

FAQ's DPH7 Burgess Hill Station Allocation

Background

Burgess Hill Station was originally allocated in the 2004 Local Plan for a mixed-use scheme.

The Burgess Hill Neighbourhood Plan has identified a wider area, including the car park and playground, for mixed use redevelopment.

Through the redevelopment, the Neighbourhood Plan wanted to secure the following benefits for Burgess Hill:

- A modern efficient transport interchange for busses/taxis and drop-off/pick up facilities;
- Improved facilities, accessibility and public realm around the station;
- The redevelopment of Queens crescent car park to include residential units, retail/employment/hotel;
- Improved parking facilities, for cars and cycle parking; and
- Improvements to the Queens Crescent open space.

The area identified in the Neighbourhood Plan could deliver additional homes, assumed to be 150 units..

However, proposals for regeneration at Burgess Hill Station have not progressed, with viability the key barrier. Inclusion of the allotments will improve viability of the site as an additional 150 homes could be delivered.

The inclusion of the allotments would therefore ensure that a key brownfield site which has been stuck could be delivered. Thereby also delivering the benefits identified in the neighbourhood plan.

What would happen if this site were to be taken out of Plan?

The District Council will need to find an alternative site for housing – not just the 150 on the allotments but also 150 on the station site as this is not deliverable without the inclusion of the allotments.

The Council commissioned consultants Troy to review brownfield sites to see what brownfield sites were available. There are no other sites in our towns which could deliver 300 units. Therefore, further greenfield sites will have to be allocated to replace the station site if it was not included in the revised District Plan.

Who owns the allotments?

The allotments at Burgess Hill Station are owned by Network Rail (NR). They are not statutory and therefore are not protected by legislation. The allotments are leased to Burgess Hill Town Council on an annual basis. NR could terminate the lease at any time and would not need to re-provide them.

Although there is a clear Policy regarding allotments in the Neighbourhood Plan this would only come into effect if NR applied to change the use of the land.

However, if DPH7 is adopted this will place a requirement on any developer to re-provide the lost allotments at an equivalent or better provision.

There is a long waiting list for allotments, how can the loss be justified?

The Council is undertaking a study which will assess existing demand, current usage, and future demand for allotments within Burgess Hill.

The policy requires re-provision of allotments, there will be no net loss of allotments

A lot of time has been invested in the plots, improving soil etc. This has all been wasted

In line with proposed Policy DPI 5, the re-located allotments will be provided at an equivalent or better provision in terms of quantity and quality in a sustainable location.

Any relocation would be done in consultation with allotment holders and the Town Council and would be timed to minimise disruption during the growing season.

What would be provided on any replacement allotment site

Any replacement allotment site would be laid out with plots, paths, water infrastructure, fencing, parking and a community area. Existing allotment holders would be offered a package to enable them to operate on the new site.→