



Our ref RH/KW/sd

Mr Jonathan Bore MRTPI,
c/o Mid Sussex Local Plan Programme Officer
(Pauline Butcher)

2 December 2016

Rydon House
Station Road
Forest Row
East Sussex
RH18 5DW

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www.rydonhomes.co.uk

Send by Email.

Dear Mr Bore,

Mid Sussex Local Plan Examination.

Burgess Hill – Glenbeigh Site, Sheddingdean Water Treatment Works, Burgess Hill. On behalf of Rydon Homes I would like to make a few observations regarding the above site and the Council's expectation that it will be able to deliver 155 homes within the first five year period.

I am aware that you have received a letter from Wates Developments Ltd similarly questioning the housing delivery proposed on this site. I fully endorse the views that they have expressed.

During the session on Thursday the Council reported that the HCA were involved in funding the infrastructure provision on this site. However, the HCA's involvement in forward funding infrastructure provision does not necessarily mean that the homes will be built within a certain timeframe. I have extensive experience of such arrangements with the HCA. Essentially the HCA acts as a bank, the loan and accrued interest is repaid as houses are delivered. However the HCA require security for the loan in the form of a charge on the land. As such it would be wrong to draw the conclusion that the HCA's involvement will secure the delivery of houses in the timeframe proposed.

Further, the consent that Glenbeigh have secured shows links for footpaths and cycles and indeed potentially for vehicles through adjacent third party land. This includes land under the control of Rydon Homes at Freeks farm to the east of the Waste Treatment Works. I can confirm that no discussions have taken place to date with Rydon Homes about this important aspect of securing an integrated and sustainable scheme. Again I would suggest that this all goes to route that the Council are placing unrealistic aspirations for the delivery of this quantum of housing on this site in this time frame.

I trust this further information is of assistance.

Yours sincerely
for Rydon Homes Limited

Kevin Willcox BA (Hons) BTP MRTPI
Land Director



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Registered No. 04773137 England
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A list of Directors is available from the
registered address