

Mr Jonathan Bore MRTPI
C/O Mid Sussex Local Plan Programme Officer
(Pauline Butcher)

7 December 2016

Dear Mr Bore

BURGESS HILL – GLENBEIGH SITE, FORMER WASTE WATER TREATMENT WORKS

I write on behalf of Miller Homes with regard to the above site which has the benefit of a 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 deliver these within a 5 year period. We disagree with this view and confirm that Miller Homes would not choose to invest in this site were it to 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 that 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 and uncertainty into the ability to sell new homes.

The market has a choice when considering sites to acquire for development to deliver new homes and Miller Homes would not consider this as an investment for housing delivery.

It is our understanding that Glenbeigh have owned the site since 2002 and since acquiring the site have approach many housebuilder in attempt to sell the site however have so far been unsuccessful. 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.

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



C L Brown
Land Director
Miller Homes Ltd – Southern Region