

BY EMAIL AND SPECIAL DELIVERY

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Our ref: 25784/A3/BM
Objector Ref: 20329
7th November 2016

Dear Madam,

MID SUSSEX DISTRICT PLAN – EXAMINATION IN PUBLIC
HOUSING MATTERS
HEARING STATEMENT SUBMITTED ON BEHALF OF THAKEHAM HOMES LTD (REF 20329)
LAND TO THE WEST OF BURGESS HILL

We write on behalf of our client, Thakeham Homes Ltd, in respect of the Mid Sussex District Plan Examination in Public (EiP) and have the pleasure of enclosing our Hearing Statement in relation to the Inspector's Question on Housing Matters.

By way of background, representations relating to land to the West of Burgess Hill were originally submitted to Mid Sussex District Council by Mr Oliver Harwood of RH & RW Clutton on behalf of a Consortium of Land Owners (known as the Western Arc Consortium) on the:

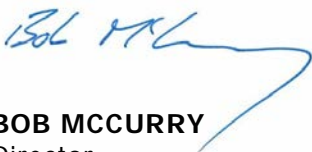
- 22nd July 2015 – in response to the Pre-Submission Version of the District Plan;
- 13th January 2016 – in response to the Focused Amendments to the Pre-Submission Version of the District Plan.

The Western Arc Consortium is now led by Thakeham Homes and the enclosed Statement is submitted on their behalf and follows on from the above previously submitted representations.

We hope the enclosed meets your requirements and we would be grateful for confirmation of receipt.

In the meantime, if you have any queries or require any further information please do not hesitate to contact the writer at this office.

Yours Sincerely



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Director

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Mid Sussex District Council Examination in Public District Plan

Hearing Statement Housing Matters

Prepared on behalf of Thakeham Homes Ltd

Representor No. 20329

November 2016

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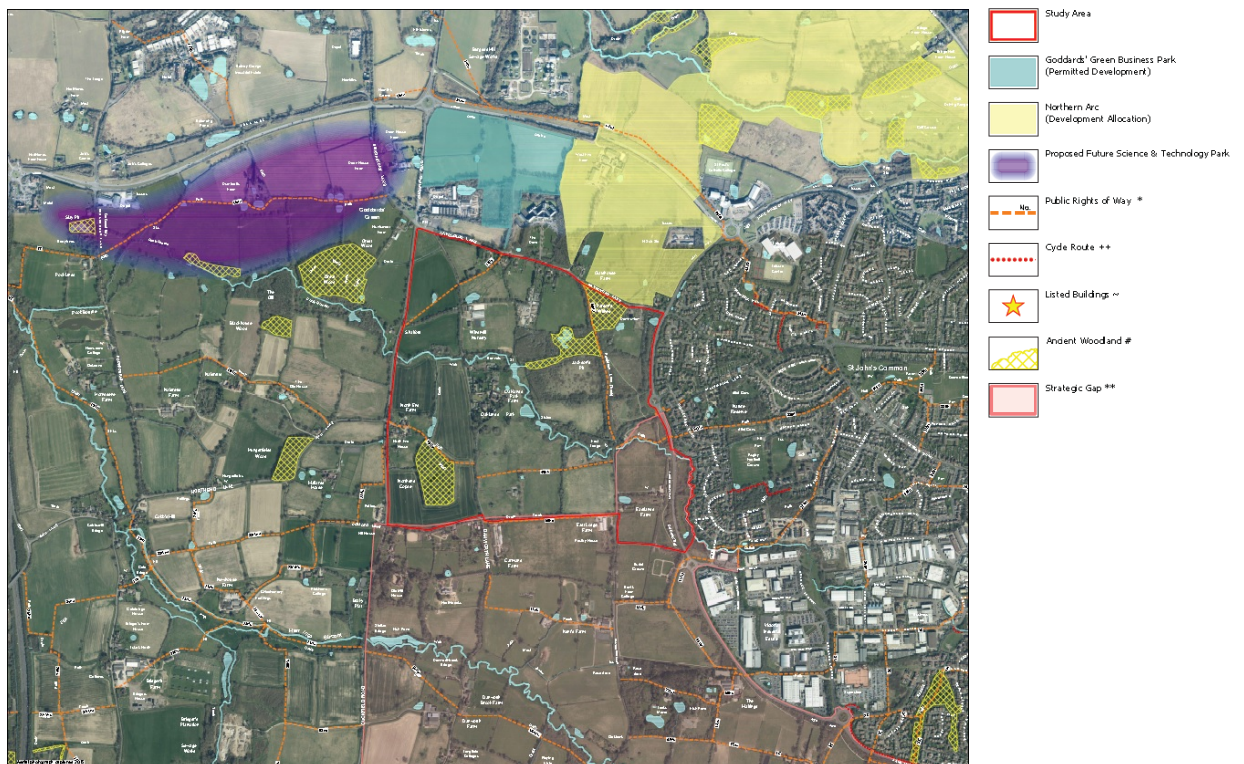
- Appendix 1: Site Location Plan
- Appendix 2: Land West of Burgess Hill – Vision Document

1.0 INTRODUCTION

Structure of Hearing Statement

- 1.1 This Statement has been prepared by Barton Willmore LLP on behalf of Thakeham Homes (Ltd) in respect of the Mid Sussex District Plan Examination in Public – Questions on Housing Matters **(ID3)** – and relates to their strategic land interest to the West of Burgess Hill (the ‘Site’ - see red line in Figure 1 below and Appendix 1).

Figure 1: Site Location Plan



- 1.2 Thakeham Homes has a number of land interests in Mid Sussex and this Statement relates to the promotion of land to the West of Burgess Hill to deliver a residential-led mixed use urban extension to the town, including circa 1,500 new homes and associated infrastructure such as education, retail, community use, open space, new roads, pedestrian and cycle routes.
- 1.3 Thakeham Homes are also relying on the Statements prepared by Savills (in respect of Pease Pottage) and they will also be submitting a Statement themselves (in respect of East Grinstead). In addition, Thakeham Homes are a member of the Mid Sussex Developer's Forum and will also be relying on the separate Statement prepared for the Developer's Forum by Savills, with supporting Technical Reports by Barton Willmore and Nathaniel Lichfield and Partners (NLP).

- 1.4 This Statement addresses questions only in respect of Thakeham's land interest to the West of Burgess Hill and is relying on representations by the Developer's Forum in relation to all other matters, as summarised in the table below.

Question / Topic	Response by
1 – Evidence base	Developers Forum
2 – Calculation of the OAN	Developers Forum
3 – Duty to Co-operate	Developers Forum
4 – Unmet need	Developers Forum
5 – Affordable housing	Developers Forum
6 – The ability of the market to deliver	Developers Forum
7 – Past under-delivery	Developers Forum
8.1 – Strategic Site Selection methodologies	Developers Forum & Thakeham Homes
8.2 – Environmental 'tipping point'	Developers Forum
8.3 – Sustainability Appraisal	Thakeham Homes
8.4 – Allocation of Pease Pottage site	Developer's Forum & Savills
8.5 – Spatial Strategy	Developers Forum
9 – Trajectories	Developers Forum & Thakeham Homes
9.2 – Timing of the Site Allocations plan	Developers Forum
10.1 – 10.5 – Five Year Housing Land Supply	Developers Forum
10.6 – Sufficiency / reliability of supply	Developers Forum & Thakeham Homes

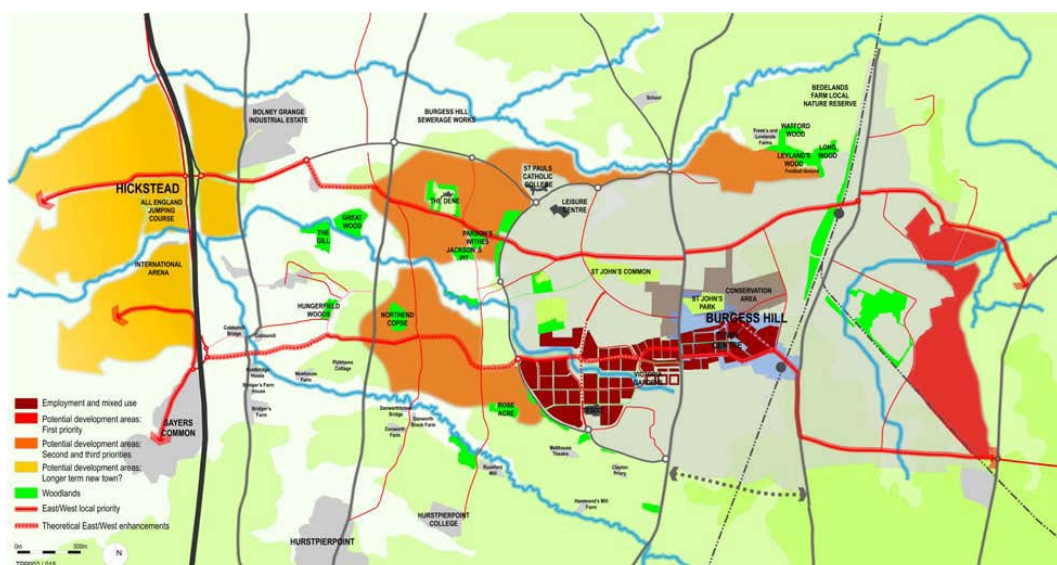
Previous Representations

- 1.5 Representations relating to the West of Burgess Hill were originally submitted to Mid Sussex District Council by Mr Oliver Harwood of RH & RW Clutton on behalf of a Consortium of Land Owners (known as the Western Arc Consortium) on the:
- 22nd July 2015 – in response to the Pre-Submission Version of the District Plan;
 - 13th January 2016 – in response to the Focused Amendments to the Pre-Submission Version of the District Plan.
- 1.6 The Western Arc Consortium is now led by Thakeham Homes and this Statement is submitted on their behalf and follows on from the above previously submitted representations.

The Development Opportunity

- 1.7 The essence of this Statement is that the Council have not given sufficient consideration to the development opportunity to the West of Burgess Hill (in line with the Sustainability Appraisal preferred option) and that the Council's SHLAA Assessment for this Site is not up-to-date and needs to be fully revisited.
- 1.8 The previous representations submitted in relation to the Site demonstrate that the Site is available (Thakeham Homes have control of all the land), suitable (in line with the Sustainability Appraisal preferred option and the document entitled '*Capacity of Mid Sussex District to accommodate development*' (June 2014) **(EP47)**, prepared by LUC) and deliverable (as demonstrated by the technical studies instructed by Thakeham Homes and which are can be provided on request).
- 1.9 It is our submission there is further land capacity within the District to meet the Objectively Assessed Housing Need, which the Council has not taken advantage of. The Site to the West of Burgess Hill is summarised below as an example of this.
- 1.10 Based on the Atkins and David Lock Associates document entitled '*Burgess Hill – Visioning the Future* (July 2007)', the Council identified a number of "Broad Locations for Development" around Burgess Hill as part of their Core Strategy Pre-Submission consultation document in January 2008 (which was subsequently withdrawn). The document highlighted a rough housing capacity in and around the town of around 8,250 dwellings including central locations and development to the east, north and west (see Figure 2 below).

Figure 2: Extract from page 44 – Burgess Hill – Visioning the Future (July 2007)



- 1.11 Thakeham Homes have been working with the land owners of the Site since early 2015 to bring the land together into one deliverable development opportunity. Thakeham Homes have commissioned Architects, John Thompson & Partners, and a technical consultant team to carry out an assessment of the constraints and opportunities and pull together a Design Concept for the Site
- 1.12 This has recently culminated in the production of a Vision Document for the Site (see Appendix 2) and a series of Technical Reports to help better understand the constraints and opportunities relating to the Site, including:
- Landscape and Visual Assessment
 - Transport Assessment
 - Flooding and Drainage Assessment
 - Initial Ecology Assessment
 - Heritage Assessment
 - Utilities Assessment
- 1.13 These Assessments have helped inform the basis of the Vision Document and can be provided in full if requested.
- 1.14 In summary, taking into account the comments in the Developers Forum representations in relation to the Objectively Assessed Housing Need and the requirement to allocate sufficient deliverable strategic allocations, the Vision Document for the West of Burgess Hill highlights the following:
- Mid Sussex is heavily constrained by environmental designations - AONB to the north and National Park to the south, with only 4% of land not covered by a secondary constraint.
 - The area around the north and west of Burgess Hill is an area that is not considered to be particularly constrained by environmental factors.
 - Burgess Hill is the largest town in Mid Sussex with two mainline stations, town centre facilities (which are set to be significantly improved) and existing employment opportunities.
 - Planning Permission has already been granted in 2015 for the development of up to 50,000sqm of employment floorspace at Goddards Green.
 - Coast to Capital Local Enterprise Partnership has identified an area to the west of Burgess Hill as a spatial priority in its Strategic Economic Plan (SEP).

- The SEP supports proposals by Brighton University for a Science and Technology Park, creating 100,000sqm of employment floorspace and 2,500 new jobs.
- The Site could be delivered as a standalone urban extension tying in with the existing town and proposed employment opportunities or as an extension to the already allocated Northern Arc, which is no longer set to deliver the number of homes originally anticipated.

1.15 Ultimately, it is concluded that, in terms of location, the most sustainable strategy for the District is to allocate a significant proportion of new development to the west of Burgess Hill

1.16 In addition, the entire Site area is under the control of Thakeham Homes, thereby ensuring that deliverability is unhindered by others. There would be no barriers to commencing development on site in a timely fashion.

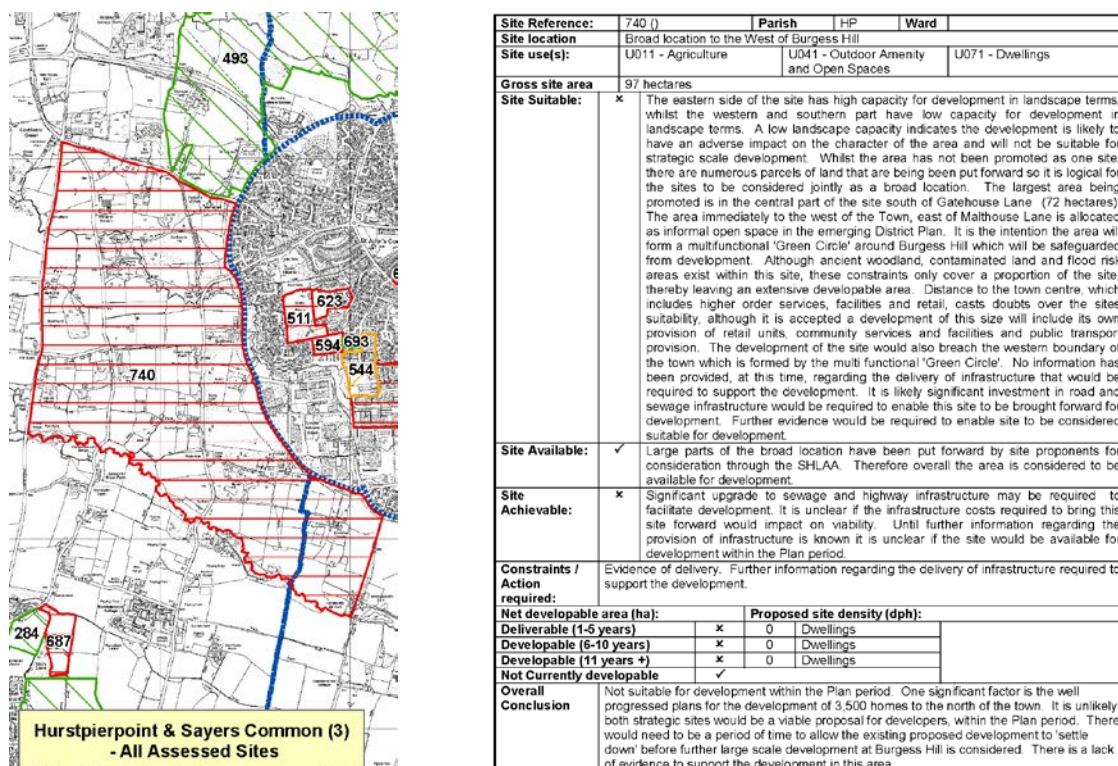
2.0 HOUSING MATTERS – QUESTION 8

Question 8.1

8.1 Are the methodologies described in the Strategic Site Selection Paper and the SHLAA sound?

- 2.1 Thakeham Homes wish to rely on the general representation submitted by the Developers Forum. However, Thakeham Homes wish to add the following comments.
- 2.2 Since submitting representations to the Council in July 2015 and January 2016, setting out Thakeham Homes' intention to bring the land to the West of Burgess Hill forward as one comprehensive Site, the Council has updated the SHLAA in April 2016 (**EP27** site ref 740 West Burgess Hill) to show the Site is Available, but it has failed to update the Site area on the maps (Hurstpierpoint and Burgess Hill), the number of potential homes and utilise the evidence base correctly to establish the Site's suitability and deliverability, or identify appropriate action required to overcome any constraints to development.
- 2.3 The NPPG (ID: 3-022-20140306) states that *"Where constraints have been identified, the assessment should consider what action would be needed to remove them...."*
- 2.4 It is clear from the Council's SHLAA Assessment and Strategic Site Selection Paper that, while some negative matters may have been identified, the Council has not been robust in establishing what action is required to overcome these.
- 2.5 Furthermore, there appears to be inconsistencies between the SHLAA Report and the Strategic Site Selection Paper. For example, the SHLAA Assessment is referring to the wrong site area (in terms of that being promoted by Thakeham Homes – see Figure 3 below, **EP27** and Appendix 1) and it highlights that a large portion of the Site is in a low landscape capacity area. However, the Strategic Site Selection Paper states under Landscape Capacity/Suitability states that: *'Overall, this site has High potential for development according to previous studies, in landscape terms.'* This is supported by the LUC document entitled *'Capacity of Mid Sussex District to accommodate development'* (June 2014) (**EP47**).

Figure 3: SHLAA Assessment Map and Assessed Site 740 – West Burgess Hill



- 2.6 Therefore, we have concerns that the methodology applied and the approach to the SHLAA Assessment is neither sufficiently up-to-date or accurate in terms of previous representations submitted to the Council.
- 2.7 As demonstrated in the Vision Document attached at Appendix 2, the matters highlighted in red/yellow in the Strategic Site Selection Paper (see Figure 4 below and **EP23**) can be adequately overcome. Thakeham Homes have commissioned a Flood Risk Assessment, Arboricultural Report, Historic Report and Transport Statement and it is considered that there are no issues which would render the Site undeliverable or which cannot be adequately mitigated. This should be reflected in the SHLAA.
- 2.8 Thakeham Homes have secured control of the land and can bring the Site forward as a comprehensive development and consider that completion of the first homes could be in Summer 2020 (i.e. within the first 5 years of the plan period) as shown within the Vision Document (Appendix 2). This should be reflected in the SHLAA.
- 2.9 Therefore, the methodology and assessment criteria used by the Council is considered to be too stringent for the purpose of identifying land availability and has resulted in suitable land, such as that to the West of Burgess Hill, being discounted unreasonably and too early in the process. This has therefore artificially reduced the capacity of the District to meet its housing requirements in a suitable and sustainable way.

Figure 4: Strategic Site Selection Paper – Site D: Land to the West of Burgess Hill

D: Land to the West of Burgess Hill			
Potential Units: 2,500. SHLAA Reference: #740			
Constraints	AONB	N/A	This site is remote from high status protected areas (AONB/National Park)
	Landscape Capacity/Suitability	High	The LUC SHLAA Audit only assessed sites that had been deemed unsuitable in landscape terms – therefore this site was not assessed in the audit. Overall this site has High potential for development according to previous studies, in landscape terms.
	Flood Risk	Significant	A large area of Flood Zone 2/3 crosses the middle of the site, effectively cutting it into two areas. This could affect deliverability of the whole site.
	Ancient Woodland	Partial	There are small areas of ancient woodland within the site.
	SNCI/SSSI/LNR	None	This site is not affected by SNCI/SSSI/LNR designations.
	Heritage (LB/Cons)	LB - On Site	There are listed buildings within the site; development here would have to respect their setting.
Accessibility	Education	Onsite	Due to its size this site is likely to contain provision of new primary education on site as part of the strategic development scheme.
	Health Facilities	Onsite	Due to its size this site is likely to contain provision of new health facilities on site as part of the strategic development scheme.
	Town/Village Centre	15-20 Minute Walk	This site is an approximate 15-20 minute walk from Burgess Hill town centre where a range of shopping/leisure facilities exist.
	Public Transport	Good	The majority of the site is greater than a 20 minute walk from Burgess Hill train station. The majority of the site would be served by the existing bus network which is good in this location.
	Road Congestion	Significant - Improve	A site of this size is likely to have negative transport impacts, although the site is located on the A2300 and western distributor road. However, its impact is likely to be highly negative when combined with option (A) which is
Deliverability			already significantly progressed.
	Site Availability	Actively Promoted - DP	This site has been promoted to the District Plan, however is not significantly progressed. The site is in multiple ownership with uncertainties regarding intentions to develop. It is therefore unlikely to deliver any units within the first 5 years.
	Progress	No Details	This site has not progressed any further than being promoted to the District Plan (i.e. no further discussions/pre-application advice, etc.).
	Timescale	Unlikely Y1-5	Due to the lack of progress with this site so far and no application imminent, it is unlikely this site will deliver units within the first 5 years of the plan period.
Housing Need	District Needs	District - Significant	A site of this size is likely to significantly meet the District's housing need.
	Unmet Needs	Assist Both C/B	Due to the size and location of this site, it is likely to contribute towards the unmet needs of Crawley and Brighton & Hove.
Conclusion:			
	8	This site has a good number of major positive impacts; in particular its size could ensure that new facilities/services are provided onsite and would be likely to contribute significantly to the District's housing need as well as unmet needs of neighbouring authorities. However, there are a number of major negatives – the site is not significantly progressed, whilst it has been promoted land ownership is fragmented, and there is a significant area of flood risk that splits the site in two. As the Northern Arc (option (A)) is significantly progressed, it is unlikely that this site would be deliverable in the short/medium term as the combination of effects between the two sites could make this scheme undevelopable and unacceptable (particularly in transport and sewerage terms). The positives are not outweighed by the negatives.	
	1		
	2		
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	4		

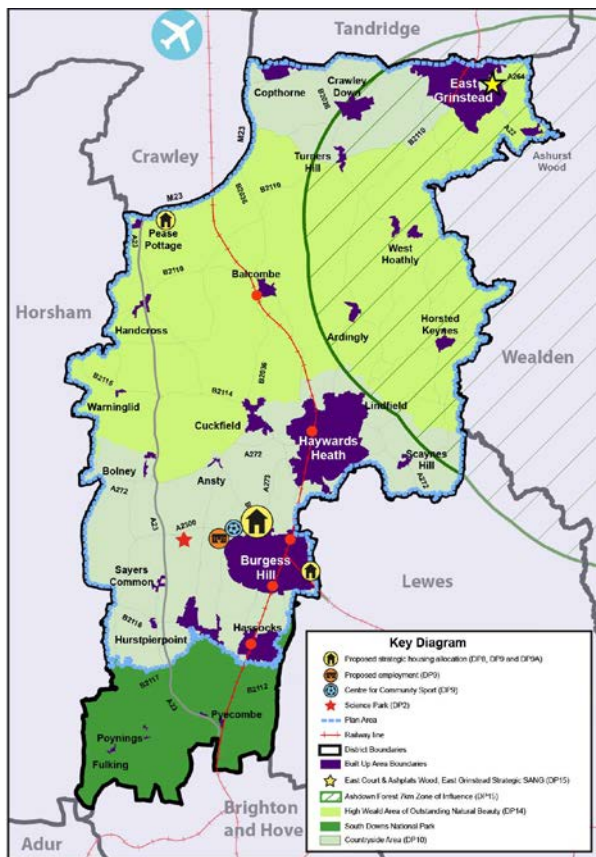
2.10 Therefore, Thakeham Homes agrees with the initial determination of the Inspector in **ID1** that the SHLAA needs to be revisited.

Question 8.3

8.3 To what extent is the Sustainability Appraisal preferred option (Focus development within or adjacent to Burgess Hill, East Grinstead and Haywards Heath, but encourage both larger villages and smaller villages to take growth to support the provision of additional services and meet local needs) reflected in the distribution of strategic allocations and the overall spatial strategy of the submitted plan?

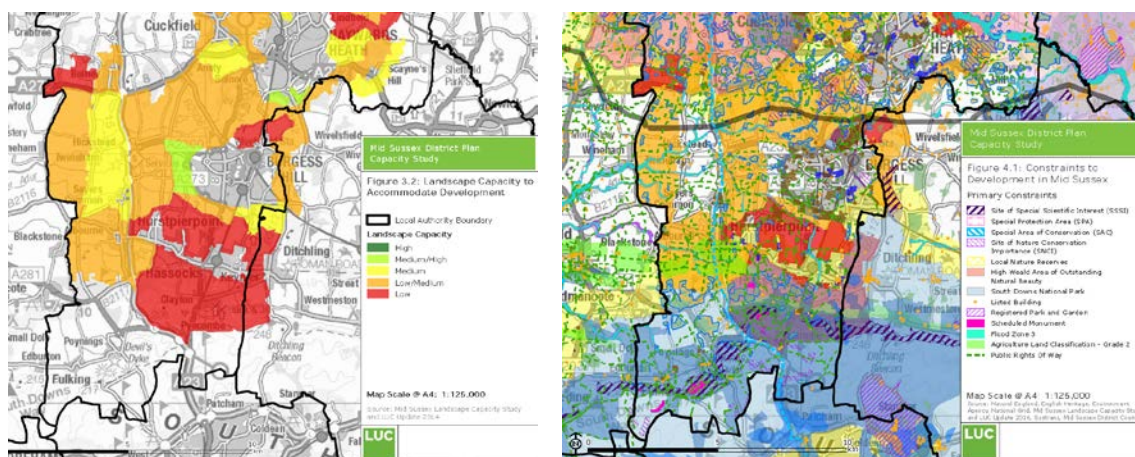
Figure 5: Key Diagram from District Plan

- 2.11 The Sustainability Appraisal (**BP5**) preferred option is not fully reflected in the strategic allocations and overall spatial strategy in that it has not responded to the opportunity for development to the West site of Burgess Hill in a location which is considered to be one of the least environmentally constrained and most sustainable in terms of transport, social and economic infrastructure. Likewise, the evidence base that has informed the local plan and SEA/SA indicates that the development capacity is greater than that proposed in the District Plan, as typified by the approach taken to West of Burgess Hill, the 'Site'.



- 2.12 Independent consultants were commissioned to undertake a study on the capacity of Mid Sussex to accommodate new development. The study was published in June 2014 by LUC (**EP47**).
- 2.13 Its key finding is that Mid Sussex is heavily constrained by environmental designations. The study highlights that almost two-thirds of the District is covered by national policy constraints, such as the National Park in the south and Area of Outstanding Natural Beauty in the north (see Figure 5 and **page 11 of PB1**).
- 2.14 In addition, the LUC Capacity document recognises the Site's location as being only one of two locations in the District with a Medium / High Landscape Capacity and one of only a few locations that is not affected by primary or secondary diagram environmental constraints. (see Figure 6 below and **EP47**).

Figure 6: LUC Capacity of Mid Sussex District to accommodate development



- 2.15 Furthermore, Page 12 of the Strategic Site Selection Paper (**EP23**) provides a Summary of the Overall Strategic Site Assessment and Ranking and concludes the following:

'4: West of Burgess Hill (D).

*Scores relatively positively but this may change when considered in combination with the significantly progressed option (A). Land ownership issues – insufficient evidence of deliverability to warrant allocation. **Do Not Allocate.***

- 2.16 However, the representations submitted to date in respect of the land to the West of Burgess Hill (particularly those dated 13th January 2016) makes clear reference to the fact that the Western Arc Consortium are working with Thakeham Homes, are carrying out technical studies, appointed masterplan architects and are determined to 'deliver a legacy development in this location for Mid Sussex'. The Council has clearly not taken account of this and has therefore discounted the Site too easily.
- 2.17 There is also concern about the ability of the Northern Arc to deliver homes at the rate identified in the Council's Housing Trajectory. While we understand that planning applications have been lodged in relation to the Northern Arc, it is not reasonable to say in the SHLAA Assessment and Strategic Site Selection Paper that the proposals are significantly progressed.
- 2.18 There is no evidence published by the Council to suggest that an allocation and west of Burgess Hill in combination with any allocation to the north would have any negative combination effects. Indeed, it is considered that the benefits of the proposals together, in terms of new homes, infrastructure and economic support for Burgess Hill town centre and employment locations, are likely to be quite significant.

3.0 HOUSING MATTERS - QUESTION 9

Question 9.1

9.1 What are the housing delivery trajectories overall and a reasonable estimate from the neighbourhood plans?

Question 9.2

9.2 What are the reasons for the proposed timing of the site allocations plan?

- 3.1 Thakeham Homes wish to rely on the general representation submitted by the Developers Forum.
- 3.2 However, in terms of the West of Burgess Hill, we would also like to highlight those points mentioned in paragraphs 2.15 – 2.18 above.

4.0 HOUSING MATTERS – QUESTION 10

Question 10.6

10.6 Will the plan's strategic allocations and policies, together with allocations from neighbourhood plans and any future site allocations plan, ensure that sufficient sites are available for a 5 year supply of deliverable land to be maintained into the future? What adjustments might be made to the plan to ensure a reliable supply?

- 4.1 Thakeham Homes wish to rely on the general representation submitted by the Developers Forum.
- 4.2 However, Thakeham wish to add that a suggested adjustment to the plan to ensure a reliable supply of housing would be to allocated land to the West of Burgess Hill for circa 1,500 new homes, with a delivery rate of 150 homes per year from 2020 to 2030 (see Deliverability section of Vision Document in Appendix 2).

Appendix 1
Site Location Plan

Appendix 2

West Burgess Hill Vision Document



LAND TO THE WEST OF

BURGESS HILL

A SUSTAINABLE VISION

NOVEMBER 2016



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The vision

Thakeham's vision is to create a successful, sustainable place where people aspire to live; a characterful new neighbourhood of outstanding homes and facilities located within a network of woods and parkland; offering residents and visitors a high quality of life, both now and in the future.



Attractive, high quality homes (a recent Thakeham Homes development)

With their Head Office located in Billingshurst, West Sussex, Thakeham is a local housebuilder with extensive knowledge and experience within Sussex. Over recent years the business has flourished and evolved into an independent regional housebuilder with a positive reputation locally for delivering quality houses within thoughtfully designed and attractive places to live.

Thakeham supports key values in every development it creates, with a vision to ensure cohesive working with a Site's natural features as a core principle of design. Respecting the local vernacular and enhancing natural features ensures the creation of a real sense of place within a development.

With a highly qualified management team and developed procedures and systems, Thakeham has the ability to produce a quality product in a timely fashion, on Sites ranging from small and medium developments to strategic urban extensions. They work positively and proactively with local residents, councils and other stakeholders to drive quality design, making a positive contribution to the locality that surrounding communities and future residents can be proud of.

The delivery of this Site could provide a socially, environmentally and economically sustainable extension on the western side of Burgess Hill, providing much needed new homes in the most sustainable location in Mid-Sussex, whilst supporting and working cohesively with the strategic objectives of the town.

This is a chance to create a place which will be characterised by:

- Clusters of attractive homes, interwoven with landscaped public spaces and water, forming a variety of memorable places with distinct character.
- Outstanding public realm and community facilities, creating an inclusive environment which promotes people's health, happiness and wellbeing.
- Great public transport, pedestrian and cycle routes, providing excellent access to jobs and amenities.
- A strong sense of identity, creating a place where people feel they belong, and importantly, a place which feels as though it belongs in mid-Sussex.

The opportunity

The most sustainable strategy for the District is to allocate a significant proportion of new development to the west of Burgess Hill.



The most sustainable strategy

Sustainable Location

- Mid Sussex is under pressure to deliver more homes.
- Need to allocate sufficient deliverable strategic allocations that can hold off further windfall Sites coming forward.
- Mid Sussex is heavily constrained by environmental designations - AONB to the north and National Park to the south, with only 4% of land not covered by a secondary constraint.
- The area around the north and west of Burgess Hill is an area that is not considered to be particularly constrained by environmental factors.
- Burgess Hill is the largest town in Mid Sussex with two mainline stations, town centre facilities (which are set to be significantly improved) and existing employment opportunities.
- Planning Permission has already been granted in 2015 for the development of up to 50,000sqm of employment floorspace at Goddards Green.
- Coast to Capital Local Enterprise Partnership has identified an area to the west of Burgess Hill as a spatial priority in its Strategic Economic Plan (SEP).
- The SEP supports proposals by Brighton University for a Science and Technology Park, creating 100,000sqm of employment floorspace and 2,500 new jobs.
- Therefore, in terms of location, the most sustainable strategy for the District is to allocate a significant proportion of new development to the west of Burgess Hill.
- The Site could be delivered as a standalone urban extension tying in with the existing town and proposed employment opportunities or as an extension to the already allocated Northern Arc, which is no longer set to deliver the number of homes originally anticipated.

Sustainable Development

The NPPF describes sustainable development as the golden thread running through both plan making and decision taking. It sets out the three dimensions to sustainable development: economic, social and environmental.

Land to the west of Burgess Hill would address these three core issues by delivering:

Economic:

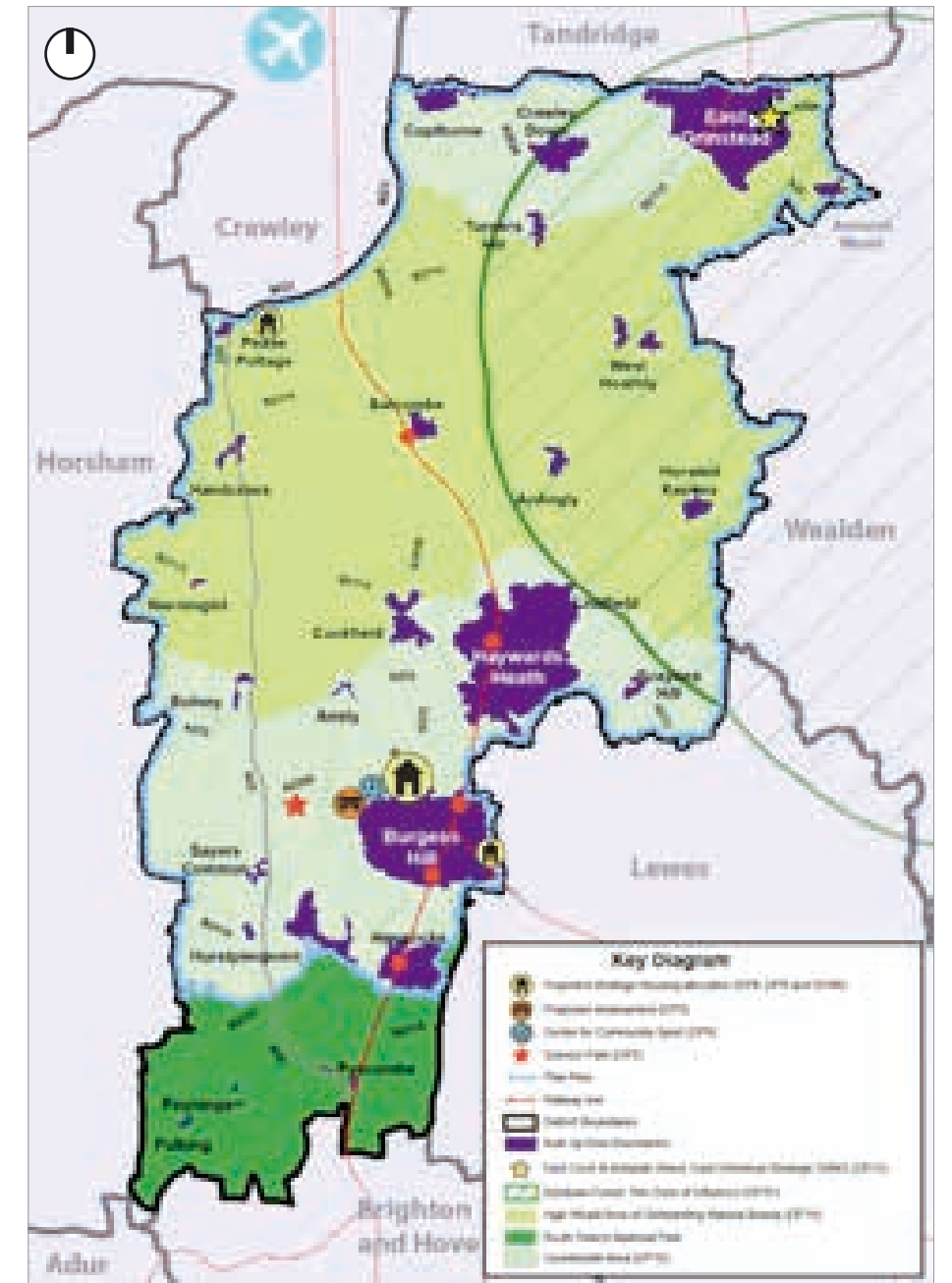
- New homes to support economic growth of town centre leisure and retail development and increase expenditure in local businesses
- New homes to support economic growth of Business, Science and Technology Park
- New Construction Jobs
- New jobs in supporting infrastructure, such as primary school and retail
- New Homes Bonus, CIL (if adopted)/SI06 funds and Council Tax Revenue

Social:

- New Infrastructure (school, retail, open space, play space)
- Easy access to existing facilities such as leisure, sports, culture, education and health
- Delivery of much needed affordable housing

Environmental:

- Probably one of the least sensitive locations in Mid Sussex
- Any proposal would be able to address and mitigate any impact on listed buildings, ecology and trees
- No impact on neighbouring amenity
- Highway network has ample capacity
- In line with Thakeham Homes' philosophy, any scheme would preserve and strengthen the character of the area



Key Diagram - Mid Sussex District Plan 2014 – 2031, Submission Version (Fig. 5, page 11)

“The Council will, of course, consider new settlement options and urban extensions which may come forward in the medium term, such as Crabbet Park and west of Burgess Hill, which could be considered as Site allocations within this future DPD exercise, if sufficient material is provided to overcome issues of delivery by Site proponents.”

(Letter from MSDC to Planning Inspectorate dated 29th Sept 2016)

The Site

The Site is ideally placed to exploit the locational advantages of its position on the edge of Burgess Hill and the positive impacts of future residential and employment growth in the area.



Site description

- To the north, the existing settlement of Goddard's Green sits adjacent to several existing commercial uses and land with permission to be developed for a Business Park.
- Immediately to the north of this is the A2300, providing easy access to the A23.
- To the east, the Site is bounded by the A273, Jane Murray Way, with the town of Burgess Hill beyond, with the south and west being open countryside with scattered dwellings.
- The Site and its surrounding landscape context comprises a mosaic of irregularly shaped fields bounded by hedgerows and tree belts of varying condition, poorly maintained woodland, and dispersed areas of settlement.

KEY

Site Boundary

Goddard's Green Business Park (Permitted Development)

Northern Arc (Development Allocation)

Proposed Future Science & Technology Park

Public Rights of Way *

Cycle Route ++

Listed Buildings ~

Ancient Woodland #

Strategic Gap **

Sources:

^

OS Mapping

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Natural England GIS Data Set

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Historic England National Monument Record GIS Data Set

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West/East Sussex County Council PROW GIS Data

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Department of Transport (DoT) GIS Cycle Network Data

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Mid Sussex District Council Local Plan Proposals Maps



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Access and amenities

Walking and Cycling

- There are a number of footpaths and bridleways that transverse the Site or provide connections to/from the Site. The green circle network also runs adjacent to the Site and provides a cycle (or walk) route around Burgess Hill.

Public Transport

- There are several bus services that operate along the A273 adjacent to the Site and A2300 to the north. These offer services to key locations including the Victoria & Braybon Business Park, Tesco superstore, town centre and railway stations, as well as other destinations in Mid Sussex and Horsham districts.
- Thameslink Rail services serve Wivelsfield and Burgess Hill stations for destinations such as: Brighton, Haywards Heath, East Croydon, London, Luton and Bedford.

Highways

- The Site is located adjacent to the A273 which runs around the west of Burgess Hill and provides connections to the local area. To the north of the Site, the A2300 provides a connection to the A23, a strategic road to Brighton in the south and Crawley, Gatwick Airport and London to the north.
- £17m has been secured (of the estimated £23m total cost) to fund the dualling of the A2300, subject to Department for Transport approval of a Full Business Case submission and confirmation of funding from other sources including developer contribution.

Local Amenities

- The Site is located just 2000m from Burgess Hill town centre. There is a large food superstore in the south west of Burgess Hill only 1500m from the Site, as well as various smaller stores within the town centre and suburbs. A leisure centre is located north west of Burgess Hill, only 900m from the Site.
- The town centre, Sheddingdean Business Park, Victoria & Braybon Business Park are key local employment areas, along with future new jobs at the proposed Business Park at Goddard's Green, the Northern Arc and Science Park on the A2300.
- Three secondary schools are located in Burgess Hill: St Paul's Catholic College on the A2300; Burgess Hill Academy in the town centre and Burgess Hill Girls on Keymer Road.
- There are several GP surgeries within Burgess Hill. Princess Royal Hospital at Hayward Heath offers an A&E department.

Local Facilities	Distance from centre of site (approx. to centre)
Town Centre	2500m
Primary School	On site
Secondary Schools:	
St Paul's Catholic College	900m
Downlands Community School	4900m
Burgess Hill Girls	3000m
Food superstore	1700m (Tesco)
Leisure centre	900m (The Triangle)
GP surgery	On site
Princess Royal Hospital at Hayward Heath (A&E department)	6100m
Employment:	
Business Park at Northern Arc	1500m
Braybon Business Park	1500m
Sheddingdean Business Park	2000m

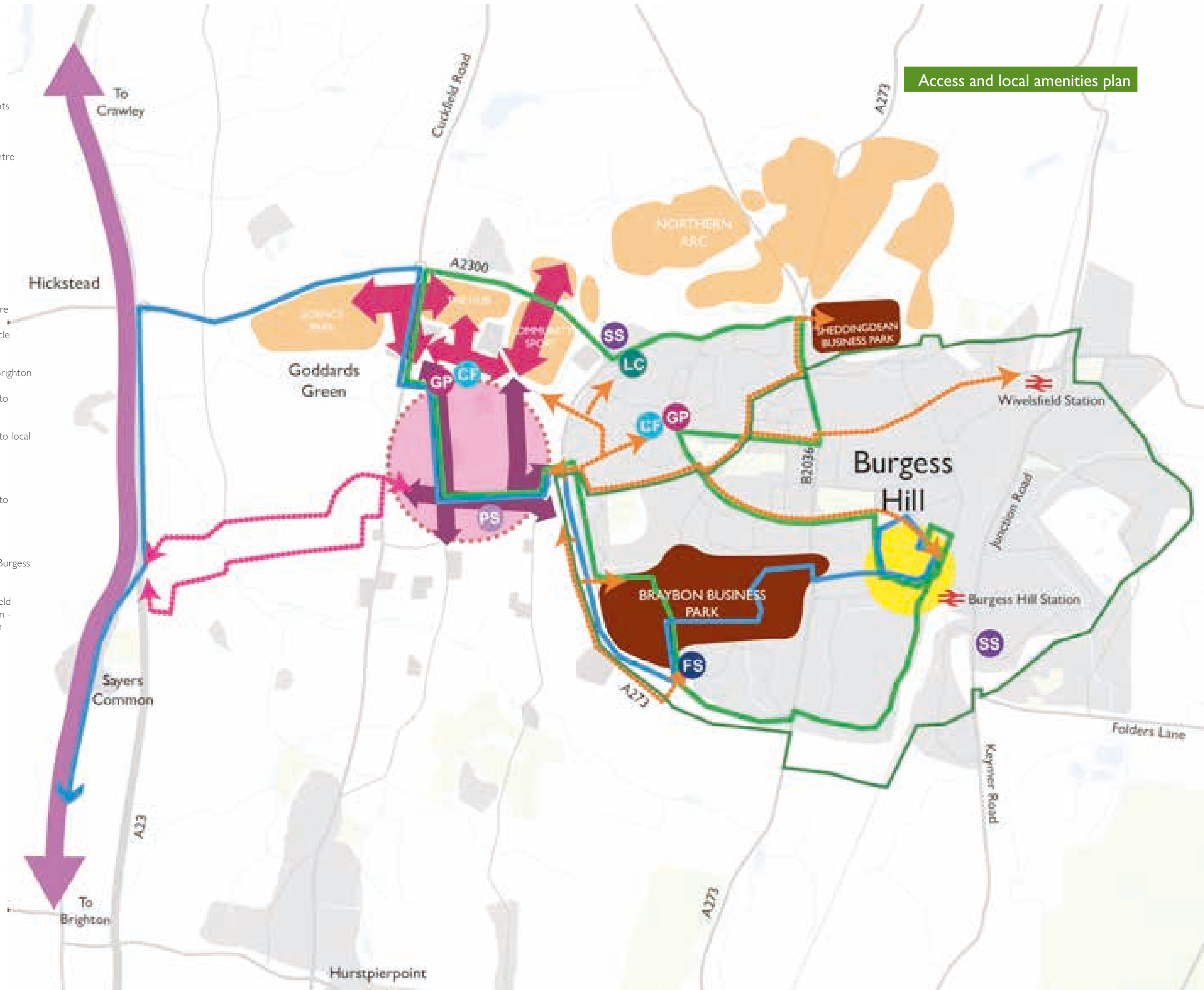


Easy access to sports and leisure facilities



Safe and convenient routes for walking and cycling

- Key**
- Proposed developments
 - Employment areas
 - Burgess Hill Town Centre
 - FS Food store
 - LC Leisure centre
 - PS Primary school
 - SS Secondary school
 - GP GP surgery
 - CF Convenience food store
 - Burgess Hill Green circle network
 - NCN 20 Crawley to Brighton
 - Potential connections to NCN 20
 - Potential connections to local facilities
 - On site routes
 - Potential connections to future developments
 - Bus service 100*
 - Bus service 136/137 - Burgess Hill Circular
 - * Burgess Hill - Henfield - Steyning - Storrington - Pulborough - Harsham
 - The Site



Site assessment

Transport

- Four footpaths and a bridleway cross the Site providing connections to the surrounding area.
- The A273 bounds the eastern edge of the Site offering access into Burgess Hill and a link to the A2300.
- Cuckfield Road near the western edge of the Site provides a connection towards the A2300.
- The road network within the Site is made up of narrow lanes. In many places, potential widening is restricted due to property frontage and historic hedgerows. There are two narrow bridges on High Hatch Lane and Malthouse Lane where these roads cross the Pook Bourne river.

Ecology

- There are no statutory designated sites within or adjoining the Site. The verge of Malthouse Lane in the east of the Site is a non-statutory 'Notable Road Verge'.
- Habitats of ecological value within the Site include ancient, semi-natural and plantation broad leaved woodland, species-rich hedgerows, mature trees, semi-improved neutral and marshy grassland, river and ponds. These are Priority Habitats that development of the site would seek to retain, protect and enhance wherever possible.

Heritage

- The Site in general is thought to have a low archaeological potential, except in part of the Site south of the Pook Bourne and east of High Hatch Lane. This area is thought to have a high potential for all Prehistoric periods and a moderate potential for the Roman period.
- However, the balance of probability is that these will be of purely local significance and could be managed through a programme of archaeological mitigation.
- A Grade II listed barn is located at North End Farm. Non-designated landscape features of local importance exist in the form of High Hatch Lane and Pangdean Lane (although these are generally tarmacked as modern lanes), associated hedgerows and woodland.

Landscape character

- The Site is considered to range between low and medium landscape value as it comprises mainly agricultural land that is common in the wider area. It also contains areas of woodland and scrub (including Ancient Woodland at Northend Copse, Jackson's Pit and Parson's Withes) and treebelt vegetation bounding the agricultural fields.
- Informal areas of open space and permissive paths are located within the eastern part of the Site, which connect with the Public Rights of Way (PRoW) that extend through the Site, providing recreational access, permeability and connectivity between the areas of dispersed settlement.
- While there are some notable landscape features, such as the areas of ancient woodland, the Site is undesignated in landscape planning terms. The nearest nationally designated landscapes include the High Weald Area of Outstanding Natural Beauty (AONB), located 3.5km to the north of the Site, and the South Downs National Park, located 4km to the south of the Site.

Visual sensitivity

- Topographically, the Site lies within a generally low lying area, and forms part of a localised valley formation associated with the Pook Bourne river. The northern and southern boundaries of the Site broadly correspond with the ridgelines of this valley formation.
- There is no one location from which the Site can be seen in its entirety due to its location within a localised valley enclosed by vegetation. Consequently, the visual envelope of the Site is very localised with only glimpsed views of small parts of the Site visible from a limited number of locations nearby.
- In long distance views from the South Downs National Park, the Site is difficult to discern as it lies over 4km away and forms part of the extensive panoramic context of the existing built-up area of Burgess Hill and the surrounding area.

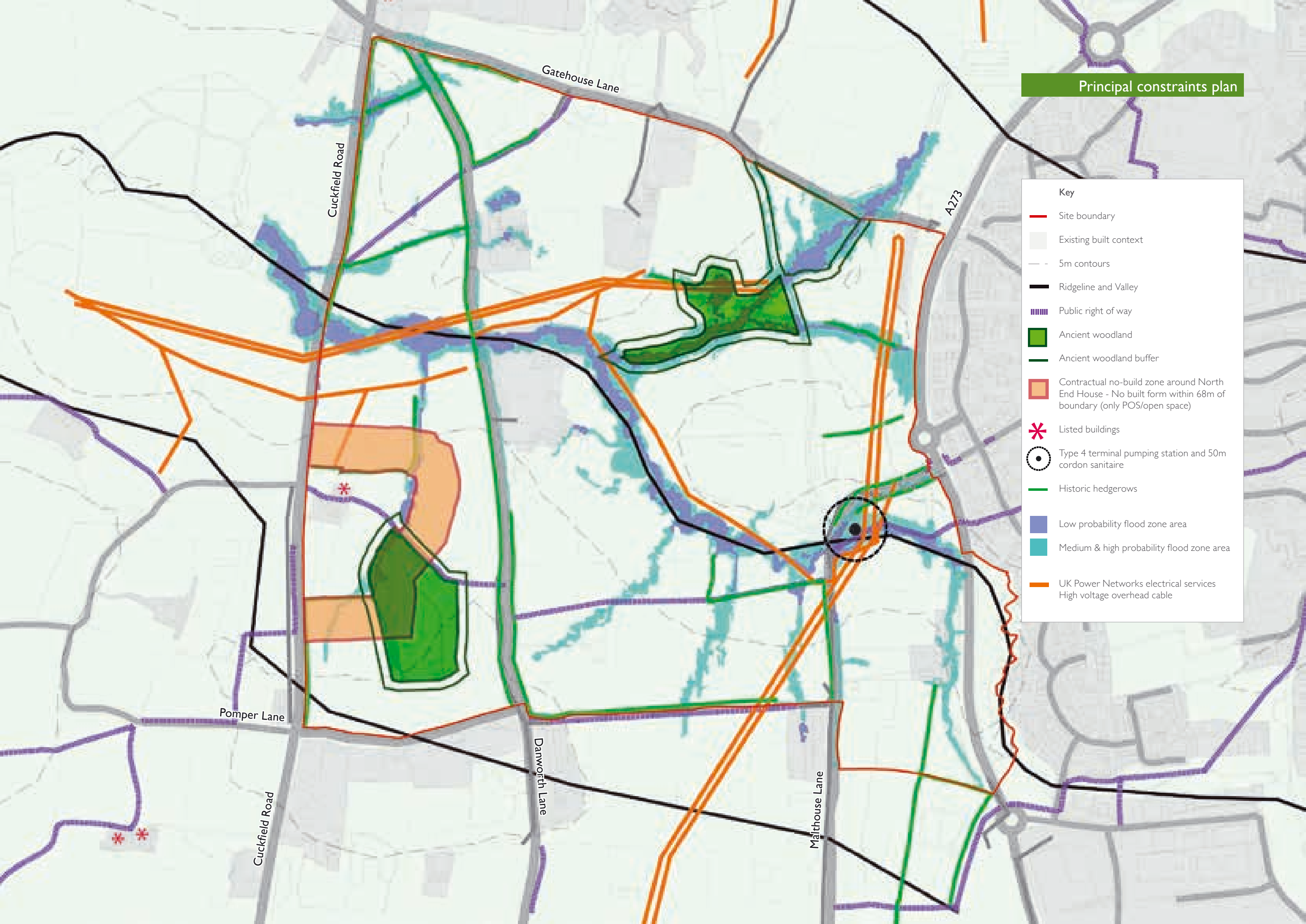
Utilities

- Several utilities cross and bound the Site. The most notable constraint is the pumping station which lies in the east of the Site on the northern bank of the Pook Bourne. There is a 50m zone around the pumping station where residential development should be excluded.
- Southern Water's current headroom prediction at Goddards Green WwTW would indicate there is currently insufficient spare capacity to deliver this strategic proposal alongside other planned development in the catchment. Therefore, Southern Water are investigating options to increase treatment capacity in conjunction with the Environment Agency. However, the current headroom prediction extends to thousands of dwellings and hence this constraint is far from an immediate one that needs to be resolved by Southern Water.
- A number of spans of overhead electrical infrastructure cross the Site, but initial discussions with UK Power Networks reveal it is viable to underground and reroute such infrastructure.

Flooding and drainage

- There are two small watercourses and one designated Main River within the Site boundary. The Main River is the Pook Bourne which broadly flows from east to west through the Site. As a Main River the Pook Bourne falls within the jurisdiction of the Environment Agency.
- A narrow band of Flood Zone 3 and 2 (high and medium) is associated with the Pook Bourne as it passes through the Site.
- The Site also hosts some bands of surface water flooding. In this instance, the pattern of surface water flooding broadly follows the already identified watercourses supporting a continuous flow of water which makes its way into the Pook Bourne.

Principal constraints plan



Key

- Site boundary
- Existing built context
- 5m contours
- Ridgeline and Valley
- Public right of way
- Ancient woodland
- Ancient woodland buffer
- Contractual no-build zone around North End House - No built form within 68m of boundary (only POS/open space)
- Listed buildings
- Type 4 terminal pumping station and 50m cordon sanitaire
- Historic hedgerows
- Low probability flood zone area
- Medium & high probability flood zone area
- UK Power Networks electrical services
High voltage overhead cable

Design concept

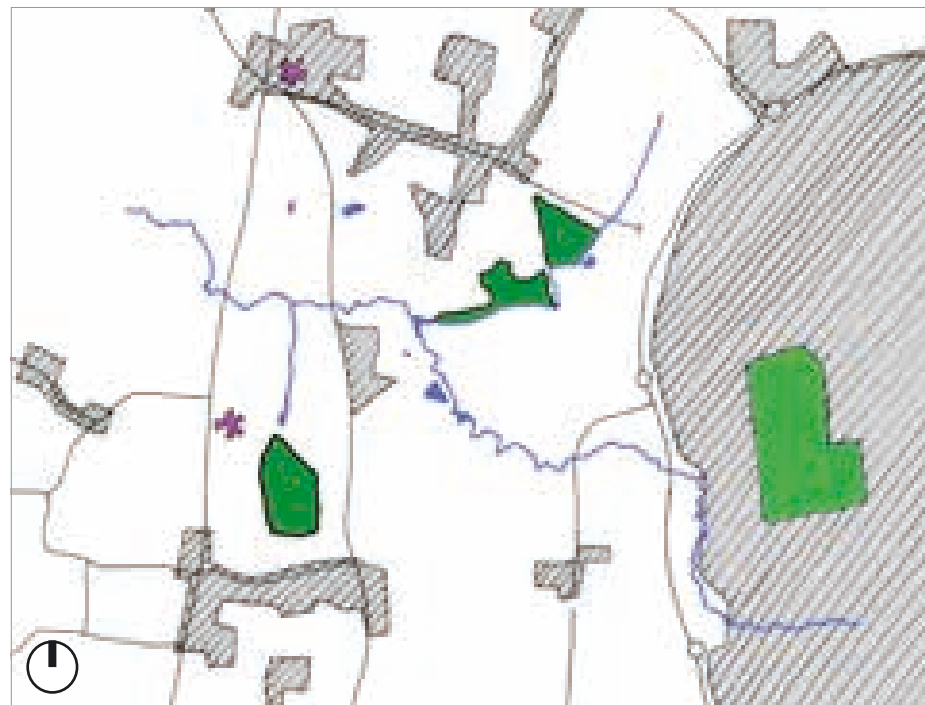
A development with a distinct character and a real sense of place; comprising clusters of homes surrounded by woodland and watercourses - offering the best of town and countryside.



Concept design strategy

These diagrams describe the different layers of an emerging design strategy for the Site. This strategy has been developed to address the issues identified in the site assessment through positive interventions, and in so doing, deliver a realistic, attractive and achievable development opportunity.

1. Respect existing site features



1. RESPECT EXISTING SITE FEATURES

Analyse existing settlement patterns on the Site as well as within the wider area and utilise this knowledge to enhance the existing fragmented development pattern while respecting the setting of key buildings.

Retain and enhance existing woodland, hedgerows and watercourses to define high quality amenity space with the potential for enhanced ecological benefit.

2. Make connections



2. MAKE CONNECTIONS

Protect existing historical routes and public rights of way within the new development pattern to provide high quality walking and cycling routes which offer a sustainable alternative to the use of vehicles and enhance local distinctiveness.

Create a central spine route through the Site connecting Jane Murray Way in the east with Cuckfield Road in the west. Providing the development with good linkages into the town but also opportunities for connections to new development sites to the north and excellent access to the wider highways network.

3. Create a distinctive place



3. CREATE A DISTINCTIVE PLACE

Define a series of distinct development parcels at a variety of densities, linked by pedestrian friendly streets and footpaths, and surrounded by beautiful, but functional green space and high quality recreation facilities.

Bring nature into the development and form a connection between the wider town and the countryside to the west by joining-up existing areas of woodland and watercourses to create a green swathe through the heart of the Site.



Concept plan

The layers of the design strategy come together to form a concept plan which is a flexible framework within which a variety of different uses could be developed. Development will be primarily residential, but will also provide a primary school and supporting mixed-use development, with associated public open space and amenity provision. It will be necessary to work in partnership with key stakeholders to identify exactly what these uses are and where they should be located on the plan. Key elements of the plan include:

- A network of permeable streets, footpaths and cycle ways, forming sustainable connections to the centre of Burgess Hill as well as direct links to future development in the north including The Hub, the Northern Arc and the future Science Park.
- A central bus route, creating a link between the A273 and the A2300, providing a frequent and comprehensive link to key commuting, leisure and retail facilities in the area.
- Green corridors incorporating a multi-functional SuDS strategy to create valuable amenity space, retain and protect valuable ecological habitats, encourage biodiversity and manage surface water runoff to control the quality and quantity of water leaving the Site.
- The under-grounding of significant overhead electricity cables, to enable more logical development and enhance public amenity.
- Protection of the setting of the Grade 2 listed barn at North End Farm with a no-development buffer zone and careful landscaping.
- Retention and enhancement of historic High Hatch Lane and Pangdean Lane, by incorporating them within the layout as important pedestrian and cycle routes with minimal vehicular cross-overs.
- The integration of nature into the expanded settlement through a central green swathe providing valuable amenity and leisure space and extending through the eastern part of the Site to form part of a wider 'Green Circle' around the existing built-up area of Burgess Hill.

Development will be largely contained within the localised valley of the Pook Bourne and screened by existing vegetation, with no built development within the most elevated parts of the Site, minimising the area from which the Proposed Development will be visible.

More detailed discussion of the strategies which will be adopted to address particular technical constraints will be provided in supporting documentation.

Concept masterplan - illustrative aerial view looking north east



Design principles



PLACE-MAKING:

A development which places as much importance on the space between buildings as the buildings themselves.



LOCAL VERNACULAR:

Buildings which reflect the best of the architecture found locally and utilise materials which are sympathetic to the locality and will weather beautifully.



CHARACTER & IDENTITY:

A place which is sympathetic to, but distinct from its surroundings, creating a place which is memorable and engaging.



HIGH QUALITY DEVELOPMENT:

A place where people will aspire to live; with well designed streets and homes which will stand the test of time.



LANDSCAPE:

An environment which enhances the best of the existing landscape and ecology to define attractive spaces with a real purpose for all age groups.



SUSTAINABILITY:

An environment which encourages greener ways of living through reduced energy demand, resource efficiency and sustainable transport options.



SAFETY & SECURITY:

Somewhere that feels safe at all times of the day and night with streets and spaces which are well used, carefully lit and overlooked by surrounding homes.



CONNECTIVITY:

A place where everyone finds it easy to get around, and which provides good accessibility to local facilities and services.



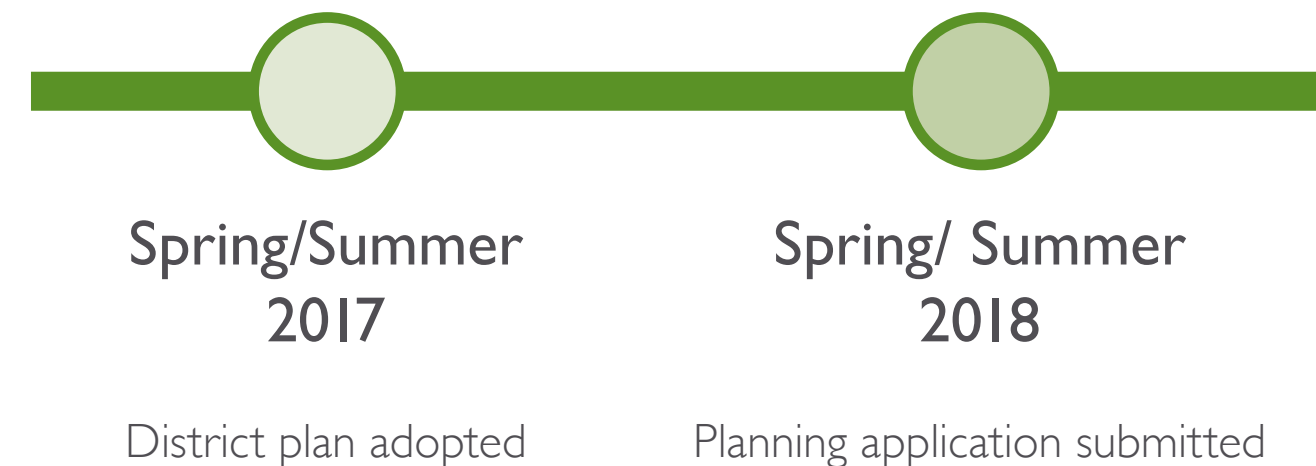
Deliverability

Available, achievable and deliverable immediately.

Delivery

Land availability and capacity

- With several landowners across the promotion site, Thakeham has progressed legal agreements to ensure the availability of these parcels to deliver residential development. Taking account of the Site characteristics discussed above, these parcels equate to a total developable area of approximately 35 Hectares.
- Based on the assumption that 2.2 Ha of developable land is allocated for the provision of a primary school and that there will be elements of mixed use provision, the resulting residential capacity of the site is currently estimated to be in the region of 1,300 – 1,500 dwellings at an average density of between 40-45 dwellings per hectare (dph).

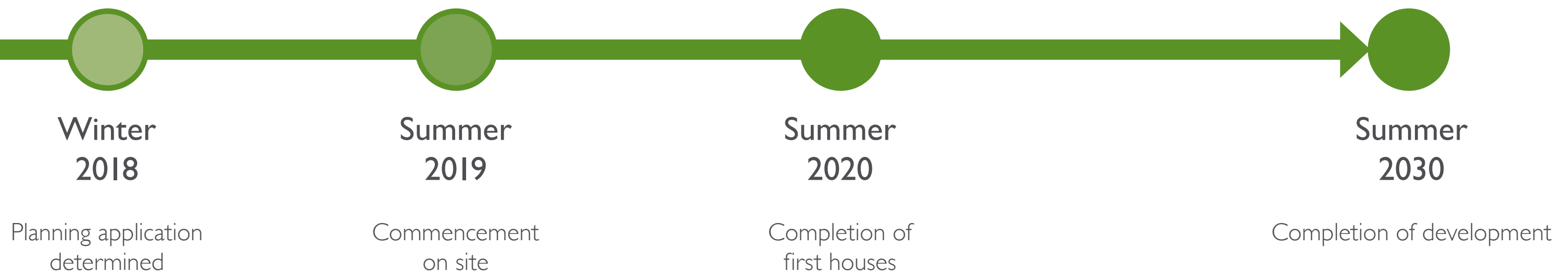


Planning and programme

- The entire Site would be under the control of Thakeham Homes, thereby ensuring that deliverability is unhindered by others. There would be no barriers to commencing development on site in a timely fashion.
- Certain key planning matters would need to be fully considered ahead of any planning application, such as drainage/sewerage capacity, highways layout, ecology, trees and design. However, on the assumption that the District Plan is adopted in Spring / Summer 2017, we see no reason why a planning application could not be submitted in Spring / Summer 2018 and determined by the end of 2018. This would allow a start on site in mid-2019 and the first new homes being available in summer 2020.
- We would expect an annual delivery rate of 150 homes, meaning that the development would be completed circa 2030. This programme could have its benefits in enabling the Council to ensure a steady supply of new homes and potentially even avoid the need for a Site Allocations DPD to be produced in 2020/21.



Pedestrian friendly streets and spaces (a recent Thakeham Homes development)



Summary

An attractive, sustainable neighbourhood, which addresses strategic need while offering numerous socio-economic benefits.

- Available
- Achievable
- Deliverable

Land to the west of Burgess Hill offers an opportunity to deliver much needed new homes within Mid Sussex. Development of the Site would bring numerous socio-economic benefits to the local and wider area as well as creating a highly desirable, sustainable extension to the town; providing a wide range of new homes and associated facilities within a beautiful landscape setting.

The Site is located within the least-constrained part of the district and has many locational advantages in terms of access to facilities and services, as well as proximity to emerging development sites, not least the proposed Business and Science Park identified in the Mid Sussex District Plan.

The proposals will support sustainable economic development in Burgess Hill. Delivering much needed market and affordable housing which could help stimulate economic growth and assist in meeting the housing need within the district.

We have carried out a number of technical studies to support our proposal, and as a result of these findings, promote this site as both available and developable. In addition we consider that this site has the ability to begin delivery within the first five years following any successful allocation, and on this basis the site could make a significant positive contribution to housing provision in the short term.

This is an excellent opportunity to address a pressing strategic need in a highly sustainable manner, by creating a new community of choice for both existing and future residents of Burgess Hill.





jtp