



Homes
England

Making homes happen

Community newsletter · Issue 5 · April 2021
Keeping you up to date with progress

Northern Arc



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Welcome

Welcome to the latest edition of the Northern Arc newsletter. In this edition we provide a site progress update, look at how a sustainable community is built and explain the planning process on a scheme of this scale, including how the local community can get involved. We also hear from Shannon Acton who is the community lead for Jackson Civil Engineering who are building the Western Link Road.

information and we're keen to hear from you on how you'd like to be kept informed. There will also be opportunities throughout the remainder of 2021 for the local community to get involved in detailed design aspects of the Northern Arc. More information will be shared as it becomes available.

Please use the contact details on the back page of this newsletter to get in touch.

Ken Glendinning

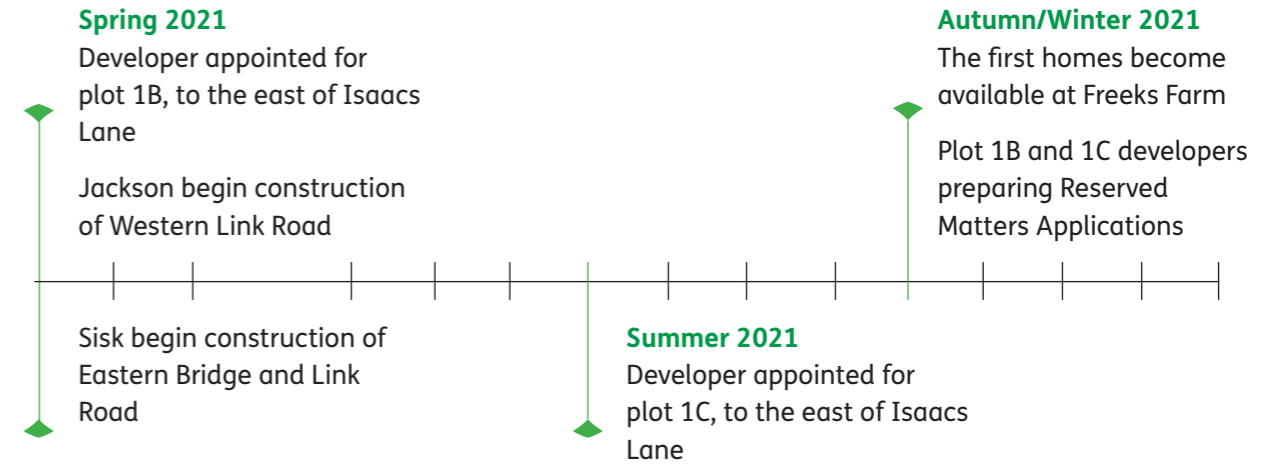
Project Director, Homes England

As social distancing rules relating to COVID-19 start to relax, we are reviewing how we best reach the local community. We will continue to use our project webpage and Facebook page to share



Cover image: Site preparation work at the Northern Arc

Development timeline Progress at the Northern Arc



Location plan
Plan showing the Western and Eastern Link Roads



Contractor update: John Sisk & Son

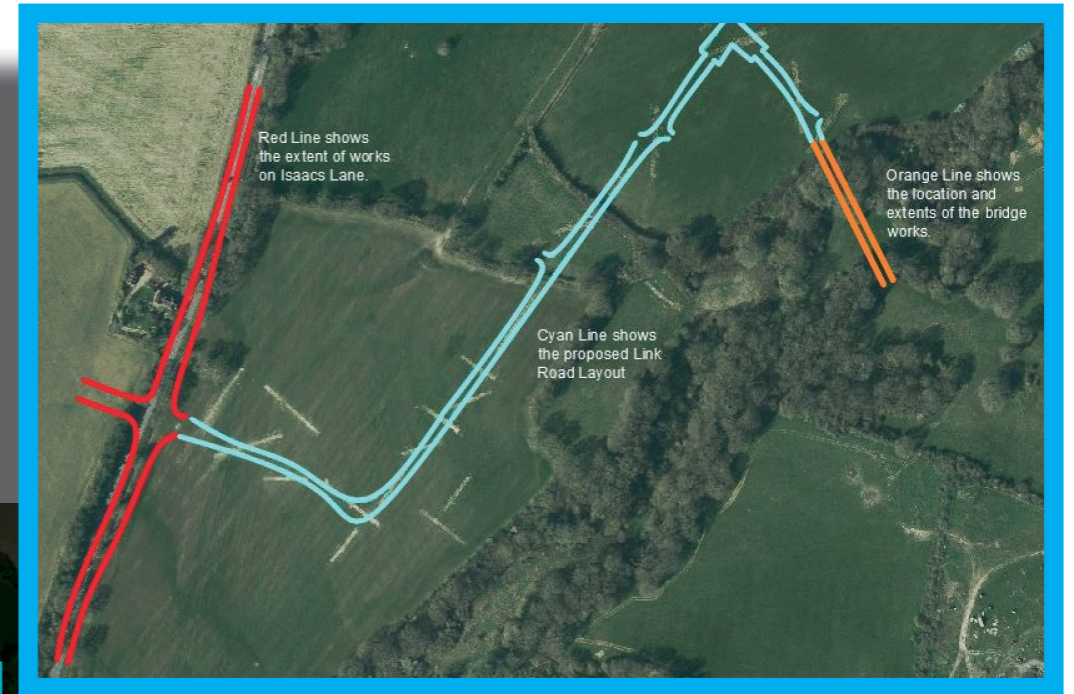


John Sisk & Son will be building the Eastern Bridge and Link Road which will join Freeks Lane to Isaacs lane, providing pedestrian and vehicle access to the eastern part of the Northern Arc site.

Sisk have now finished the initial site clearance along Isaacs Lane and at the future bridge location, as well as ground investigation for underground services. Now that this is complete the next step is to mobilise to site and begin the construction of the site compound which will be happening in Spring 2021. The site compound construction will involve office cabins, storage, and parking as well as a temporary site access road.

The next stage to progress with the construction of the Eastern Bridge and Link Road will be enabling works such as erecting tree protection fencing, which is typically metal fencing used to protect tree trunks and branches from moving machinery as well as protecting the tree roots from excavation. It will be used to limit the environmental impact during the construction process. As well as the tree protection fencing, other enabling works will begin such as a topsoil strip along the planned route of the Eastern Bridge and Link Road, which involves machinery excavating the top portion of soil in preparation for further excavation works.

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



Location of Sisk works on Eastern Bridge and Link Road

Contractor update: Jackson

Jackson Civil Engineering will be 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 highways.

In February 2021, Jacksons carried out enabling works to build a construction access road from the compound at West End Farm via the A2300 link road bridge, to connect the northern section of the new A2300 roundabout.

Jackson will also be carrying out site investigations near the electricity substation off Jane Murray Way to obtain the most accurate possible data to support the design and construction of the main carriageway to Jane Murray Way.

Jackson will soon be constructing the northern half of the A2300 roundabout. This is anticipated to be completed in May 2021. This will be followed by the construction of the southern half of the roundabout and main carriageway.

Jackson Civil Engineering begin work on the Western Link Road



They will also be building attenuation basins to collect and store rain water as part of the sustainable drainage plans for the whole scheme, and carrying out other works building sewers and pumps for the Northern Arc.

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

Contractor update:



Countryside Properties were the first housebuilder to be appointed at the Northern Arc and are building 460 homes - over 50% of them affordable housing - in the Freeks Farm area to the east of the site.

Since the last update in January, the new road between the junctions on Maple Drive and Freeks Lane has been completed. This route now provides the main construction access route to the site.

The new and improved play area on Maple Drive - designed with input from pupils at Sheddingdean Primary School - includes a new multi-purpose games area, a trampoline and a zip wire. Installation of the play equipment is now underway and we anticipate its opening this spring.

New planting is continuing to establish itself on site and will soon be contributing towards the 23% biodiversity net gain commitment and providing connectivity for wildlife.

Countryside Properties have appointed Sage Housing Ltd to deliver affordable homes on site. There will be 237 shared ownership and affordable rent properties as part of the scheme. The first affordable homes are expected to be ready in late 2021 and the first private homes in summer 2022. If you are interested in learning more about whether you qualify for affordable housing at the Northern Arc, visit:

www.midsussex.gov.uk/housing-council-tax/new-affordable-housing-information-for-the-public/

Countryside Properties will be taking expressions of interest for private sales later on in the development programme, we'll let you know when we have more information on this. **For more information visit countrysideproperties.com, or twitter [@CountrysideProp](https://twitter.com/CountrysideProp)**





Aspects of sustainable development being explored for use at the Northern Arc.

Clockwise from top: Example of a bioretention area which captures rainwater to sustain on-street planting; on-street electric vehicle charging point; photovoltaic solar panels; planting to attract and benefit native wildlife; green roof cycle storage.



ARTICLE 1

Building a sustainable development

At the Northern Arc, Homes England are facilitating the creation of a sustainable community that will be a vibrant, well connected place to live – both when residents move into the first homes this year and for generations to come. This guiding principle underpins our work in all areas of the project. But what exactly goes into it? What does sustainable development mean?

The Government’s National Planning Policy Framework defines sustainable development as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. As master developer for the Northern Arc, Homes England oversee the design and delivery of infrastructure like streets, lighting, parks, power supply, drainage and internet provision – and are considering sustainability in every aspect.

Green houses, good homes

As our developer partners join the Northern Arc plot by plot, they will be looking at reducing carbon emissions when designing and building new homes, making them more thermally efficient and using electricity and renewable energy sources such as solar panels (which use energy from the sun to create electricity or heat water) and heat pumps (which use the difference in temperature between the inside and outside of a house to heat or cool it as required). All new homes will conform to ‘Building for a Healthy Life’, which is industry-standard guidance that helps to ensure sustainability is considered at every level. You can read more about Building for Life 12 at www.designforhomes.org.

Of course, well insulated thermally efficient homes are not only environmentally sustainable – they’re more pleasant to live in and significantly cheaper

to run. A standard photovoltaic solar power setup on a house will save around £300 per year in electricity bills – as well as almost 1.6 tonnes of carbon emissions*. Over five years, a home with loft insulation will save £750 on heating bills in comparison with an uninsulated one – where a quarter of the money spent goes towards heating the air outside!

Better travel

The sale of new petrol and diesel cars will be banned in the UK from 2030 onwards. In recognition of the need to lower carbon emissions and support the transition to electric vehicles, there will be plenty of charging points created at the Northern Arc, both in private and public spaces. More fundamentally, however, the goal is to reduce peoples’ need to travel by car at all – by providing accessible neighbourhood centres, shops, schools and commercial areas within walking distance of home and by making cycling and public transport more attractive ways to get around.

Traditional fossil fuel vehicles contribute towards greenhouse gas emissions and air pollution, while active travel helps to improve health and wellbeing. The Northern Arc has integrated several proposals to encourage more sustainable travel options including:

- Strategic green connections including pedestrian, equestrian and cycle links. The Green Circle will be extended and the Green Superhighway will be a major segregated pedestrian and cycle route through the site.
- Pedestrian and cycle links - along the Green Circle and Green Superhighway there will be a network of secondary pedestrian and cycle links provided throughout the site. These ‘green spokes’ will be high quality routes which are multi-functional, improving health and wellbeing and being useful routes for commuters.
- No homes at the Northern Arc will be more

than a ten minute walk from a neighbourhood centre with access to shops, leisure facilities, community spaces and schools.

- All homes with off-street parking will have capability for trickle charging points (3.7kW), 30 public car parking spaces will have rapid charging points (50kW) located within the three mixed use local centres, and 10% of commercial car parking spaces will have fast charging points (22kW).

Working with the landscape

The design of the Northern Arc uses the existing landscape and other natural features to protect the community from the effects of climate change. For example, using trees and shrubs to provide shade and cooling during summer heat waves and planting street trees to create a more comfortable environment for walking when it’s hot. Our plans also include a site-wide Sustainable Urban Drainage system to retain water after heavy rainfall and carefully manage its flow and discharge.

Approximately 200,000 new trees, shrubs and plants will be planted across the scheme to complement the species already present. New broadleaved tree planting will be 80% native species, including species such as alder, hornbeam, English oak and rowan, whilst 20% will be non-native species, such as silver lime, Swedish whitebeam and snowberry. Through this planting plan, the Northern Arc will increase the long-term quality, diversity and resilience of the local tree population. The new woodland and street-tree planting will create a varied and diverse range of habitat for native wildlife, as well as extending existing habitat corridors and boosting resilience to a warmer, drier climate over the next century.

Rainfall and drainage will be responsibly managed to protect wildlife in Sussex’s rivers and streams. The aim of the drainage strategy for the Northern Arc is to mirror natural drainage as closely as possible, and the ‘runoff rate’ (the speed at which

rainwater ends up in watercourses) will be the same on site after development as before. Using a network of integrated sustainable drainage systems throughout the green spaces, like storage ponds, ditches, and underground tanks, rainwater will be slowed down to minimise the potential for downstream flooding even during heavy storms. These drainage solutions may in the future also be suitable as sources of non-drinking water for reuse, for example to water plants in the neighbourhood parks.

A boost to the local economy

As well as providing low carbon living, the Northern Arc has also been designed to bring economic sustainability to the Burgess Hill area. Provision has been made for small scale enterprise and entrepreneurship from within the Northern Arc, so

residents of the Northern Arc can work from home easily and/or set up and grow micro businesses, creating plausible alternatives to long distance commuting. This will be enabled by high quality digital infrastructure including fibreoptic internet and provision of localised social amenities that can be used by occupants of (and visitors to) the Northern Arc, like cafés, neighbourhood squares and community buildings.

All these inclusions have been designed working closely with the relevant local authorities to complement existing provision within Burgess Hill town centre, helping to develop synergies between the Northern Arc, the rest of Burgess Hill and other destinations nearby.

*statistics from the Energy Saving Trust - energysavingtrust.org.uk/

Cycle routes separate from vehicle traffic will feature at the Northern Arc



ARTICLE 2

The planning process

Democracy and community involvement in planning permissions for the Northern Arc

Homes England are working closely with Mid Sussex District Council as the local planning authority to design and build the Northern Arc. There are many checks, balances and legal agreements that go into the development of a scheme of this kind and scale - they're often highly technical documents.

Sometimes the process can seem overly complex to those who aren't specialists, but Homes England is committed to working closely and transparently with the local community throughout the process of building the Northern Arc in Burgess Hill. So, what are some of the key documents that guide the design and development of the Northern Arc?

Local Plan

Local plans are prepared by one or more local planning authorities in consultation with their local communities to set out the plan for future

development of a local area within a specified plan period. The local plans are typically supported by a robust technical evidence base and set stringent policies against which the local planning authority will decide on development proposals. The local planning authority for the Northern Arc scheme is Mid Sussex District Council. The Mid Sussex District Plan (2014-2031) is the local plan for Mid Sussex, adopted in 2018. Proposals to develop the Northern Arc have been considered by the Local Planning Authority against the policies in the Mid Sussex District Plan.

Masterplan

A masterplan is a document that provides a conceptual layout, high-level design vision and principles to guide future growth and development at a site. It is informed by environmental, social and physical constraints and opportunities. For



Northern Arc public consultation at the Triangle Leisure Centre in 2018

example, this may include protecting valuable wildlife, enhancing access to local amenities and responding to the contours of the landscape. Mid Sussex District Plan policy required an Approved Masterplan and accompanying Infrastructure Delivery Plan for the Northern Arc before any planning consents (formal agreements) could be granted. Homes England prepared and submitted a Masterplan for the Northern Arc in September 2018 which was approved by Mid Sussex District Council. As such the Approved Masterplan is a material consideration (a document that should be taken into account in deciding a planning application) for all future development proposals at the Northern Arc.

Outline Planning Application

An application for outline planning permission seeks to establish whether the scale and principle

of a proposed development is acceptable to the local planning authority. In the instance of the Northern Arc, Homes England secured outline planning permission with conditions and a Section 106 agreement in October 2019 (application ref. DM/18/5114). The principle of developing the site has therefore been accepted by the local planning authority.

Reserved Matters

Following the granting of outline planning permission, reserved matters are required to agree the detailed design of the development. Reserved matters are the details of a proposed development which were not necessary to establish the principle of the development through the outline planning permission. This typically includes information and details about the layout, access, scale and appearance of a development (what the houses

will look like, the layout of streets and the detailed design of the open spaces and other landscaped areas). These details are submitted to the local planning authority for approval as part of a Reserved Matters Application. It is typical at this stage of the planning process for a developer to carry out community consultation in advance of the submission of the reserved matters application. Homes England are now working with developers to bring forward individual development plots at the Northern Arc through a series of reserved matters applications.

Environmental Impact Assessment

An Environmental Impact Assessment (EIA) is a process of evaluating the likely environmental effects of a proposed development at the planning application stage. The EIA is a systematic process which is reported in an Environmental Statement. The Environmental Statement is submitted to the local planning authority allowing them to consider the potential environmental effects arising from the development, and appropriate mitigation, before deciding whether planning permission should be granted. Homes England submitted an Environmental Statement as part of the outline planning application to MSDC in December 2018 and an Addendum in August 2019. This assessed potential effects relating to ecology, air quality, socio-economics, climate change, traffic, ground conditions, flood risk, landscape, heritage and noise.

Section 106 Agreement / Planning Obligations

Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), are a set of agreements (referred to as S106 agreements) between the local planning authority and 'Applicant' that act as a mechanism to make a proposed development acceptable

in planning terms that might not otherwise be acceptable. A S106 agreement is used to secure the provision of affordable housing and financial contributions towards new infrastructure (these are often referred to a 'developer contributions'). A Section 106 Agreement has been signed between Homes England, Mid Sussex District Council and West Sussex County Council for the Northern Arc and includes obligations of Homes England to contribute towards facilities such as new schools, healthcare, parks and leisure.

Planning Conditions

A planning condition is a condition imposed on the grant of a planning permission in accordance with the Town and Country Planning Act 1990. Conditions might require additional approvals for specific aspects of the development, for example details on drainage, ecological mitigation or public transport. Planning conditions might be used to control how the development is constructed or used, for instance by limiting construction hours, timing of deliveries or the hours of opening of commercial premises.

All planning documents relating to the Northern Arc can be found on the Mid Sussex District Council planning portal, including consultation and correspondence as relevant.

ARTICLE 4

Meet the team



Shannon Acton is the Public Liaison Officer for Jackson Civil Engineering

What do you do on the project?

I am the Public Liaison officer on behalf of Jackson Civil Engineering, who are constructing the Western Link Road for the Northern Arc alongside the dualling of the A2300. My main role is to liaise with the surrounding community, stakeholders and residents to keep them up to date with our ongoing works for the Northern Arc.

I'll host face to face meets (depending on covid-19 restrictions), and keep in touch with email exchanges and letters regarding the works. I make sure I have a really good understanding both of the programme of work and also the needs and concerns of the community.

What have been the best bits so far?

I've really enjoyed seeing the development of the scheme, progressing from early design stages through to the start of construction. With every project I've been involved with, I have always enjoyed building relationships with residents and stakeholders. I realise that construction of this nature can be inconvenient, especially if you are living in close proximity to it. However I enjoy being a member of the Jackson team and I'm in a great position to communicate any concerns to the site team to see how we can improve our processes.



Northern Arc updates

As mentioned earlier in this newsletter, as social distancing rules related to COVID-19 start to relax, we are reviewing how we best reach the local community. 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. We are also going to be sharing videos of site progress as the project develops.

We appreciate that people have different preferences on how they wish to receive information and provide feedback on the scheme. Moving forward, as social distancing requirements relating to COVID-19 start to relax, we will seek to offer both in-person and online methods of engagement.

Please use the contact details on this page to let us have your thoughts on how you would like to hear more from us and on what topics.

Stay updated on Facebook

Visit to stay updated with the latest news:

[@NorthernArcBH](#)

Accessibility statement

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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