



THAKEHAM

Mr Chris Tunnell
Interim Head of Economic Promotion & Planning
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

1st December 2016

Dear Chris,

BURGESS HILL – GLENBEIGH SITE, WATER TREATMENT WORKS

I write on behalf of Thakeham regarding the Glenbeigh Site (Water Treatment Works) in Burgess Hill. The site currently has the benefit of an outline planning consent for 325 new homes.

We note that from the Mid Sussex Local Plan the Council consider this site suitable for an allocation which can accommodate 325 homes which would be delivered over a 5-year period. Thakeham's view is that this site is not a site we would choose to purchase due to the physical position and situation.

This view is based on the combined effect of the current surrounding uses. The site lies very close to a Waste Transfer site and other industrial units. The most notable of which is a concrete batching plant, which takes its access through the site. Any residential development on this site would lie very close to these facilities and it is our strong view that this would have a detrimental impact on the viability of the site. As I'm sure you will appreciate the market always has a choice when considering which sites to acquire for development and Thakeham would not choose to develop this site for this very reason. It should also be noted that Glenbeigh have owned the site since 2002 and not demonstrated delivery of the site to the market during this time.

We acknowledge 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 market, albeit it will keep the existing consent alive. In addition, at this time there is no reserve matters application for a detail scheme on the site.

As a result of these points it is our view that delivery of any homes from this site should not be considered suitable to help meet the Council's 5-year housing land supply position.

Yours sincerely,

ROB BOUGHTON
Group Managing Director