



The Housing and Regeneration Agency

Homes
England

Brookleigh

Community newsletter · Issue 18 · July 2025

Keeping you up to date with progress



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Stay Updated

Welcome

Welcome to the latest issue of the Brookleigh newsletter.

In this edition we look at the continued delivery of new private and affordable homes at the Fallow Wood View and Oakhurst development sites and we also take a look at a new development coming forward with the latest developer to come to Brookleigh, the Hill Group, who launched their plans for new homes this year. Plans for new infrastructure continue to develop with applications being submitted for a new central road for Brookleigh and 2025 will also see the opening of the first piece of community infrastructure in the Arc Centre for Outdoor Sports.

In this edition we also focus on our social value plans for Brookleigh and we would like to hear from you! As investment continues to come to Brookleigh we want to ensure that our social value activities and investments and those of our partner organisations are locally relevant and meet local need. We want you to help us identify where these priorities lie for you.

What makes a great place? Have your say via our online survey which is open from Friday 18 July to 5pm on Friday 15 August: <https://tinyurl.com/2uwtpvwz> Find out more on Page 11.

Neil Miller
Head of Development,
Homes England

Cover image: A drone image of the Western Link Road at Brookleigh

Homes
EnglandBurgess
Hill

Vistry Group

SISK
CONTRACTORS
Established 1859

Development timeline: A Look Ahead

Summer 2025

- Opening of the First Phase of the Western Link Road
- Hill to submit a Reserved Matters Application (RMA) for 270 homes to the east of the Brookleigh site
- Primary school RMA to be submitted

Autumn / Winter 2025-26

- Phase One of the Arc Centre for Outdoor Sports artificial pitches and pavilion to open for use
- Secondary school start of works on site expected
- Green Circle extension open for use

Arc Centre for Outdoor Sports Update

Over the coming months look out for further information about the opening of the exciting new Arc Centre for Outdoor Sports at Brookleigh.

The Centre is an extension to the Triangle Leisure Centre, providing a range of high quality, publicly owned sports pitches for the local community to use.

Works are almost complete at the Centre and the first phase of artificial pitches and pavilion will soon be open for use.

Keep an eye on our Facebook Page - <https://www.facebook.com/Brookleigh.BH> - and website for further updates - <https://www.burgesshill.net/housing/brookleigh.html>



A photograph of construction taking place at the Arc Centre for Outdoor Sports

Developer update: The Hill Group



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

Award-winning housebuilder The Hill Group is the latest developer to join Brookleigh. They will design and build approximately 270 homes to the east of the Brookleigh site near the existing Bellway and Vistry plots, subject to design development. Of these 270 homes, 30% will be affordable housing.

Hill recently held a public consultation, which sought feedback on their proposals for Phase 1c at Brookleigh. This included two consultation events and allowed the local community to share their thoughts on the plans, which include high quality new homes, an extra care development, a community park with a multi-use games area, and a community centre.

Hill is reviewing the feedback received and finalising their proposals before submitting a planning application to Mid Sussex District Council. Keep an eye on the Brookleigh Facebook page for further announcements.

Find out more about The Hill Group's proposals at: www.Hill-Brookleigh.co.uk

* Please note that this is subject to change.

Developer update: Vistry Group / Sage Homes



A photo of the new completed homes at Oakhurst at sunset



A photo inside the new sales suite

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. A show home is also now open at their Oakhurst site which is definitely worth a visit.

Excellent progress is being made on works at Phase Two at Oakhurst with the first occupations due by Summer 2025. The new on-site car park for contractor parking is complete and now in use, and the timber frames continue to be installed.

Vistry are also building roads and paths to provide access to the Oakhurst development and final tarmac works are likely to be completed in July.

Vistry are working alongside NHBC, a new home warranty and insurance provider, who provide inspection and technical expertise throughout the build process to ensure the homes are built to the highest standards.

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

If you'd like to buy a home on the private market or want to find out more about the new show home, visit <https://www.countrysidehomes.com/developments/west-sussex/oakhurst-at-brookleigh-burgess-hill>

Developer update: Bellway



An image of completed homes at Bellway's Fallow Wood View site

Bellway is building 247 homes at Fallow Wood View off Isaacs Lane, of which 30% will be affordable housing.

Following completion of their first phase of homes, Bellway's first residents have been moving into their new homes. There are now a total of 49 homes occupied at Fallow Wood View, including 26 affordable homes.

Construction works are now also well underway on Bellway's second phase of homes at Fallow Wood View.

Alongside this, Bellway has now begun improvement works to the Public Right of Way at Freeks Lane as part of the Green Circle at Brookleigh. You can read more about these works in the article on page 8.

Bellway is also revamping its sales office and show home this summer and will be organising an open event to celebrate this once complete. Keep an eye on our Facebook page for further details. If you're interested in buying a new home, please visit: www.bellway.co.uk/new-homes/south-london/fallow-wood-view

Contractor update: Jackson



Drone imagery of the Western Link Road at Brookleigh

Jackson has now completed their first phase of work on the Western Link Road at Brookleigh. This stretch of road runs between the A2300 in the north and Jane Murray Way in the south.

The road is currently open to construction traffic only while contractors carry out work on the Arc Centre for Outdoor Sports. Following a few final works being completed by Southeast Water, the road is anticipated to open to the public later this year.

Jackson has recently submitted planning applications for phases two and three of the Western Bridge and Link Road.

Their proposals include works to provide a new link road, bridge, pedestrian and cycle infrastructure between the newly constructed A2300 Roundabout and the proposed new central road through Brookleigh.

These applications are available to view on the MSDC Planning Portal - <https://www.midsussex.gov.uk/planning-building/view-and-comment-on-planning-applications/> by searching for the references: DM/25/1128 and DM/25/0109.

Highways and Infrastructure Update

Alongside building homes, providing supporting infrastructure is key to our approach at Brookleigh. As such, we are pleased to share an update on all of the works taking place to ensure strong transport connections are provided throughout the development and to link Brookleigh to Burgess Hill and beyond.

The infrastructure works outlined below will all help to facilitate active travel across Brookleigh. Improving connections for pedestrians and cyclists is a key part of reducing transport emissions, improving air quality and improving health and wellbeing, ensuring that people have the opportunity to travel by active and sustainable modes. It is also particularly important for new residential developments that high quality connections are available before travel habits become established.

Planning Applications

All of the planning applications noted in this article are available to view on the MSDC Planning Portal by searching for the following references:

Green Circle, Freeks Lane: DM/25/0088

Central Section: DM/25/0446

Western Link Road Phase Two: DM/25/1128

Western Link Road Phase Three: DM/25/0109

Green Circle

Bellway and Homes England are delivering improvement works to the Public Right of Way (PRoW) at Freeks Lane as part of Brookleigh's extension to the Burgess Hill Green Circle.

The Green Circle is a continuous walking, cycling, and bridleway route that encourages active lifestyles and car-free travel around Burgess Hill and through the Brookleigh development to provide a new leisure route for the town.

Freek Lane forms part of this Green Circle and the proposed works will upgrade the existing footpath to a bridleway with a formal surface, thereby improving access along this PRoW. Improvement works will include widening the PRoW to three metres, installation of new surfacing, and some very limited work to trees, including pruning to heighten the PRoW to allow horse riding along the route.

Works at Freeks Lane will be starting shortly. The footpath will remain closed until the works are complete, anticipated to be by the end of this year. Whilst there is no alternative route provided, a network of public footpaths are available to reach A273 Isaacs Lane. More information on the improvement works and the diversion route can be found on our website.

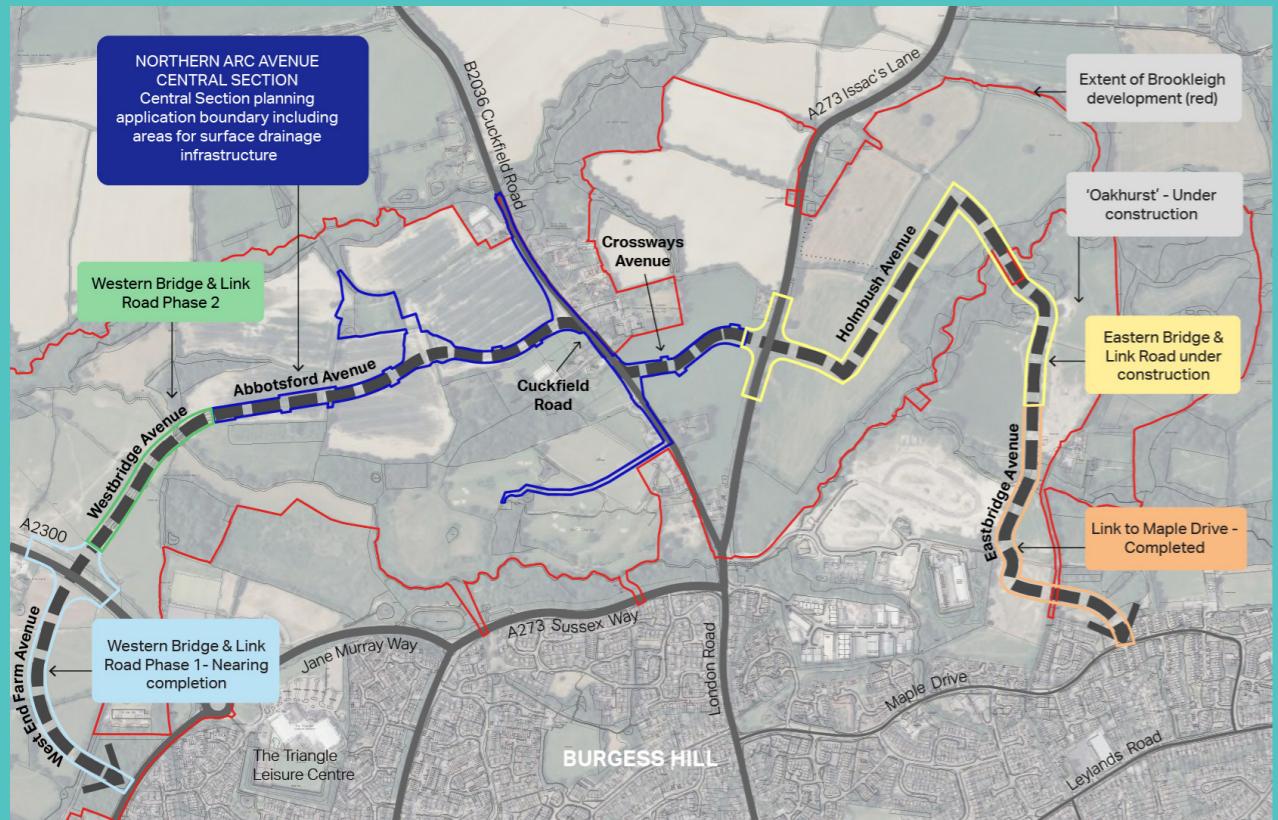


A map showing the existing Green Circle and Brookleigh's extension to this

Mobility Corridors

As part of the Brookleigh development, Homes England is funding improvements on several routes from the development to Burgess Hill and Wivelsfield railway stations. These are referred to as 'Mobility Corridors' and the aim is to improve connectivity for pedestrians and cyclists. Along these routes, pavements will be widened to provide combined pedestrian and cycle paths.

Earlier this year, an informal consultation was carried out on the Mobility Corridor proposals at London Road and St John's Road. We are considering this feedback as we continue to review the designs. More information will soon be shared on our website and Facebook page.



A map showing plans for the Central Section spine road through Brookleigh

Homes England has also submitted a planning application in relation to the development of the central section of the new spine road through the Brookleigh development.

Named locally as Abbotsford Avenue and Crossways Avenue, this will form part of a length of road which spans the width of Brookleigh, linking the A2300 in the west to Maple Drive in the east.

The central section is designed to accommodate pedestrians, cars, bikes and buses, creating a new link across the northern edge of Burgess Hill.

Western Link Road

Jackson Civil Engineering are working on the Western Bridge and Link Road at Brookleigh.

The current road spans from Jane Murray Way in the south to the A2300 in the north. The second phase will install footpaths and cycleways, both on this new section of road and existing sections of highway along the A2300 and A273. The works will also provide street lighting to any currently unlit sections.

Phase Three will extend the new section of road further to connect from the newly constructed A2300 Roundabout, over the river Adur, and to the new central road through Brookleigh, known locally as Abbotsford Avenue (see above). This phase will also incorporate pedestrian and cycle infrastructure and a new "Western Bridge", crossing the River Adur to provide access to future residential areas.

Social Value - Have Your Say



What is social value?

At Homes England we aim to support the creation of vibrant and successful places that people can be proud of, working with local leaders and other partners to deliver locally relevant social value. Our survey will help us to set these priorities for Brookleigh and Burgess Hill.

Social value is about understanding, and measuring the social, environmental and economic impact of our work on the wellbeing of society.

The Institute for Social Value defines social value as:

“ Social value is a broader understanding of value. It moves beyond using money as the main indicator of value, instead putting the emphasis on engaging people to understand the impact of decisions on their lives. The people's perspective is critical. Organisations will always create good and bad experiences, but on balance should aim to create a net positive impact in the present and for a sustainable future. They should measure their impacts and use this understanding to make better decisions for people. **”**

Find out more about social value on their website: socialvalueuk.org

Why is it important at Brookleigh?

Both Homes England and Mid Sussex District Council are committed to getting the best outcomes throughout the development of Brookleigh to the new and existing community in Burgess Hill. We want to find out more about what is important to you in relation to your local area and ask you to consider themes such as nature, impacts of climate change, movement around an area, the design of an area and the economy.

How do I have a say?

Our survey is live from Friday 18 July and has been compiled to help the Brookleigh team to build a greater understanding of what is important to the local community at Brookleigh and in Burgess Hill.

Complete the survey at the following link- <https://tinyurl.com/mr2a6nd6> - or scan the QR code.



If you would like to receive a hard copy of the survey, please email us at brookleigh@homesengland.gov.uk

The survey will be live from Friday 18 July to 5pm on Friday 15 August.

Your views are important to us so please submit your feedback form by then to have your say!

Stay updated

MSDC Key Summer Dates

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:

<https://www.midsussex.gov.uk/leisure-sport/whats-on-in-mid-sussex/mid-sussex-play-days/>



Planning applications

Keep up to date with the recent planning applications submitted as part of the Brookleigh development here:

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



www.burgesshill.net/housing/brookleigh



www.facebook.com/Brookleigh.BH

Accessibility

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