



Homes
England

Making homes happen

Community newsletter · Issue 9 · May 2022
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 have updates from Countryside and Sage Housing, who are preparing to welcome the Northern Arc's very first residents soon.

We also hear from Jackson and Sisk as they continue to work on link roads which will initially provide access to construction traffic as new homes are built, and will go on to form part of the new road which will connect the Northern Arc from east to west.

As well as vital transport infrastructure, Homes England has part-funded Southern Water's upgrade of the Goddard's Green wastewater

treatment works and we spoke with their project manager to find out more about how they're creating a more sustainable process and more capacity.

Last but not least, we take a look at the 'ten minute neighbourhood' principle and how we've designed the Northern Arc to facilitate healthy lifestyles.

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

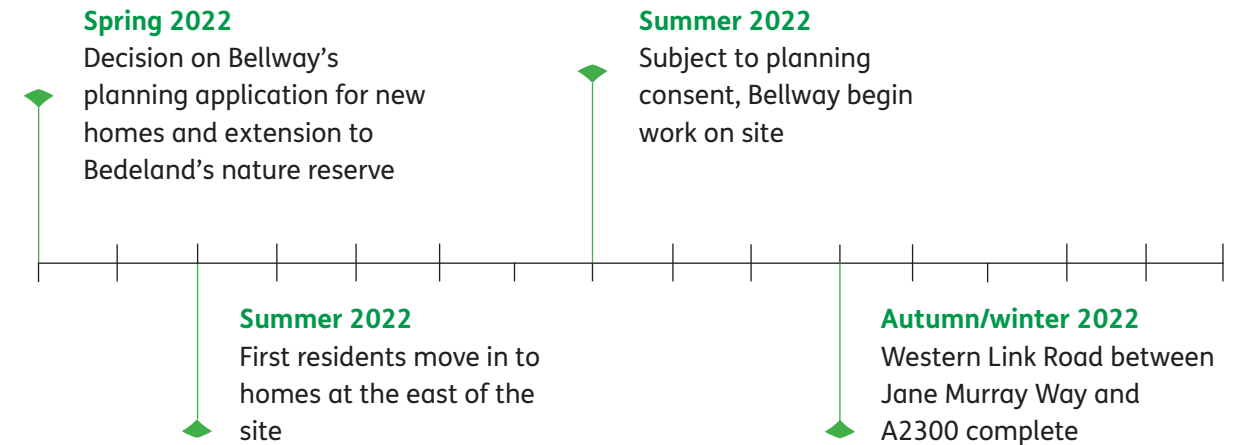
Project Director, Homes England



Cover image: Looking north over the Countryside plot as the first homes near completion

Development timeline

Progress at the Northern Arc - update



Planning Update Bellway

Bellway's Reserved Matters planning application for 247 homes and an extension to Bedelands Nature Reserve is awaiting determination by Mid Sussex District Council. Bellway will design and build to 'Future Homes Standard' - a set of standards that will ensure new homes will produce 75-80% less carbon emissions than homes delivered under current building regulations. Some of the methods they're using to achieve this include solar panels on 113 homes, the use of sustainably sourced building materials and the installation of waste water heat recovery systems.

You can view the application at the Mid Sussex District Council Planning Portal - search reference number DM/21/3870



Developer update: Countryside Properties and Sage Housing



Countryside Properties was the first housebuilder to be appointed at the Northern Arc and are building 460 homes, over 50% of them as Affordable Housing. The first Affordable homes are almost complete and the first homes for sale on the private market are expected to be ready by the end of the year.

Countryside and Sage Housing are working in partnership on the provision of 156 homes for affordable rent and 81 for shared ownership at the Oakhurst site on the former Freeks Farm, helping to provide much-needed, high quality places to live for local people.

Since the previous newsletter, all the timber frames have been erected and roofs installed. Scaffolding has come down on several of the apartment blocks and three houses which are all now structurally complete and awaiting internal finishing.

Drainage and utilities connection work has been completed off site, and Countryside has recently completed the spine road and the culvert road bridge which join the southern and northern parts of the site.

If you would like to find out whether you qualify for Affordable Housing, please visit midsussex.gov.uk/housing-council-tax/apply-for-social-housing

If you would like to know more about buying a property on the private market, you can register your interest at countrysideproperties.com



Left and below: Drone footage captures the progress at Freeks Farm/Oakhurst



Contractor update: Jackson



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.

Drainage works which will manage runoff from the road and waste water from new homes are progressing well. As well as the work on site, this also involved collaborating with Southern Water to upgrade the connections on Gatehouse Lane and ensure there's plenty of capacity as the Northern Arc continues to grow.

As drainage was installed, the team also put in a tunnel for animals to be able to cross underneath the road once it's built. This has been installed following ecology surveys that were undertaken early in the design process, helping the team to understand where animals were most likely to need safe access.

Over the next few months, Jackson will be carrying out earthworks to cut the line of the road and begin construction. Jackson will also be importing locally sourced stone to use in the surfacing of the road, with the delivery vehicles accessing via the new roundabout on the A2300.

Sections of the Western Link Road will be 'capped' - the first layer of the road surface which sits directly on the soil and forms the base on which other layers will rest.

Over the next few weeks further drainage will be installed, and the kerbs will be laid in the road before work to the verges begins.

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

Left: A drone shot looking northeast shows the roundabout with the A2300 and part of the site of the future Centre for Outdoor Sport
Right: a mammal crossing is installed to enable animals to cross safely once the road is built



Contractor update: John Sisk & Son



The temporary bridge provides construction traffic with access to both sides of the river to make the abutments. You can also see black reptile fencing and metal tree protection fencing which ensure the preservation of wildlife and habitat at the site.

John Sisk & Son are 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 continued to progress with the installation of drainage along the new road. Sisk have also installed a temporary bridge across the River Adur to provide access to construct the other side of the new road bridge.

Earthworks for the new road and the new bridge are almost complete and soon the permanent piling and the in-situ reinforced concrete will be installed. Later in the year, the precast bridge section will arrive on site and be lifted into place

with a crane. These structures will form the road bridge, allowing traffic to reach the construction sites for the new schools and the neighbourhood centre as well as housing plots.

Sisk have recently had their first Considerate Constructors audit and received a score of excellent - which they will maintain or exceed for the duration of the remaining works.

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

ARTICLE 1

Goddard's (going) Green

Southern Water is joining forces with Homes England and Mid Sussex District Council to find sustainable solutions for wastewater management

Southern Water is upgrading the Goddard's Green wastewater treatment works (WTW) to support the Northern Arc, helping to reduce smells from the site and reduce its overall carbon footprint.

Homes England, Mid Sussex District Council and Southern Water are together investing £24.5million to improve the way wastewater is managed at the treatment works, and we caught up with their project manager to find out how.

Can you tell us more about your plans for improvements at Goddard's Green WTW?

In simple terms, it's all about sludge. This is the name we give to the organic solids that are separated during the wastewater treatment process.

Sludge is processed separately from sewage at special treatment centres, such as the Goddard's Green WTW.

To help reduce smells associated with sludge treatment at our Goddard's Green WTW, we are introducing an additional stage in the process through a Thermal-Hydrolysis Plant (THP). This blasts the sludge with steam and has the benefits of reducing the volume created and the 'smelly' particles contained within it.

Previously, we stored the sludge in uncovered sludge drying bays, which had been a source of smells. We are covering the sludge drying bays, and we've also introduced odour covers to the primary treatment stage of the wastewater treatment works.

All of the above means there will be fewer smells coming from the site and the sludge will be easier to process and transport. It also means there will be less smelly material to get rid of so it can be quickly turned into fertiliser, which is then supplied to local farms as a soil conditioner.



Clockwise from above: The new steam boiler building, the THP plant under construction, and a 3D model of the plant once complete



How will these works reduce carbon emissions?

The Thermal-Hydrolysis process will increase the amount of biogas produced in the treatment of sludge. This biogas is a renewable fuel that can be used to generate electricity on site. The electricity generated is then used to power the wastewater treatment works, with any surplus energy put back into the National Grid for others to use. As a result, it also means that the Goddard's Green wastewater treatment works will create less carbon. There will be less material to transport from the site and less energy used in the treatment process.

This is the first time that Southern Water has adopted a scheme like this. The findings from this work will inform future plans for other sites across our network, helping us reach our Net Zero target by 2030.

The construction work at Goddard's Green WTW is due to be completed by the end of 2023.

Homes England is continuing to invest in utilities infrastructure to support the creation of a sustainable community at the Northern Arc. As well as this investment in water treatment, we're also working with power supply companies to remove pylons and run electricity supplies underground. To support the creation of job opportunities and hybrid working we're making sure new homes and employment hubs have access to a minimum of two high speed broadband providers.

ARTICLE 2

Ten minute neighbourhoods

Active travel and healthy lifestyles

Homes England’s role as Master Developer at the Northern Arc means we carefully considered the kind of place we wanted to create. The Northern Arc Design Guide lays out the placemaking principles of the development, and it forms part of the outline planning consent. This means that all developers and contractors who join the project to build homes and infrastructure must adhere to these principles, and their reserved matters planning applications must show how they are taking them into account.

One of the key themes in the Design Guide is that the Northern Arc must support healthy lifestyles. This has led to some placemaking principles which are important aspects of the type of place the Northern Arc will become:

- Walkable neighbourhoods with vibrant centres that are accessible to all
- Co-locating schools, community centres and open spaces with neighbourhood centres
- Designing streets to encourage active travel
- Creating a place that is easy to find your way around, with landmark features and views

In this article we’re taking a look at how active travel will be encouraged at the Northern Arc.

What is active travel and how will it be encouraged?

Active travel means getting around on foot, by scooter, by bike or on horseback. It’s about getting from A to B without the use of a motor.

The Northern Arc will provide a whole new network of footpaths and cycle paths, so that residents can access local amenities without needing to use a car. Homes England has worked closely with Mid Sussex District Council’s Places and Connectivity Programme to make sure that these new paths connect to the routes that are already there and those that are being developed elsewhere in Burgess Hill. This includes paths that run north-south into the town centre, and paths to Wivelsfield train station to the east of the development. The station itself is also being improved, with better walking and cycling access and a lift for step-free access.



Active travel will be an integral part of the Northern Arc, with routes designed to link up neighbourhood centres, schools and access to the existing networks outside of the development.

Homes England is also providing an extension to the Burgess Hill Green Circle, contributing towards a circular walking and cycling route around Burgess Hill. The Green Superhighway will act as the main active travel route connecting the neighbourhood centres and there will be a series of secondary routes - ‘green spokes’ - which will extend out into the surrounding open spaces.

The Northern Arc has been designed as a ten-minute neighbourhood. With the three neighbourhood centres, every home in the development will be within a ten-minute walk from local shops and facilities so people can pick up what they need easily and quickly within the local area. The two new primary schools will also be located at the neighbourhood centres, as will the parks – meaning these public squares will become the focal points for everyday life.

Homes England is also working with Mid Sussex District Council to provide land and financial

contributions for a nine-hectare Centre for Outdoor Sport to the west of the Northern Arc, south of the A2300, which will extend and improve the existing facilities at the Triangle leisure centre. The Council has plans for extensive public engagement which will be carried out with the local community over the next 12 months to shape and refine the proposals, with the aim of obtaining planning permission in 2023 and opening the new facilities to the public in 2025.

We’re looking forward to seeing the careful plans and placemaking guidelines in the Design Guide brought to life by our developer partners over the next few years, and we’re confident that the Northern Arc will be an easy place to live an active, healthy lifestyle.

To read the Northern Arc Design Guide, visit www.burgesshill.net/housing/northern-arc/project-library/



Northern Arc 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 to be appointed at the Northern Arc will be for Phase 1C which includes housing and the eastern neighbourhood park. Following this, Plot 1D includes new homes and the western neighbourhood centre which will provide retail, food and drink, employment and community space. We expect both reserved matters applications to be submitted later in 2022.

The developers will advertise how people can get involved in their pre-application consultation once they are onboard and we will share the information in this newsletter and online.

Stay updated

Visit our Facebook page for all the latest news:

@NorthernArcBH

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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