



WELBECK LAND

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Mr Jonathan Bore MRTPI
C/o Mid Sussex Local Plan Programme Officer
(Pauline Buthcer)

By email only

2nd December 2016

Dear Mr Bore

Mid Sussex Local Plan Examination

Burgess Hill – Glenbeigh Site, Water Treatment Works

The ongoing Examination into the Mid Sussex Local Plan is considering the above site and how it can contribute towards the delivery of housing for the District. The site has been owned by Glenbeigh since 2002.

The Council's current position is that the site is suitable for allocation for 325 homes with 155 of those being delivered within the first five years of the plan period. Our view is that this is not achievable and further we question the deliverability of the whole site for residential development. In previous senior roles at national Plc housebuilders this site was put to me on several occasions and every time I dismissed the site as unsuitable for residential development and would not have committed considerable funds purchasing this site. The unneighbourly uses, comprising a Waste Transfer site and industrial units, take access through the site and will be located in close proximity to the proposed homes. These uses will have a significant impact on the viability of the site. At Welbeck we only consider sites that we believe are marketable following the granting of a planning permission and this site would not fall into that category; we believe that there is no market for this site with or without a residential planning permission.

Glenbeigh have owned this site for some 14 years and during this time the delivery of the site has not been demonstrated and whilst some effort has been made to keep the application alive it does not change the fundamental point that this site is considered undevelopable due to the unneighbourly adjacent land uses.

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We are therefore of the opinion that the site should be considered as unsuitable and undeliverable and should not be included in the Council's 5 year housing land supply position.

Yours sincerely

Damon Turner
Director, Strategic Land
Welbeck Cogito Limited
For and on Behalf of Welbeck Strategic Land II LLP