



The Housing and Regeneration Agency

Homes  
England

# Brookleigh

Community newsletter · Issue 14 · February 2024

Keeping you up to date with progress



# Contents

## 04

Developer updates

## 06

Contractor updates

## 08

Early Careers Interview

## 10

What will Brookleigh look like?

## 12

Contact details

# Welcome

### Welcome to the latest edition of the Brookleigh newsletter.

We're looking ahead to the opportunities that Brookleigh will offer to people living in Burgess Hill, especially those just starting their careers. If you're interested in training for a career in construction, there will be opportunities from college level through to graduate roles while Brookleigh is built over the next ten years.

In this issue, we meet Vinay who talks us through how he's started his career in engineering with a placement at Sisk & Sons.

We also get an insight into the guidelines Homes England has created to ensure our developers create a community which takes

inspiration from Mid Sussex's traditional architecture while building homes for modern living.

**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**

**Brookleigh Project Director, Homes England**



Cover image: Image of John Sisk & Son site engineer, Vinay

## Development timeline: A Look Ahead



## Centre for Outdoor Sport Reserved Matters Planning Application submission

In December, Mid Sussex District Council (MSDC) submitted a reserved matters planning application to build a Centre for Outdoor Sport at Brookleigh, which will provide outdoor pitches and changing facilities for community use.

Homes England has donated the land for the Centre for Outdoor Sport to MSDC, along with payments towards building and maintaining the centre.

**MSDC wants to hear your views on the plans!** To view the Planning Application and have your say, please visit the MSDC Planning Portal using the reference DM/23/3182.

**You can read more about the Centre for Outdoor Sport in our last newsletter, visit [tinyurl.com/BrookleighNL13](https://tinyurl.com/BrookleighNL13)**



# Developer update: Vistry, Countryside Partnerships & Sage Homes



Image of the occupied new homes at Oakhurst in Brookleigh

Vistry is building 460 new homes at Brookleigh, 50% of which are affordable housing.

121 of the new homes in the first phase of the Vistry plot, just north of the Maple Drive play area, have now been handed over, with the remaining 20 homes expected to be handed over this month. These homes are all either shared ownership properties or homes for affordable rent.

Mid Sussex District Council share details of new available shared ownership homes on their website: [www.tinyurl.com/5c2jsmfk](http://www.tinyurl.com/5c2jsmfk), which is updated quarterly.

The page advises that the next phase of shared ownership homes at Freeks Lane in Brookleigh (delivered by Sage Homes and Vistry) is expected in the spring of 2025, but further properties will be available throughout 2024 and 2025.

Vistry is expected to start construction on the second phase of Brookleigh homes in the first half of 2024. We look forward to sharing more news on our Facebook page as construction progresses.

**Please contact Sage Housing for further information on 020 8168 0300 or at [www.tinyurl.com/BrookleighVY](http://www.tinyurl.com/BrookleighVY).**

# Developer update: Bellway



Image of the proposed new homes at Woodfield House off Isaacs Lane

During the summer of 2023 Bellway Homes held a pre-application consultation on its proposals for 30 homes on land at Woodfield House off Isaacs Lane and the planning application is anticipated to be submitted to MSDC.

The site is next to Bellway's consented development of 249 homes (30% affordable housing) off Isaacs Lane. We are therefore working closely with Bellway to ensure the Woodfield site provides a natural extension to Brookleigh and achieves 10% Biodiversity Net Gain.

Bellway is using some of the land at Woodfield House, which is valuable natural grassland habitat, to provide an extension to Bedelands Nature Reserve.

The Woodfield House site will be accessed from within Brookleigh and the existing Eastern Link Road, so there will be no additional access road created from Isaacs Lane.

Sustainability is at the heart of Bellway's proposals for the land at Woodfield House. The site will have a 31% reduction in carbon emissions over current Building Regulations with all new built homes incorporating renewable technologies in the form of air source heat pumps, electric vehicle charging points and insulation.

**Visit our webpage to find out more about Bellway's proposals:**  
[www.tinyurl.com/Brookleighnews](http://www.tinyurl.com/Brookleighnews)

## Contractor update: John Sisk & Son



Image of the Eastern Link Road at Brookleigh

John Sisk & Son is building the Eastern Bridge and Link Road which will join Freeks Lane to Isaacs Lane. Since the October update, Sisk has installed vehicle restraint systems (crash barriers) on both sides of the bridge over the River Adur.

The footpath running alongside the eastern bridge has now been completed. It will provide residents with a safe pedestrian route through the development, connecting homes with local amenities such as the pocket park and the secondary school and minimising the need for car use.

Sisk is currently undertaking roadworks on Isaacs Lane, which are required to construct the new junction for the link road. In order to complete these works safely but ensure traffic

still has access to Isaacs Lane, there will be a programme of single-lane closures in place until summer 2024. Sisk will minimise disruption as far as possible, with traffic lights manually controlled during busy periods to reduce tailbacks. Once complete, the junction will provide access to the Brookleigh development and relieve pressure on the existing road network by providing a through-road for Brookleigh. You can find further information about the roadworks on our website here: [www.tinyurl.com/BrookleighSisk](http://www.tinyurl.com/BrookleighSisk)

**For more information, see [www.johnsiskandson.com](http://www.johnsiskandson.com), follow on Twitter @JohnSiskandSon or on LinkedIn at John Sisk & Son Ltd.**

## Contractor update: Jackson



Image of the Western Link Road and new roundabout on Jane Murray Way

Jackson is building the Western Bridge and Link Road, which connects Jane Murray Way in the south to the A2300 in the north. The link road will form part of a new road stretching east-west across Brookleigh with new roundabouts and junctions built at the intersections with the existing highways.

Since the last update, Jackson has almost completed all work on this section of the link road and its intersections. The new roundabouts on Jane Murray Way and the A2300 are live, being used by Burgess Hill drivers every day.

Once this section of the link road is completed, it will initially provide construction vehicle access to Brookleigh from the A2300 and then, upon completion, access to homes and community facilities.

**For more information about Jackson Civil Engineering, visit [www.jackson-civils.co.uk](http://www.jackson-civils.co.uk)**

# Early careers interview

Homes England is building a brand new community in Burgess Hill, including much-needed new homes, schools, parks, and an extension to Bedelands Nature reserve. However, Homes England will also be attracting investment to the area as the development is built, helping to promote local employment and boost local businesses.

We have recently added an Employment and Skills plan to the outline planning consent for Brookleigh, this means that our developers and contractors will need to consider how they are providing training and jobs locally. You can read more about the employment and skills plan in our February 2023 issue: <http://tinyurl.com/BrookleighNSL>

As part of the Plan, Brookleigh developers will be required to report on job creation, the numbers of job vacancies advertised locally, local labour employed, local businesses that they've bought from, and how many apprenticeships they are providing. Contractors and consultants at Brookleigh will aim for between 3-5% of the workforce to be made up of apprentices, sponsored students and/or people enrolled in graduate programmes, creating and developing new careers in Burgess Hill.

**Our team recently met with Vinay, a Site Engineer working at the John Sisk & Son site on Isaacs Lane, and we spoke with him to find out more about his role working at Brookleigh.**



Vinay is one of many people starting their careers at Brookleigh

## What did you study at school/university?

I attended college from 2014-2018 and studied Civil Engineering. I then went to University in East London from 2018 – 2022 where I studied Civil Engineering and then studied a Masters in Project Management and Construction. I really enjoyed my degree and have always had an interest in construction and how things are built. Once I graduated, I started applying for early careers jobs at construction companies and I got my first job at Sisk which is where I am working now.

## How long have you worked at Brookleigh?

I started working at Sisk in August 2022 as a trainee engineer, and after six months I got promoted to site engineer. I have been at three different sites whilst working at Sisk, and most recently I've been based at Brookleigh in Burgess Hill.

## What is Sisk constructing at Isaacs Lane?

Sisk is building the Eastern Bridge and Link Road which will join Freeks Lane to Isaacs Lane. I expect I will be working on the site until mid-2024 when the bridge is complete.

## What is your favourite part of your role?

I have always had an interest in civil engineering due to my background and my family so I knew I wanted to do this as a career. Learning on the job is a great way to learn new skills and I am able to do that working for Sisk. I am really interested in learning how things work and I enjoy watching a project progress from start to finish. Day to day, my tasks involve setting out detailed works as per the contract drawings, ensuring checks are carried out on a regular basis, and ensuring that records are accurate and comply with organisation requirements. I also produce site diaries daily and produce Inspection Test Plans and task briefings.

## What do you hope to get out of your placement?

I want to keep learning new things every day. Within the next two to three years, I am aiming to be promoted to either a contract or project manager. I like learning on the job, and I am keen to keep progressing, learning new skills and hopefully getting promoted!

## What advice do you have for other early careers apprentices?

I would tell anyone starting out their career as an apprentice/graduate to enjoy their role and their journey. Being keen to learn and sharing knowledge around the team is also a good tip to keep progressing. I would recommend doing an early careers placement with Sisk as they have supported me to progress and learn new skills.

**For more information about early careers at Sisk, see [www.johnsiskandson.com](http://www.johnsiskandson.com) or follow on Twitter @JohnSiskandSon**



Image of the tarmacked link road

# What will Brookleigh look like?

Homes England is committed to making sure that the 3500 new homes at Brookleigh feel and look like they are part of one cohesive community and that alongside this, character is fostered within individual neighbourhoods.

To make sure this vision becomes reality, Homes England created a Design Guide for Brookleigh that sets out the key urban design and place-making principles that developers are required to adhere to. The Guide includes advice on housing layout to ensure that new homes and neighbourhoods are attractive, safe and easy to find your way around. You can read the Design Guide on our website here: [www.tinyurl.com/yvm3jb6b](http://www.tinyurl.com/yvm3jb6b)

A further level of design consistency is added by Mid Sussex District Council (MSDC). Every proposed housing development at Brookleigh is submitted for approval to MSDC whose Design Review Panel and District Planning Committee have the final say on whether the plans are good enough for Brookleigh.



## The character areas from the Design Guide

The Design Guide sets out the characteristics of the three neighbourhoods at Brookleigh; the Western Neighbourhood, Central Neighbourhood and the Eastern Neighbourhood. Within these three neighbourhoods are six residential character areas, which were defined by their location's specific features. Homes England looked at the location's landscape, how open the space is, and how the location relates to key features within Brookleigh and to Burgess Hill.

The character areas all have shared characteristics but distinctive identities. This means that though the areas all share a similar existing landscape, their character will be defined by the spacing of the new homes and their relationship to the street and public open spaces.

Importantly each character area is within one of Brookleigh's three 15-minute neighbourhood areas, with access to open spaces and community facilities. The character areas will all be well connected within the wider development and Burgess Hill, meaning residents can access all Brookleigh has to offer, including its new health and sports facilities, community centres, schools and shops, and Burgess Hill town centre.

## Brookleigh's homes will take inspiration from existing local architecture

To make sure that Brookleigh's new homes fit in to the existing style of residential buildings in Burgess Hill, Homes England looked at other settlements in Mid Sussex that are close to Brookleigh. The Design Guide includes examples of homes from villages and towns such as Lindfield, Haywards Heath, Cuckfield and Burgess Hill.

So, what can you expect Brookleigh's new homes to look like? Well, the images within this article are a good example of the features you can expect. They show the completed homes at the Oakhurst site built by Countryside Partnerships and Vistry.

Of course, not all the residential dwellings will look like those at Oakhurst! Each of the character areas will have its own subtle style, but the Design Guide will ensure they have similar features.

- **Well-designed buildings** – buildings at Brookleigh must be designed to last, contribute positively to the place-making character and identity of the settlement, and provide residents with good living, working and social environments.
- **Locally used materials** – the dwellings should reflect the local architectural style and materials to create strong Mid Sussex identity and character. Materials may include timber frame, red and dark brick, and red tiles.
- **Active frontages** – where homes have regular doors, windows, front gardens to bring life and vitality to streets and public spaces.
- **High level enclosure** – where homes are relatively close together creating a strong sense of place.
- **Retained mature trees** within a residential development.

You can find further information about the Design Guide here: <http://tinyurl.com/Newsletternv6>





## 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.

## FAQ

We have a frequently asked questions page on our website where you can find out more about Brookleigh:

<http://tinyurl.com/WebFAQs>

## Stay updated

Visit to stay updated with all the latest news:

**Facebook:** @Brookleigh.BH

[www.burgesshill.net/housing/brookleigh](http://www.burgesshill.net/housing/brookleigh)

## 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.**

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