



Homes
England

The Housing and Regeneration Agency

Brookleigh

Community newsletter · Issue 17 · February 2025

Keeping you up to date with progress



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our latest video update



Homes
England



Burgess
Hill

Vistry Group



BUILDERS
SISK
CONTRACTORS
Established 1859



Bellway



Cover image: New homes being built by Vistry, showing their sustainable timber construction methods

Welcome

Welcome to the latest issue of the Brookleigh newsletter.

We are looking forward to a busy year for Brookleigh in 2025! Alongside continuing to deliver high quality homes and infrastructure our focus will also be on supporting the emergence of a thriving new community at Brookleigh. To ensure that the community is at the heart of the process, 2025 will also see the establishment of a Brookleigh Community Forum.

In this latest edition we update on the many new homes already built at Brookleigh and the new residents moving in this year, see page 6.

We'll look at Homes England's developer partners Vistry and Bellway and their sustainable new homes at their Oakhurst and Fallow Wood View developments. Works have also progressed on both the West End Farm Avenue which links Jane Murray Way to the A2300 and Holmbush Avenue which will link Isaacs Lane to the eastern end of Brookleigh. Both roads are now in their final stages and West End Farm Avenue will open to traffic in early 2025.

Neil Miller

**Head of Development,
Homes England**

Development timeline: A Look Ahead

Winter 2025

Residents move into the next phase of affordable housing at Vistry's Oakhurst development

Spring 2025

Phase 1 of the Arc Centre for Sport pitches and pavilion to open for use
Hill Group to launch public consultation for approximately 260 homes to the east of the Brookleigh site
Bellway to start construction on Green Circle Network extension
Primary school reserved matters application (RMA)

Planning application update

It's been a busy start to the New Year at Brookleigh with two planning applications recently being submitted to Mid Sussex District Council (MSDC).

Bellway and Homes England have submitted a planning application for footway and cycleway improvements at Freeks Lane. The proposed works will cover the length of Freeks Lane extending north from Eastbridge Avenue, and into the Brookleigh development, running adjacent to Brookleigh's planned extension to Bedelands Nature Reserve, and heading west to connect to the new Eastern Bridge and Link Road. The aim is to improve access along this Public Right of Way and contribute towards the extension of the Burgess Hill Green Circle around Brookleigh.

Jackson Civil Engineering has also submitted an application for permission to build improved pedestrian and cycle access along two sections of existing highway: the first improvement being the north side of the A2300, between the Triangle Roundabout and the recently constructed Phase 1 'A2300 Roundabout' and the second on the A273 Jane Murray Way, between the Triangle

Roundabout and the recently constructed Phase 1 'A273 Roundabout' and then continuing south to the recently constructed Pegasus crossing at Gatehouse Lane.

The planning applications are available to view on the Mid Sussex District Council Planning Portal - www.midsussex.gov.uk/planning-building/view-and-comment-on-planning-applications/ - using the planning application numbers:

Bellway: DM/25/0088; and
Jackson Civil Engineering: DM/25/0109 (a full application will be validated in due course in relation to a minor element outside the edge of the current project).



An example image of a footpath and cycle lane

Developer update: The Hill Group



A CGI image showing what Hill's development could look like at Brookleigh*

The Hill Group is the latest developer to join the project. They will design and build approximately 260 homes to the east of the Brookleigh site near the existing Bellway and Vistry plots, subject to design development. Of these 260 homes, 30% will be affordable housing.

Hill will also provide public open spaces for the community including a Riverside Park and Neighbourhood Centre. Hill will be publishing its proposals for public consultation in 2025 and will be seeking your comments and feedback on their designs.

As well as the park Hill is providing, there will be two other major neighbourhood parks at Brookleigh, each with a distinct identity to reflect the character of the area in which it is located.

They will all:

- Prioritise the preservation of trees and plants already in the location, as long as they're healthy
- Plant new trees, grassland and shrubs
- Create new habitats for wildlife and provide wildlife corridors
- Provide footpaths, benches, signs and low level lighting, to make the parks accessible for all

All updates, along with information about how you can get involved, will be shared on our Facebook page: www.facebook.com/Brookleigh.BH

*Please note that this is subject to change: updated designs will be shared for public consultation later this year.

Developer update: Vistry Group / Sage Homes



An image of new homes being built at the Vistry site

Vistry is building 460 new homes at Oakhurst off Freeks Lane. In 2024 Vistry completed Phase One and has already welcomed new residents into over 140 new homes. Vistry has since started work on Phase Two of homes at Oakhurst and has continued to make excellent progress at Brookleigh. The team has been busy laying foundations and installing sustainable timber frames and they are now completing fit-out and putting the roofs on new show homes.

Alongside building homes, Vistry has been building roads and paths to provide access to the Oakhurst development once it's complete. Vistry is also providing an integrated network of open spaces including children's play areas and other green infrastructure.

Looking ahead, Vistry is on track for their show home opening in February, with their second Phase at Oakhurst anticipated to be completed this summer.

If you want to register your interest in affordable housing at Oakhurst and Brookleigh, please visit the Mid Sussex District Council housing register website – www.midsussex.gov.uk/housing-council-tax/apply-for-social-housing/

If you'd like to buy a home on the private market, visit www.countrysidehomes.com/developments/west-sussex/oakhurst-at-brookleigh-burgess-hill

Developer update: Bellway

Bellway



Image of new Bellway homes at Fallow Wood View

In December, Bellway welcomed their first occupants at Fallow Wood View.

This milestone marks the successful completion of Bellway's first Phase of homes at Brookleigh. Bellway is building 247 homes at Fallow Wood View, on the northern edge of Brookleigh, 30% of which will be affordable housing. Bellway has now begun construction on their second Phase of homes at Fallow Wood View.

Bellway is focusing on building low-carbon and sustainable homes.

Therefore, all of the homes at Fallow Wood View are being built using sustainable construction methods and have either solar panels or air source heat pumps.

We wish Brookleigh's newest residents all the best as they settle into their new homes!

If you'd like to buy a home on the private market, visit www.bellway.co.uk/new-homes/south-london/fallow-wood-view

Contractor update: Jackson

Jackson



An image of the newly built Western Link Road, to the right is the site for the Arc Centre for Sports

Jackson is building the Western Link Road between the A2300 in the north and Jane Murray Way in the south.

Since September, works have been progressing well. Street lighting has now been installed and connected along the Western Link Road. Jackson has also constructed bus stops along the road and the link road's toucan crossing, forming an essential part of Brookleigh's future public transport and active travel connections. The final road surfacing will be laid in the coming weeks.

Jackson is also working on a foul water pump station, which will move waste water away from future homes south of the A2300 and the Arc Centre for Sports.

These works are still in progress and are expected to be completed in the next couple of months. Jackson are also currently designing Phases Two and Three of the Western Link Road, which will extend north of the A2300 and will include footpaths and cycleways to facilitate active travel across Brookleigh. The planning application for Phase Three has recently been submitted and is available to view on the Mid Sussex District Council Planning Portal, see details on page 3.

Follow our Facebook page for all the latest updates: www.facebook.com/Brookleigh.BH/

Planning application update: Woodfield House



A CGI image showing the proposed new homes at Woodfield House

In March last year Bellway Homes submitted a planning application to Mid Sussex District Council for a proposed 30 new homes on land at Woodfield House off Isaacs Lane. We are pleased to share that this application was approved subject to completion of Section 106 Agreement by Mid Sussex District Planning Committee on 5 December 2024. The Section 106 is a legal agreement to ensure a development provides the necessary infrastructure to support the local community, such as highways, recreational facilities, and affordable housing.

Although not part of Brookleigh, the site is next to Bellway's existing development of 249 homes (30% affordable housing) off Isaacs Lane at Brookleigh.

Homes England is therefore working closely with Bellway to ensure the site provides a natural extension to Brookleigh and reaches 10% Biodiversity Net Gain.

Sustainability is at the heart of Bellway's proposals for the land at Woodfield House and the site will have a 31% reduction in carbon emissions over current Building Regulations with all newly built homes incorporating renewable technologies in the form of air source heat pumps, electric vehicle charging points and insulation. The planning applications are available to view on the Mid Sussex District Council Planning Portal (see page 3) using the planning application number: DM/24/0487.

Vistry Oakhurst Phase 2

Sustainability remains a core focus across the development and Vistry has been incorporating this into their construction processes. Vistry has recently installed timber frames on their second phase of homes at Oakhurst, as part of their efforts towards creating a community of 460 sustainable homes at Brookleigh.

Timber frame methods are an innovative and eco-friendly approach that reduces the carbon footprint of the build process and improves the efficiency of the finished homes. Timber frame homes replace traditional breeze blocks with precision made pre-constructed timber panels, then the exteriors are constructed with traditional materials and brickwork.

These precision-engineered frames, produced in Vistry's in-house factories, significantly cut CO₂ emissions compared to traditional methods of construction. Each timber frame home emits 14,460kg CO₂e less than a traditional brick-and-block house. This is helping Vistry to reduce their carbon footprint and achieve their Net Zero ambitions.

Timber frames will also benefit new residents at Brookleigh as they create more energy efficient homes, helping lower energy bills for the customer.

In addition to their focus on sustainable construction, Vistry has partnered with the Samaritans to host workshops aimed at addressing mental health challenges in the construction industry. These sessions offered invaluable insights and practical tools for promoting wellbeing on-site, fostering a culture of openness and support among Vistry's workforce.



An image of the timber frames being installed at the Vistry site. A crane can be seen lifting the timber into place



An image of construction workers putting timber frames into place

Brookleigh in numbers

In October 2019, Homes England received outline planning consent for Brookleigh (then referred to as "the Northern Arc") which set out the design principles for the development and guaranteed an approach which secures maximum benefit for the community in Burgess Hill. Homes England involvement brings certainty for local residents that the supporting infrastructure will be delivered at the right time.



Sustainability

A reduction of carbon in the construction of new homes, making them more thermally efficient and using electricity and other renewable energy sources such as solar panels and heat pumps

A site-wide **Sustainable Urban Drainage system** to retain water after heavy rainfall and carefully manage its flow and discharge from the site to avoid downstream flooding

A **19% betterment** over the current building regulation **energy consumption** standards

Compliance with **2025 Future Homes Standards**, which aim to reduce carbon emissions of new homes by improving heating, hot water systems, and home insulation.



Biodiversity and wildlife

23% Biodiversity net gain commitment (more than double the amount required by planning regulations)

82.05ha new strategic **green infrastructure** which is **44%** of the whole site, including **three** public **parks**, allotments and playgrounds

200,000 new trees, shrubs and plants, which will be **80%** native species

Preservation of all areas of **ancient woodland**

93% of existing hedgerow **habitat to be retained and improved**, with a further 4km of new hedgerow planted

An **extension to Bedelands nature reserve** and the extension to the Burgess Hill **Green Circle network**

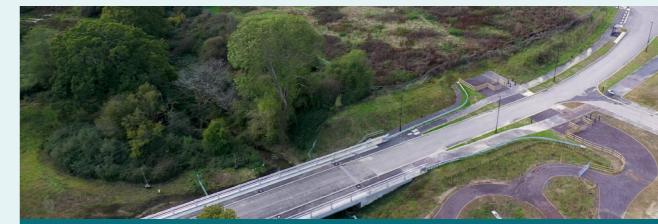


Housing

3,500 new **homes** in an area of high housing need

30% affordable housing – split between **70%** affordable rent and **30%** shared ownership

Highest design standards in every home and neighbourhood on the site, as set out in Homes England's Building for a Healthy Life guidance and the Brookleigh Design Guide



Transport and connectivity

Improvements to the **public transport, cycle and pedestrian networks**

Capacity **improvements at four existing junctions**

20% of available parking spaces for flats and apartment blocks will have **electric car charging points**

A **network of 'mobility corridors'** to encourage **active travel**, developed in consultation with WSCC and Metrobus



Community facilities and amenities

Three brand new **schools**

Three new **neighbourhood centres**

200 new **full time jobs** and **ten new apprenticeships** every year

24,000m² of new **employment land** suitable for offices, research and industry



See the latest progress on homes at Brookleigh

Scan the QR code to watch our site update video on the Brookleigh website:



To find out about community events in your area please do sign up to the event mailing list so that you receive these direct to your inbox: www.burgesshill.gov.uk/town-community/town-events/events-mailing-list/



We take a look at Vistry's homes at Oakhurst and Bellway's Fallow Wood View. As Vistry install foundations and Bellway finalise their shared ownership homes, we explore some of the sustainable construction methods these developers are using.



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