

1 December 2016



Ref:

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

Wates House
Station Approach
Leatherhead
Surrey
KT22 7SW

T: 01372 861000

Send by Email

Dear Mr Bore

MID SUSSEX LOCAL PLAN EXAMINATION

BURGESS HILL – GLENBEIGH SITE, WATER TREATMENT WORKS

I write on behalf of Wates Developments Ltd with regard to the above site which has the benefit of an outline planning consent for 325 new homes. The current Examination into the Mid Sussex Local Plan is considering how the site can contribute towards the housing requirements for the District. Glenbeigh, the current owners, have owned the site since 2002, which had employment consent at that time.

In the Mid Sussex Local Plan the Council consider this site suitable for an allocation which can accommodate 325 homes and the Council expect the site can deliver 155 of these within the 1st 5 year period. We disagree with this view and confirm that Wates would not choose to invest in this site were it to be marketed for development. This is principally based on the combined effect of unneighbourly uses, with the Waste Transfer site and industrial units, including a concrete batching plant, which take access through the site and are located very close to the proposed homes on the site. We consider this would have a detrimental impact on the viability of the site. The market has a choice when considering sites to acquire for development to deliver new homes and Wates would not choose to develop this site. In addition Glenbeigh have owned the site since 2002 and not demonstrated delivery of the site to the market during this time.

We recognise that the owner has made a number of submissions to discharge pre-commencement conditions however this does not make the site more attractive to the development sector and albeit it will keep the consent alive. In addition, at this time there is no reserve matter application for a detail scheme on the site.

Wates Developments Limited
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wates.co.uk

As a result we consider that delivery of homes from this site should not be considered suitable for delivery to meet the Council's 5 year housing land supply position.

Yours sincerely



Martin Leach
Managing Director

Wates Developments Ltd