

Andrew Marsh

From: Ken Glendinning <Ken.Glendinning@hca.gsi.gov.uk>
Sent: 01 December 2016 16:08
To: Kathryn Hall
Cc: Judy Holmes; Simon Snook
Subject: Fairbridge Way, Burgess Hill

Dear Kathryn,

There are currently a limited number of potential sites coming forward for development to meet the much needed housing need within Burgess Hill.

An area known as Northern Arc in the revised District Plan, located to the north and northwest of Burgess Hill, is allocated as a strategic site to deliver up to 3,500 dwellings with a new neighbourhood centre area, including retail, education, health, employment, leisure and community uses. Fairbridge Way is adjacent to Northern Arc and will eventually form part of the new proposed neighbourhood. HCA proposed investment supports the government's primary objectives of driving up housing supply (in particular by SME developers) and increasing home ownership. The HCA Operating Area's business plan mirrors these objectives and have previously funded through the Affordable Homes Programme 11-15 ten gypsy and traveller pitches. The £400,000 funding was provided to West Sussex County Council and was completed on the 10 March 2015.

The HCA are currently in legal and technical due diligence for a c.£4.7m Home Building Fund facility to support infrastructure works and deliver three serviced land parcels for sale to developers, totalling 325 plots. One of the serviced land parcels is pre-sold. We are expecting an independent project monitoring surveyor draft valuation and property reports in the next couple of weeks. Our current focus is on reviewing the agreements with MSDC and WSCC to ensure all payments to the councils are covered in the facility (which we believe they are).

In summary, the HCA supports the release of the site for development, has invested to date and is planning to support enabling infrastructure shortly to ensure that the site is developed for much needed new homes.

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