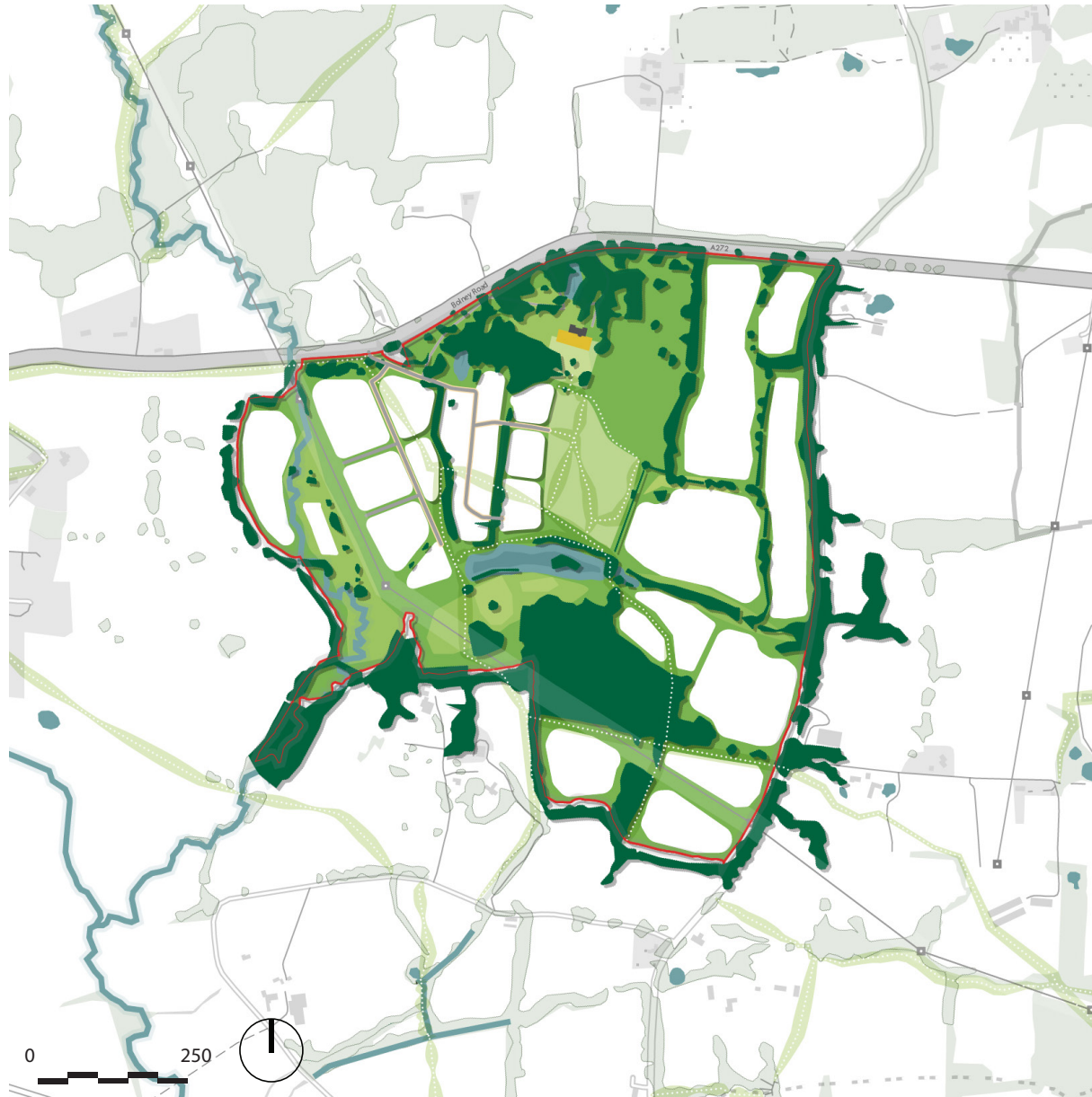
A landscape-led approach to masterplanning creates specific kinds of value that has strong environmental and social benefits.

The Oakendene Enterprise Park Landscape Framework retains and enhances the existing woodland and hedgerows supporting local ecosystems. The proposals will create a rich ecological corridor along Cowfold Stream further supporting biodiversity.

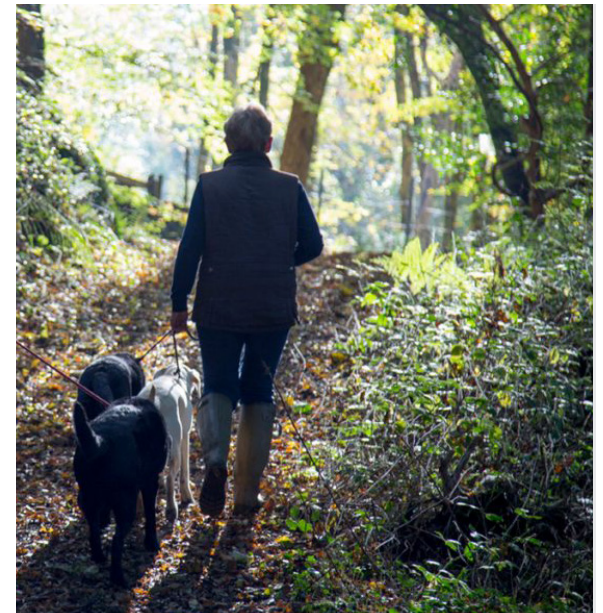
A network of footpaths set within extensive areas of open space invite the business community and visitors for a stroll around the estate providing the community with a space to enjoy time with nature.

The areas around and underneath the solar panels along with the retained pasture land will continue to be used for sheep grazing and/or hay production to support the local farming industry.

The landscaping proposals, to be delivered alongside the proposed development, will deliver environmental and community benefits that ensure the long-term stewardship of the Estate and allows for future generations to experience and enjoy the Estate assisting to secure the family legacy.



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