



Homes
England

The Housing and Regeneration Agency

Brookleigh

Community newsletter · Issue 12 · June 2023
Keeping you up to date with progress



Contents

04

Countryside/ Sage
developer update

05

Bellway developer update

06

Sisk contractor update

07

Jackson contractor update

08

First Residents at Brookleigh

10

Moving around Brookleigh

12

Contact details

Welcome

Welcome to the latest edition of the Brookleigh newsletter.

In this issue, we're continuing to welcome the first residents to Brookleigh. Having the first people moving in is a really important- probably the most important- milestone for us, and I look forward to watching this community come to life over the coming months. We have always planned that the homes, schools, parks and infrastructure we're building at Brookleigh will serve this community and local people for generations to come, in a sustainable way that supports healthy lifestyles. People collecting the keys to their new houses and apartments marks a major step towards making this vision a reality.

On pages four to seven of this issue you can find our other updates outlining what has been happening at Brookleigh

over the last few months with new roads and new homes. We are committed to delivering a well-connected development and are working closely with Mid Sussex District Council (MSDC), West Sussex County Council (WSCC) and National Highways to deliver this. Our last article outlines how Homes England are providing a wide range of infrastructure improvements which will benefit both existing and new residents of Burgess Hill.

As always, we want to hear from you. Please use the contact details on the back page of this newsletter to get in touch.

Graham Hyslop

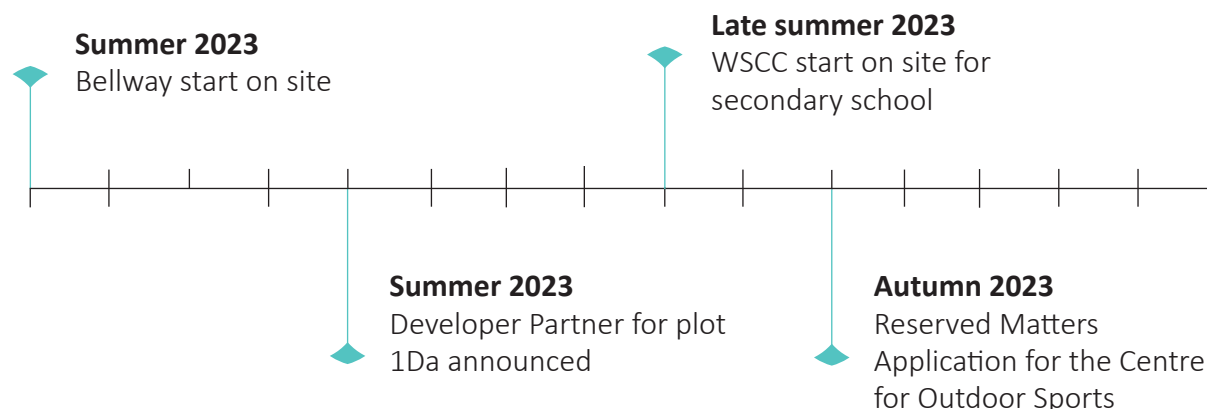
**Project Director,
Homes England**



Cover image: The first residents move into their homes at the Oakhurst site. Photography by Scott Ramsey.

Development timeline

Progress at Brookleigh - a look ahead



Homes England Strategic Plan 2023-2028

We have recently published our new Strategic Plan for 2023 to 2028. This plan sets out how we will support communities and families, like those at Brookleigh, by enabling the delivery of more good quality, affordable homes alongside the regeneration of towns and cities across England which will support greater social justice and the creation of places people are proud to call home.

With sustainability, decency and good design at its heart, and underpinned by over £16 billion of Government funding, this updated plan is an offer to the entire housing and regeneration sector. It builds on the strong foundations we established in 2018 and goes even further in helping to create thriving places of the future. Over the next five years,

we will work closely with local authorities, other government departments and the private sector as partners to deliver change. You can read the Strategic Plan and find out more information at: <https://www.gov.uk/government/publications/homes-england-strategic-plan-2023-to-2028>



Homes England works with communities

Developer update: Countryside Partnerships and Sage Homes



COUNTRYSIDE
Places People Love



Sage
Homes



The first homes at Brookleigh are now occupied, with more coming soon

Countryside Partnerships was the first housebuilder to be appointed at Brookleigh and is building 460 homes, over 50% of them as affordable housing.

Working with Countryside at this plot, affordable housing provider Sage Homes has already handed over the keys to the first 50 customers at Brookleigh. These homes are the first properties to be finished in the whole development and they are all either shared ownership properties or homes for affordable rent, meaning local people are already benefiting.

Sage Homes is the largest provider of new affordable homes in England, and all the homes at Brookleigh reserved for affordable rent will be allocated by Mid Sussex District Council to people on its housing register assessed as being in priority need.

All shared ownership houses delivered by Sage Homes at Brookleigh go to local people looking to buy but who cannot afford a full-market price property. For more information, visit: <https://www.sagehomes.co.uk/sales/listing/oakhurst>

For more information about the first occupations at Oakhurst, please see page 8.

If you would like to know more about buying a property on the private market, you can contact Countryside Partnerships at customerservicesouth@cpplc.com

Developer update: Bellway



Bellway homes at Brookleigh

Bellway is the latest developer to join Brookleigh. They will build homes to the east of the site and develop some public open spaces including the Lowlands Farm extension to the Bedelands Nature Reserve.

Achieving a high quality sustainable design is very much at the forefront of the new homes Bellway will be building at Brookleigh. They will be designing bespoke houses that sit within significant amounts of open space for new and existing residents to enjoy, while also offering an opportunity to enhance biodiversity on site.

Bellway is currently constructing their haul road ahead of starting on site with groundworks. Of the 249 new homes built by Bellway, 30% will be affordable housing. In addition, Bellway will be building footpaths and cycleways to improve connectivity to Brookleigh and Burgess Hill by linking into Mid Sussex District Council's Places and Connectivity Programme. Bellway will also provide an extension to Bedelands Nature Reserve.

Keep an eye on our Facebook page and newsletters over the coming months for updates as Bellway progress on site.

Contractor update: John Sisk & Son



A drone image of the Eastern Bridge and Link Road

John Sisk & Son is building the Eastern Bridge and Link Road which will join Freeks Lane to Isaacs Lane.

Since the February update, most of the drainage is now installed, including three large attenuation tanks which will collect water when it rains heavily and release it slowly to reduce the risk of flooding.

Finishing works to the new road bridge have progressed with road barriers being installed and earthworks either side of the road nearing completion. Ducts have also been installed for service provision to the new buildings which will be constructed nearby in the future.

Works for the new junction on Isaacs Lane have commenced with drainage being installed. The construction of this phase of the link road is expected to be complete by June this year.

For more information, see www.johnsiskandson.com, follow on Twitter @JohnSiskandSon or on LinkedIn at John Sisk & Son Ltd.

Contractor update: Jackson

The logo for Jackson, featuring the word "Jackson" in a bold, blue, sans-serif font, underlined with a thick blue line, all set against a yellow rectangular background.

Jackson Civil Engineering is building the Western Link Road connecting the A2300 in the north to Jane Murray Way in the south, with new roundabouts built at the intersections with the existing highway.

Works are currently taking place on the A273 Jane Murray Way and the road has been constructed up to hardstone binder. Once the initial surfacing work was finished, works commenced to remove the section of the old A273 in order to install new drainage and kerbs. Work will be ongoing over the next few weeks and traffic management will remain in place until the final surfacing is completed mid-June.

From 12 June for five nights between 20:00 and 06:00, works will take place overnight at Jane Murray Way. This phase will need a full road closure in order to surface the newly constructed roundabout. A diversion route via

London Road (B2036) will be signposted. The road will be open as normal during the daytime.

Jackson has also been working on the new road layout leading to the existing UKPN substation from the spine road. This road will be surfaced in June alongside the works taking place on the A273.

Over the coming weeks the construction of the new bridleway and footpath on the North side of the A2300 will be taking place. Once these are complete, works will begin to the footpath on the south of the A2300.

For more information about Jackson Civil Engineering, visit www.jackson-civils.co.uk/



A drone image of the Western Link Road where it joins the A2300

What do the new residents think?

The first 50 residents have moved into their affordable homes at Brookleigh.

These shared ownership and affordable rent homes are the first properties to be finished at Brookleigh. The homes at the Oakhurst development, near Freek's Lane have been provided by Countryside Partnerships and Sage Homes- the largest provider of new affordable homes in England.

One of the affordable homes at Brookleigh is now home to Tabitha Lane and Charlie Singer. The couple have moved into their new two-bedroom flat with their daughter Ava-Grace, aged 3, and 15-month old son, Albie.

Tabitha, 32, and Charlie, 29, had to leave a private rented house in East Grinstead in February 2023. Their names were put forward by Mid-Sussex District Council for the Oakhurst affordable homes and they moved into their new affordable rent flat, meaning they were able to avoid the possibility of homelessness.



Tabitha and Charlie, new residents at Oakhurst



An image of Tabitha, Charlie and their family in their new home at the Oakhurst site

Charlie, who is a trained gardener and primary carer for Ava-Grace, who has autism, said their new home is better and the rent is cheaper than they had been paying when they lived in private rental accommodation. He said: "I was blown away by it – I had never lived in a new-build before, so to be offered the option of living here was amazing. It's more affordable, and it's good to be part of the new community that's being built here." Tabitha, who works for a London council, said she was impressed by the quality and finish of their new home. She said: "It totally exceeded my expectations. It's so lovely and the room sizes are so spacious."

In an area of high house prices due to in part excellent commuting links with London and Brighton, some local residents are priced out of the open market. Homes England is working closely with Mid Sussex District Council as the

local housing authority to make sure homes are provided that are affordable to all. At least 30% of every phase of homes at Brookleigh will be affordable – with that 30% split into a ratio of 75% affordable rental homes and 25% shared ownership.

All Sage Homes' affordable rent properties at Brookleigh will be allocated by Mid Sussex District Council to people on its housing register assessed as being in priority need. If you would like to find out whether you qualify for affordable housing, please visit midsussex.gov.uk/housing-council-tax/apply-for-socialhousing.

Moving around Brookleigh

Over the next two years, Homes England will invest around £61 million in new pieces of vital infrastructure in Burgess Hill. This infrastructure will enable the building of much-needed new homes in Mid Sussex and ensure they are of real benefit to the local community by relieving traffic pressure and providing connections into Burgess Hill and the surrounding area.

Homes England is committed to delivering a well-connected development and are working closely with Mid Sussex District Council (MSDC), West Sussex County Council (WSCC) and National Highways to deliver a wide range of improvements which will benefit both existing and new residents of Burgess Hill.

A spine road through the site will be provided linking the A2300 in the west to Maple Drive in the east via junctions with Cuckfield Road and Isaacs Lane. This will relieve parts of the existing highway network in Burgess Hill by providing a more convenient route for some through traffic. The spine road is being

developed from both the eastern and western ends simultaneously. The Eastern and Western link roads will allow access for construction traffic for the central section of the road and the adjacent development plots. The planning application for the spine road is expected to come forward later this year – keep an eye on our Facebook page and website for details.

Brookleigh has been designed as a ten-minute neighbourhood. With three neighbourhood centres, every home in the development will be within a ten-minute walking radius from local shops and facilities so people can pick up what they need easily and quickly within the local area.

Brookleigh will provide a network of over 16km of new footpaths and cycle paths, so residents can access local amenities without needing to use a car. The Green Superhighway – running alongside the spine road but segregated from motor traffic- will act as the main active travel route connecting the neighbourhood



A map of the Green Circle Network

centres. There will also be a series of secondary routes- 'green spokes' - extending out into the surrounding open spaces, and we will be providing an extension to the Burgess Hill Green Circle leisure route throughout the site, from Gatehouse Lane in the west to Freeks Lane in the east.

The network of cycling and walking routes will cater for all ages and abilities and ensure traffic-free travel is a viable option for residents. Alongside the Green Circle and the Green Superhighway, a network of secondary

pedestrian and cycle links will be provided throughout Brookleigh linking the area to the wider town. These will provide attractive, convenient and safe routes to facilitate active travel, improving health and wellbeing.

@Brookleigh.BH

www.burgesshill.net/housing/Brookleigh



Brookleigh updates

We will continue to use our project webpage and Facebook page to share information and we're keen to hear from you on how you'd like to be kept informed. Please use the contact details on this page to let us have your thoughts.

Get involved

The next Developer Partner to be appointed will be for Plot 1D(a), which includes new homes and the western neighbourhood centre. We expect a Reserved Matters application for these locations to the west of the site near the A2300 and Jane Murray Way to be submitted in 2023.

Once appointed, the Developer Partner will publicise details of how people can get involved in their pre-application consultation and we will share the information in this newsletter and online.

Stay updated

Visit our Facebook page for all the latest news:

[@Brookleigh.BH](#)

Accessibility

We want to be accessible to all. If you would like to receive this newsletter in a different format, please contact us using the details below.

Contact details

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