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Dear Mr Bore

Burgess Hill Northern Development Area

The Burgess Hill Northern Development Area (the Northern Arc) is a significant strategic development site for West Sussex and indeed the South East of England as a whole. Importantly, it is also the single remaining strategic housing allocation in the submitted District Plan where planning permission has not been granted.

The allocation has evolved over a number of years through very close partnership working with the local community, more specifically, Burgess Hill Town Council who took a visionary approach through identifying and consulting locally on the proposals as part of a non-statutory Town Wide Strategy in 2011. A key driver for local support at that time was the delivery of housing and affordable housing for the community and, importantly, the delivery of supporting community infrastructure.

Whilst significant technical work has been undertaken by the Northern Arc developers over the last eight years (including the submission of a planning application for a 130 dwelling first phase by Rydon Homes) it has been made clear, quite correctly, by Mid Sussex District Council that proposals need to be considered comprehensively in order to, inter-alia, ensure the coordinated delivery of infrastructure and housing over the strategic site area.

Regular meetings between the Local Planning Authority, the Homes and Communities Agency (who also recognise the strategic housing opportunity of its accelerated delivery), and the Northern Arc Consortium have taken place over the past year to agree a strategy for site delivery and infrastructure delivery. Whilst these meetings have been positive, there are a number of policy issues where there is conflict between the Northern Arc Consortium and the Submitted Mid Sussex District Plan. These conflicts raised considerable uncertainty in terms of land use and density / housing mix; both of which directly influence site capacity, masterplanning, phasing and viability. Working positively with the District Council the Consortium considers that, through the District Council's submitted Schedule of Further Modifications to the Pre-Submission Draft and Focused Amendments (BP4), there is a high level of agreement between the Northern Arc developers and MSDC on the majority of policy matters.

The remaining policy conflict relates to the scope for residential development to the south of the A 2300. This issue, (together with confirmation through this Examination process on the aforementioned issues now agreed with the District Council) is delaying the preparation of an agreed site wide masterplan and infrastructure delivery strategy. Housing delivery is and will therefore be delayed until such matters are resolved.

Whilst the Consortium appreciate that your role is to find the District Plan 'Sound' as a whole, it is concerned that some of the issues you have raised relating to OAHN and subsequent requirement could take a number

of months to resolve thus delaying the policy 'steer' that will be necessary for both the District Council and the Consortium in progressing / resolving planning applications within the Northern Arc.

From reviewing representations, the Northern Arc is not a contentious allocation. There is no representation promoting an alternative replacement strategic allocation. The site is supported by Burgess Hill Town Council (indeed they proposed it in the Burgess Hill Town Wide Strategy). The District Council has positively embraced major growth in this area and has the support of the Homes and Communities Agency in bringing housing forward within an area where there is considerable market and affordable housing need.

On the basis of the above, the Consortium, with the support of the HCA, would urge you to program a hearing session into the Burgess Hill Northern Development Area as soon as possible. Furthermore, we would welcome an interim report on this specific site at the earliest opportunity in order to allow a degree of policy certainty necessary for both the District Council and the Consortium.

This would allow fully coordinated partnership working between the Consortium, the HCA and the District Council and the consequential early delivery of much needed housing.

Yours sincerely



PP

Roger Tustain
Managing Director

Copies to:
Scott Chamberlin - Gleeson
Kevin Wilcox - Rydon Homes
Simon Knight - Wates
Ken Glendinning - HCA
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