



Homes  
England

Making homes happen

# Homes England

Expressions of Interest (EOI) Brief for:  
Phase 1 E Northern Arc, Burgess Hill



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# Development of Phase 1E Northern Arc, Burgess Hill

Expression of Interest Submission Deadline of 3<sup>rd</sup> September 2022

## Section 1: Introduction

Homes England have instructed Thomas Lister Ltd to dispose of the freehold of the Phase 1E Northern Arc comprising of a site of 4.025 ha (9.9 acres), as the first phase of commercial development within a major mixed-use scheme, which will deliver around 3,500 new homes together with employment, community, education and public open space provision.

This site is of high importance to Homes England, with the ability to make a significant contribution towards job creation, to support the growth of the existing community. The disposal will be in accordance with Homes England's corporate and policy objectives as follows;

- To support in other ways the creation, regeneration, or development of communities in England or their continued well-being (with specific reference to the community of Burgess Hill);
- Contribute to the achievement of sustainable development and good design in England;
- To meet Homes England's requirements to achieve Best Consideration on the disposal of any interest.

Homes England is inviting Expressions of Interest for the acquisition of the freehold of the site, which will be assessed in accordance with the criteria as set out below, with a view to inviting a maximum of 6 parties to prepare a Tender in respect of the site.

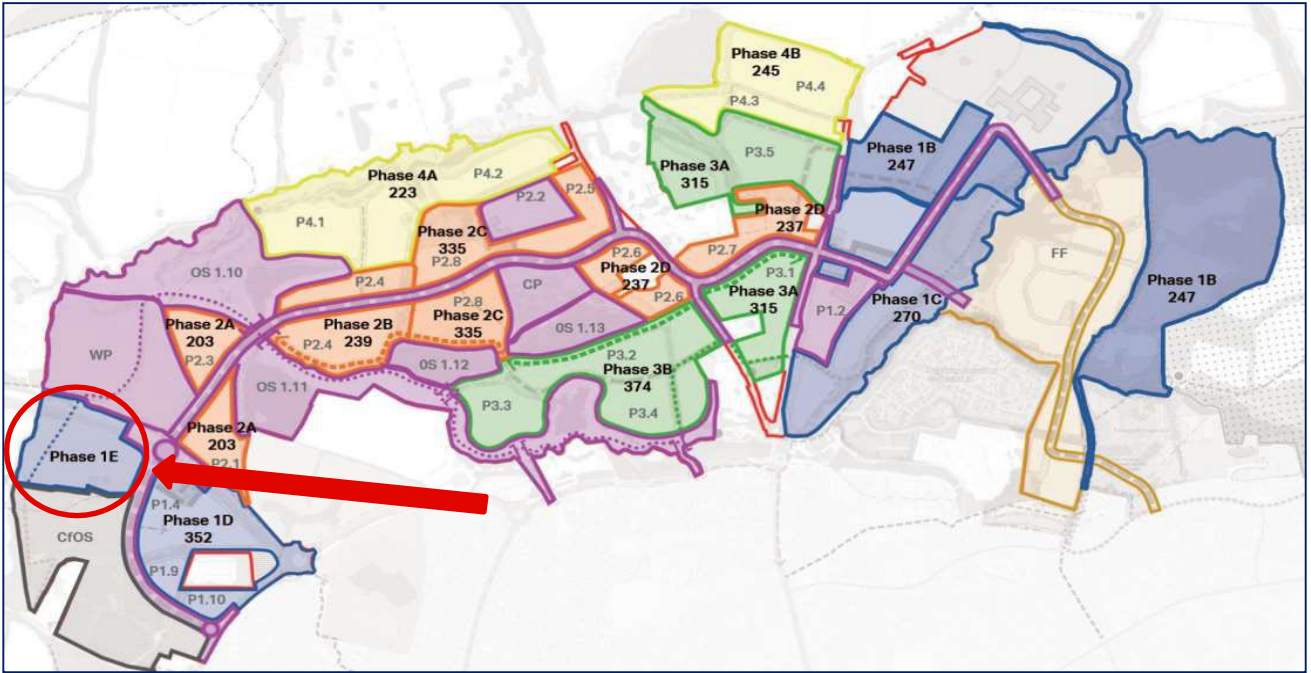
## Section 2: Project Overview

### THE SITE

The Northern Arc Burgess Hill project is a major strategic intervention by Homes England in one of the least affordable Local Authority districts in the country. The overall site is a strategic allocation in the Mid Sussex District Council Plan, and has Outline Planning Approval for 3,500 homes, with 30% being affordable, together with employment and community uses.

Homes England is acting as Master Developer for the site, having secured HM Treasury approval in March 2019, to deliver a £39.2m package of infrastructure works to unlock the site, in addition to costs for land acquisition and associated delivery costs.

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Significant progress has been made to date, since 2018, when Homes England received approval to acquire land within the masterplan area and invest in the site, including the following;

- i. Acquired acquisition of all the land within the development area, obtained Outline Planning Approval for the Northern Arc development and key infrastructure including the Eastern and Western Link Roads;
- ii. Disposed of first Phase sites to accommodate around 700 new homes;
- iii. In the process of completing infrastructure works delivering the Eastern Bridge and Link Road (EBLR) and Western Link Road (WLR), to enable the sale of serviced plots on the Eastern and Western sections of the Masterplan, including Phase 1E, as part of the first phase of the Northern Arc.



Western Link Road under construction



Newly widened A2300 past the site

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Phase 1 of the Burgess Hill Development consists of five phases ( 1A – 1E) which will deliver 1,235 homes in total, site wide infrastructure, two neighbourhood centres (one located at the east and the other at the west of the wider masterplan), a primary school, secondary school and 4ha of employment land (the subject site). A red line plan identifying the extent of the subject site, is provided below;



### GENERAL SITE CONSIDERATIONS

The site comprises part of the former West End Farm and outbuildings that have now been demolished, but a single dwelling (boarded up) remains on site and will be demolished as part of any redevelopment of the site. The purchaser will be responsible for the demolition of the existing dwelling on the site.

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Existing West End Farm House



Existing West End Farm House

The site has frontage to the junction of the A2300 and the Western Link Road, which is now under construction, and due to be completed in December 2022. Extensive site investigations have been undertaken and these will be made available to parties who are selected to submit a Tender in relation to the site.

The site is generally level and was previously in agricultural use, with the former farm house and areas of hardstanding retained, but is now vacant.



Existing temporary highways compound



View across the subject site

### PLANNING OVERVIEW

In October 2019, Outline Planning Approval was granted for the Northern Arc scheme (DM/18/5114). This permission sets out certain land use parameters for the employment land (Phase 1E) (as contained in the

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Design Guidance, paragraphs 3.16 - 3.17). These include the following;

- Maximum floorspace 24,000 sq m (B1 and B2);
- Not more than 2,500 sq m to be B1(a) offices;
- Other B1(b), B1(c) or B2 floorspace where the office use is not the predominant use;
- No standalone B8 use class is permitted (although where B8 is the ancillary use, this could be permitted, subject to clarification).

It is recognised that changes to the Use Classes Order, in September 2020, have been undertaken such that such uses are incorporated under Use Class E(g) and B2, which will support a wider range of potential uses under the terms of the planning designation.

Homes England is seeking to dispose of the site on a freehold basis, as a single site, with such a disposal to be conditional upon the receipt of Reserved Matters Planning Approval or subject to approval of a revised Planning Application for a scheme agreed by Homes England.

### DESIGN PRINCIPALS

The Design Guidance identified design principles associated with the subject area which is set out below;



## **ADDITIONAL INFORMATION TO SUPPORT THE PREPARATION OF EXPRESSION OF INTEREST AND CAPABILITY STATEMENT.**

In order to support interested parties in the preparation of Expression of Interest, then the following supporting information is provided;

- Topographic survey;
- Site plan in DWG format.

## **Section 3: Disposal Process**

Homes England is seeking to dispose of the site on a freehold basis, as a single site, with such disposal to be conditional upon the receipt of Reserved Matters Planning Approval, or subject to approval of a revised Planning Application.

Homes England will dispose of the freehold interest of the site; however, such disposal will be subject to buy-back provisions to Homes England, in the event that commencement of development has not been undertaken, within an agreed period.

Homes England will be entitled to receive overage, in the event of a change of use for the scheme, prior to the initial development of the site from those uses incorporated within the selected Tender and supporting Masterplan.

A two-stage process will be undertaken with the first stage comprising of an Expression of Interest with supporting information, with a view to selecting a maximum of 6 parties to provide full Tenders for the site.

Expressions of Interests should be in line with the existing planning permission; however, Homes England and Mid Sussex District Council Plan will also consider proposals for an alternative scheme which are considered as meeting Homes England's objectives as outlined in Section 1 and are assessed as capable of securing Full Planning Approval.

### **Stage 1 Expression of Interest**

An Expression of Interest for the site will require to be supported by the following information;

- Details of proposed purchaser;
- Details of their proposed scheme – including a plan to, say, minimum 1:1250 scale and typical proposed elevations of the scheme (potentially provided as examples from other developments);
- Confirmation of proposed use including details of any consultation, undertaken with MSDC;
- Identification of any perceived risks of delivering the proposed scheme – either in accordance with the outline planning permission or alternative use proposed;
- Track record of delivery of similar schemes where appropriate;

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- Confirmation as to whether the proposals align with the requirements of the Design Code and proposed uses fall within Use Class E(g) and B2, and can be delivered in accordance with the existing Outline Planning Approval.

As noted above, the Expressions of Interest will be assessed by Homes England with a view to selecting a maximum of 6 parties to prepare a full Tender for the site. The assessment of Expressions of Interest will include consultation with Mid Sussex District Council to consider whether proposals are consistent with the design code for the site, or could be considered as deliverable in planning terms.

Expressions of Interest shall be assessed upon the basis of;

- Capability of the identified party;
- Assessment of the proposed site layout and supporting information;
- Demonstration of the understanding of the risks and constraints associated with this site.

### **Stage 2 Invitation to Tender**

As noted above, a maximum of 6 parties will be selected to provide a Tender for the site. Tenderers will be provided with a comprehensive information pack which has been prepared for the site and selected parties will be invited to prepare detailed proposals for the site.

Homes England will dispose of the freehold interest of the site; however, such disposal will be subject to buy-back provisions to Homes England, in the event that commencement of development has not been undertaken, within an agreed period.

Tenders will be invited, conditional only upon the receipt of Reserved Matters Planning Approval. The disposal will include an overage provision, in the event of a change of use, from those uses which provided the basis of the Tender submission.

Tenders will be assessed against Pass/ Fail criteria and, subject to Passing such criteria, then Tenders will be selected 100% on price.

## Section 4: Indicative Timetable

The programme for the disposal process is outlined as follows;

Milestone (please note the following are indicative)	Date From	Date to	Duration
Commencement of Marketing	23rd July 2022	24th July 2022	1 Working Day

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Issue of Expression of Interest	23rd July 2022	3rd September 2022	6 Weeks
Assessment of Eol responses	3rd September 2022	24th September 2022	3 Weeks
Issue of Tender Pack to Selected Parties and preparation of Responses	24th September 2022	18th November 2022	8 Weeks
Mid Tender Interview and Clarification	18th November 2022	19th November 2022	1 Day
Assessment of Tenders and Selection of Proposed Purchaser	19th November 2022	2nd December 2022	2 Weeks
Agreement of Heads of Terms and Instruction to Solicitors	2nd December 2022	9th December 2022	1 Week
Agreement of Conditional Contract for Acquisition	9th December 2022	20th January 2023	6 weeks
Submission of Detailed Planning Application.	20th January 2023	3rd March 2023	6 weeks
Approval of Planning Application and completion of Site Acquisition.	3rd March 2023	21st July 2023	20 weeks (including JR)

At ITT stage, a Technical Pack of Information will be provided to selected parties which has been prepared by AECOM.

The Technical Pack includes the following;

- Existing site plan;
- Location plan;
- Topographical Survey;
- Constraints Plan;
- Design Code;
- Site Infrastructure Works Plan;
- Schedule of service capacities provided to the site;
- Details of all surveys which have been completed for the site.

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### **SITE INSPECTIONS**

Please note that all site inspections require to be undertaken by arrangement with the Sole Agent. The site is currently used as a temporary compound for highways works and no access is permitted without relevant approvals. The boundary of the site can be inspected from the A2300.

### **DEADLINE FOR RETURN OF CONFIRMATION OF INTEREST AND CAPABILITY STATEMENT**

No later than 1pm on 3rd September 2022.

If interested in this opportunity, parties should provide an Expression of Interest including all of the requirements as set out in Section 3 of this document, and return via email to: [chris.thomas@thomaslister.com](mailto:chris.thomas@thomaslister.com), before the deadline.

### **Queries**

For any other queries relating to this Expression of Interest, please raise a clarification question by way of email to Homes England's Sole Agent – [chris.thomas@thomaslister.com](mailto:chris.thomas@thomaslister.com).

Please note that any additional information will be provided to all interested parties to ensure that Expressions of Interest are based upon a consistent basis.

#### **NOTE:**

**ANY PLANS INCLUDED WITHIN THIS DOCUMENT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE INDICATIVE AND AS SUCH ARE NOT TO BE RELIED ON.**

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**KEY**  
 Phase 1E Boundary



**PROJECT**  
 NORTHERN ARC

**CLIENT**  
 HOMES ENGLAND

**CONSULTANT**  
 AECOM  
 Aldgate Tower  
 2 Leman Street  
 London, E1 8FA  
 tel +44 (0) 207 061 7000  
 www.aecom.com

**GENERAL NOTES**

**ISSUE/REVISION**

I/R	DATE	DESCRIPTION
01M	06.07.22	Updated spine road
00	30.09.19	Employment Boundary

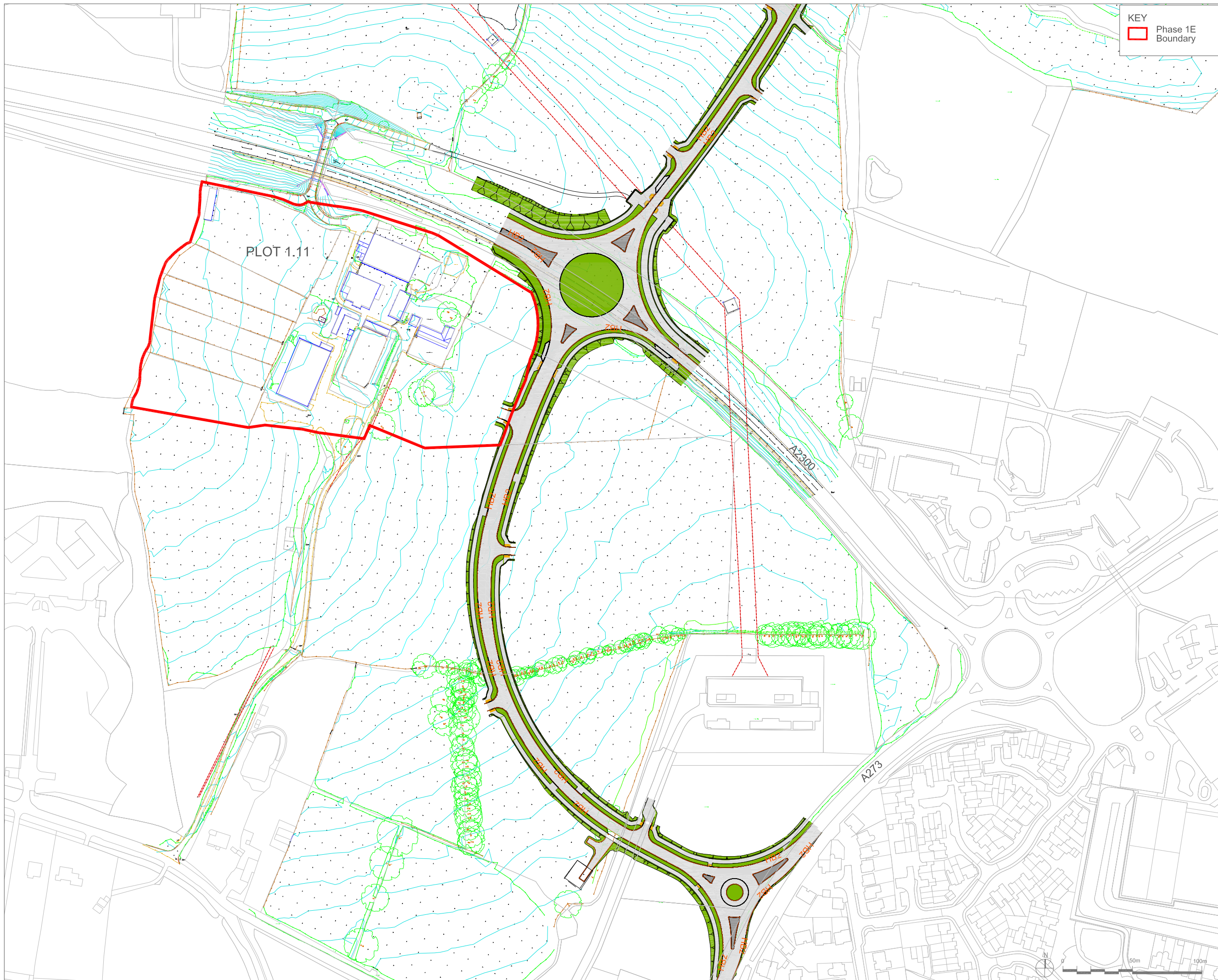
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**KEY PLAN**

**PROJECT NUMBER**  
 60610807  
**SHEET TITLE**  
 Employment Area - Site Boundary

**SHEET NUMBER**  
 001

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**KEY**  
 Phase 1E Boundary

**AECOM**

PROJECT  
**NORTHERN ARC**

CLIENT  
**HOMES ENGLAND**

CONSULTANT  
 AECOM  
 Aldgate Tower  
 2 Leman Street  
 London, E1 8FA  
 tel +44 (0) 207 061 7000  
 www.aecom.com

GENERAL NOTES  
 Topographic Data to be updated.

ISSUE/REVISION		
I/R	DATE	DESCRIPTION
02/W	18.07.22	Topographic Overlay
01/W	06.07.22	Updated spine road
00	30.09.19	Employment Boundary

SCALE 1:2500@A3

KEY PLAN

PROJECT NUMBER  
 60610807

SHEET TITLE  
 Employment Area - Site Boundary

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