



The Housing and Regeneration Agency

Homes
England

Brookleigh

Community newsletter · Issue 13 · October 2023

Keeping you up to date with progress



Contents

04

Developer updates

05

Constructor updates

06

Centre for Outdoor Sport

08

Centre for Outdoor Sport

10

Play Space at Brookleigh

12

Contact details

Welcome

Welcome to the latest edition of the Brookleigh newsletter.

In this issue, we're taking a look at some of the ways in which we're designing Brookleigh to encourage active, healthy lifestyles. On page 8 we have an advance look at the design for the Centre for Outdoor Sport, which will provide outdoor pitches and changing facilities for community use. Designed as an extension of the Triangle Leisure Centre, and with extensive community input, the Centre for Outdoor Sport will be connected via an extension to the Burgess Hill Green Circle to Brookleigh and the rest of Burgess Hill, as well as providing parking for those who need it.

We're providing facilities for active play across Brookleigh, and our next feature looks at the principles of outdoor

play space as detailed in our Design Guide, which will guarantee inclusive, exciting and well-designed play areas within easy reach of all the homes at Brookleigh. The play area near Maple Drive was one of the first things we built, and we're going to continue to prioritise play areas as the development grows.

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 play area at Maple Drive, next to the new homes at Oakhurst

Development timeline: a look ahead



Air source heat pumps

Brookleigh is being designed as a sustainable development, and when choosing which developers to appoint to build homes on the site, Homes England looks closely at their sustainability credentials. As well as more well-known sustainable technologies like solar panels, many homes at Brookleigh will be fitted with air source heat pumps – new technology which replaces the need for a gas boiler. Using a similar “heat exchange” principle to refrigerators but in reverse, air source heat pumps take heat from outside (even when it’s below freezing!) and, using internal evaporation and condensation inside a sealed network of tubes, they heat radiators and hot water for homes to use. Coupled with excellent home insulation, air source heat pumps are up to four times more efficient than a gas boiler, low maintenance, cheap to run and keep homes fossil-fuel-free!



Developer update: Countryside Partnerships and Sage Homes



Image of the Phase 1 affordable homes at Oakhurst, Brookleigh, developed by Countryside Partnerships

Countryside Partnerships and affordable housing provider, Sage Homes, have already completed and handed over the keys to over 80% of the new homes in phase 1 of their plot near Maple Drive and Freeks Lane. These homes are all either shared ownership properties or homes for affordable rent, meaning local people are already benefitting at Brookleigh. The remaining 20% of homes are in the final stages of development and Countryside expect to complete these this month.

Countryside Partnerships will begin construction on their private sale properties later this year. 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 is building a highly sustainable development towards the eastern end of Brookleigh. It will achieve a 31% reduction in carbon emissions against current Building Regulations: every new home will include renewable technologies. This month, the structure of the new homes will begin to be visible as Bellway start timber frame construction – using renewable materials is just one example of the ways Bellway is reducing environmental impact while building sustainable new homes.

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



Image of the newly laid foundations at the Bellway construction site at Brookleigh

Contractor update: John Sisk & Son



Image of the Eastern Link Road at Brookleigh

Since our last update, the bridge over the River Adur has been waterproofed, and Sisk has installed kerbstones along the whole length of the road.

Where water mains had been laid underneath the road, the excavations have been filled in and levelled, so now the road is ready for tarmac to be laid soon.

Surface water drainage within the footpath is now complete, and drainage which will carry foul water away from the new homes has been installed in the road ready for the housing parcels nearby to be developed. Electricity substations are also nearing completion.

For more information, see www.johnsiskandson.com or follow on Twitter @JohnSiskandSon

Contractor update: Jackson

Since the last update, Jackson have been building the southern water pumping chambers, which will be the first step in a network of sewers to carry waste water away from homes. In September, the team finished the verge and footpath works in preparation for the first layer of surfacing on the road. They have also recently finished the south basin pond which will collect rainwater and prevent flooding, and are currently working on the northern pond, including placing erosion matting which will protect the banks.

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



Image of the Western Link Road and south basin pond under construction

Centre for Outdoor Sport

At Brookleigh, Homes England will provide over 80 hectares of new green space – that’s almost half of the total area of the development.

Nine hectares of this space is specifically allocated for the new Centre for Outdoor Sport. This new facility will form an outdoor

extension to the Triangle Leisure Centre, providing high quality, publicly owned sports pitches for the Burgess Hill community. Homes England has donated the land for the Centre to Mid Sussex District Council (MSDC), along with payments towards building and maintaining the centre.



A CGI image of the Centre for Outdoor Sport clubhouse



A CGI image of the Centre for Outdoor Sport sports pitches

How have we involved the community?

Outline planning permission was granted for the Brookleigh development, including the Centre for Outdoor Sport, in October 2019. As part of the planning process, MSDC consulted with the Burgess Hill community, and used the input from that consultation when they were drawing up these plans.

MSDC spoke with national sporting organisations including bodies such as Sport England, the Football Foundation and the Rugby Football Union and took their advice on the kinds of facilities that would be beneficial at the Centre, and in March 2022 MSDC’s Cabinet approved the initial feasibility study

confirming the range of sporting activities which could be included.

Following this initial feasibility study, MSDC developed detailed proposals and carried out comprehensive consultations with local and national sporting groups and local clubs. In March 2023 the developing proposals were presented to the public as part of an exhibition at The Triangle and via online portals and social media.

The next stage of the project is the submission of a detailed planning application, which will also include a consultation period when anybody can provide feedback.



A CGI image of the Centre for Outdoor Sport sports pitches

When will I be able to use it?

A planning application is expected to be submitted in Autumn 2023, and hopefully determined early in 2024, with works starting soon afterwards.

The intention is for the new access road, car park, access road and two floodlit artificial pitches to be open in 2024. The natural turf pitches take nearly a year from being levelled and seeded to being playable, therefore, it is likely to be 2025 before the grass pitches are available to use for play, but we'll make sure they are well looked after as they grow and establish.

How is it being paid for?

Homes England are making significant contributions towards the cost of the site, alongside "Section 106" contributions from other local developments.

Section 106 payments are secured as part of the outline planning consent for the whole of the Brookleigh scheme and guarantee funding for community facilities and infrastructure improvements. There will also be a maintenance fund from Homes England to assist with the operation of the site once it has opened.

Who will operate it?

It is proposed that Places Leisure, the current operator of the Council's leisure facilities including the nearby Triangle Centre, will run the Centre for Outdoor Sport. This will ensure a co-ordinated management approach to facilities across the two sites whilst maximising efficiency and value for money. It is intended that the District Council will be responsible for the management of the natural turf pitches and open space areas.

Is it a sustainable development?

While a number of trees and hedges will need to be removed to allow the development of the site, a new planting scheme ensures there is no overall loss of trees, that biodiversity targets are met and exceeded, and the trees to be removed will be retained on site to boost ecology and provide some site security in areas. An extensive sustainable drainage system will be provided, gathering rainwater in ponds, reducing the risk of flooding and providing valuable wildlife habitat. The floodlighting and wider landscaping scheme

has been designed with additional lighting cowl and suitable lighting levels to avoid any impact to bats. There will be no gas supply to the clubhouse, which instead has a set of solar panels and will be served by air source heat pumps. The building will be built in a modular form off site, which minimises waste and transport impacts.

Keep an eye on the Brookleigh Facebook page for more information about the planning application for the Centre for Outdoor Sport.



A CGI image of the new pitches at the Centre for Outdoor Sport

Play space at Brookleigh

Play has many benefits for children of all ages. It increases self-awareness, self-esteem and self-respect, and improves and maintains physical and mental health.

We have included eight new play areas in our designs for the development. Play space will provide children living in and around Brookleigh the opportunity to play together, developing new social skills and creativity, as well as building their resilience through challenge and problem solving.

The new play spaces will be located at the three new public parks, the Centre for Outdoor Sport and also within residential parcels at the development. All the play spaces will be accessible to everyone – with footpaths, benches, signs and other street furniture planned accordingly – and every home at Brookleigh will be within a 15-minute walking distance from play space ensuring that every child has access to outdoor play. We’re specifying that the play areas need to fit within their landscape setting and use plenty of natural materials like logs and boulders. We’ve also said that new



An image of the play area on Maple Drive



Ken Glendinning, Director of Homes England, at the opening of the new play area on Maple Drive

planting of trees, shrubs and flowers needs to be incorporated within the play areas themselves, not just around the edges, so children can really enjoy getting close to nature when they play.

Shared play space is a genuine priority for Homes England at Brookleigh – so much so that the play area next to Maple Drive was the first thing we provided at Brookleigh. Both the new residents at Brookleigh and the existing Burgess Hill residents near Maple Drive have been benefitting from the new play area. Built by Countryside Partnerships and opened in November 2021, the 2,700sqm recreation area includes an activity area, play equipment, a Multi-Use Games Area (courts and pitches), seating and landscaping. The playground features swings, a trampoline, a zip wire and a timber climbing frame with a

surrounding landscaped lawn. We look forward to opening more play spaces at Brookleigh as the development progresses, giving more children access to outdoor play over the coming years.

If you would like to find out more about how we’re guiding our developers in the design of new play areas at Brookleigh, please see page 132 of our Design Guide here:

<https://www.burgesshill.net/images/files/190814-design-guide-final-lr1.pdf>



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

<https://www.burgesshill.net/faqs/categories/brookleigh-faqs.html>

Stay updated

Visit to stay updated with all the latest news:

[@Brookleigh.BH](#)

<https://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.

Contact details

Sarah Ward

07776 527 643

brookleigh@homesengland.gov.uk