



The Housing and Regeneration Agency

Homes
England

Brookleigh

Community newsletter · Issue 19 · November 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 share an update on the conclusion of our social value survey and how we're considering your feedback. Alongside this, we have provided an update on the delivery of private and affordable new homes at Brookleigh, including the Hill Group's proposals for 270 new homes and neighbourhood centre, Vistry and Bellway's construction progress, and our partners, Leaf Living and Sage Homes', newly occupied affordable homes.

We also take a look at the successful infrastructure delivery taking place at Brookleigh, with the recent completion and opening of the first phase of the Western Link Road and the new Arc Centre for Outdoor Sports.

The edition also shares news of Homes England's proposals for a new primary school which aims to provide an inclusive, sustainable and inspiring learning environment for pupils.

As always, we want to hear from you. Please use the details on the back of this newsletter to get in touch.

Neil Miller
Head of Development,
Homes England

Cover image: A drone image of The Arc, the newly opened sports centre at Brookleigh



Development timeline: Upcoming milestones

Winter 2025

- Brookleigh primary school Planning Application determination
- Determination of Hill's Reserved Matters Application (RMA) for 270 homes and neighbourhood centre to the east of the Brookleigh site

Spring 2026

- Freeks Lane footway and cycleway improvement works completion
- Vistry Phase 3 housing construction commences at Oakhurst

Social Value Survey

At Homes England we are passionate about creating vibrant and successful places that people can be proud of, working with local leaders, our partners and the community to deliver locally relevant social value.

In Summer, we asked you to complete our Social Value Survey to have your say on what is important to you in relation to your local area, including Brookleigh and Burgess Hill.

We have been analysing feedback responses to the survey to help shape our social value priorities for Brookleigh. The survey responses have highlighted key themes which the local community want to be prioritised, such as Green Spaces and Nature, Community, Active Travel, and Local Employment.

We are continuing to review the feedback with Mid Sussex District Council and are exploring ways to deliver social value initiatives in response to these priorities.

Thank you to everyone who engaged with the survey, keep an eye out for further updates on our Facebook page or in a future newsletter as we begin to deliver these social value initiatives at Brookleigh.



Local priorities in the survey responses include:



Green spaces and nature



Active travel



Community



Local employment

Developer update: The Hill Group



Attendees at one of The Hill Group's public consultation community events

The Hill Group has submitted plans to build approximately 270 homes to the east of the Brookleigh site near the existing Bellway and Vistry plots. Of these 270 homes, 30% will be affordable housing.

In Summer, Hill held a public consultation on its proposals for Phase 1c at Brookleigh, which provided the local community with an opportunity to share their thoughts on the plans. The proposals include new homes, an extra care development, a community park with a multi-use games area, and neighbourhood centre.

Over 130 people attended the two public consultation events. Some of the feedback received has been inputted into the design that has been submitted, and will feed into ongoing discussions with Mid Sussex District Council.

Hill has since submitted a planning application to Mid Sussex District Council for consideration (Application DM/25/1986), which can be viewed at pa.midsussex.gov.uk/online-applications.

Developer update: Vistry Group / Sage Homes



A drone image of the new homes being constructed by Vistry at Oakhurst, Brookleigh

Vistry is building 460 new homes at Oakhurst, off Freeks Lane. Vistry has completed its first phase of homes at Brookleigh and is progressing well with its second phase. Construction on Phase 3 is due to commence early next year.

Vistry has welcomed new residents into approximately 200 new homes, including affordable homes. Two more blocks of flats will be handed over before Christmas this year, providing a mixture of 19 shared ownership and affordable rent flats.

The Eastern Bridge and Link Road, known locally as Holmbush Avenue and Eastbridge Avenue, has been completed and opened on 31 October 2025. The road will provide a vehicle and mixed-use path link from Isaacs Lane to

Maple Drive and into Burgess Hill.

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/applyfor-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/westsussex/oakhurst-at-brookleigh-burgess-hill>

Developer update: Bellway



A photo inside one of Bellway's new homes at Brookleigh

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

Bellway has been welcoming new residents at their first phase of homes at Fallow Wood View, including 28 private sale homes and 34 affordable homes that are now occupied.

Construction works are also continuing to progress on Bellway's second phase of homes at Fallow Wood View.

Alongside building homes, Bellway and Homes England are delivering improvement works as part of Brookleigh's extension to the Green Circle. Works are underway to upgrade the existing Public Right of Way at Freeks Lane, widening the existing footpath into a bridleway with a formal surface. Bellway will also deliver an extension to Bedelands Nature Reserve,

preserving the natural habitat there and enhancing the footpath network so that the nature reserve is accessible from the eastern edge of Brookleigh.

In August, Bellway held an event to celebrate the reopening of their sales office and newly revamped show home. This was a great success and was attended by current residents and new customers alike.

If you're interested in buying a new home at Fallow Wood View, please visit: www.bellway.co.uk/newhomes/south-london/fallow-wood-view

You can find out more about the shared ownership homes at Fallow Wood View via Latimer, the development arm of Clarion Housing Group, here: <https://www.latimerhomes.com/new-build-homes/west-sussex/burgess-hill/fallow-wood-view>

Affordable Housing Update



Inside an Oakhurst affordable home at Brookleigh

Of the 3,500 homes to be delivered at Brookleigh by Homes England's developer partners, 30% will be affordable housing. This 30% is split between 70% affordable rent and 30% shared ownership.

These new affordable homes at Brookleigh will be spread across the development. Some homes are already occupied, and further homes will be built over the coming years.

As the project progresses and our Brookleigh community develops, we are pleased to see a growing number of affordable homes being occupied.

At Vistry's Oakhurst site at Brookleigh, Sage Homes now has 164 affordable rent homes occupied. In addition, Sage has 38 Shared Ownership homes occupied, with 19 more currently reserved. At Bellway's Fallow Wood View site, 34 of Clarion's affordable homes have been occupied so far.

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

The Arc Update

The outdoor sporting facility in Brookleigh is now open and taking bookings!

Officially named The Arc and developed by Mid Sussex District Council in partnership with Homes England, the newly developed centre represents an investment in health, wellbeing and community connection in Burgess Hill. It provides accessible, high-quality spaces for sport and recreation for communities and sport clubs both in the local area, and more widely across Mid Sussex.

The Arc has already received over 20 different club bookings from September to the end of April. Bookings have been placed by a variety of clubs including Burgess Hill Football Club and Burgess Hill Rugby Football Club, who have confirmed fixtures at the new facility, which will remain open year-round.

The Arc is located on an 8.6-hectare site off Jane Murray Way on the western side of Brookleigh. The Arc's opening coincided with the opening of the first phase of the Western Link Road to pedestrians, cyclists, and vehicles. The Link Road will service the Arc and provide access between the A2300 and Jane Murray Way as well as to future homes built at Brookleigh.

The Arc supports development opportunities for young people and adults by providing inclusive facilities for football, rugby, and cricket and brings a range of first-class amenities to the heart of Burgess Hill.

These amenities include the following:

- A floodlit 3G football pitch
- An artificial grass rugby pitch
- A modern changing facility
- Three junior natural turf football pitches
- A full-sized natural turf football pitch
- An artificial cricket wicket with a turf outfield
- A Local Equipped Area for Play (LEAP)

The outdoor sporting facility has been funded in part through developer contributions (known as Section 106) ensuring that the new community centre is directly supported by local development, building meaningful connections with the community and a sense of shared ownership from the very beginning. It has also been developed through extensive consultation with the local sporting community, Sport England and National Sporting Governing Bodies.

The Arc will be operated by leading social enterprise Places Leisure, who also manage three other leisure facilities in the district. To find out more or to book the facility, visit <https://www.placesleisure.org/centres/the-arc/>

The Arc plays an important role in the delivery of a sustainable new community at Brookleigh and Homes England look forward to seeing it enjoyed by the local community!



Images showing one of the new outdoor sports pitches at the Arc

Brookleigh Primary School



CGIs showing the proposed Primary School

Homes England is building the first of two primary schools at Brookleigh.

Brookleigh Primary School will be a two-form entry school located to the east of Isaacs Lane. It will offer a capacity of 420 pupil places. The school will also accommodate a 52-place (full-time equivalent) nursery and a 16-place Special Support Centre.

The school aims to provide an inclusive, sustainable and inspiring learning environment for pupils. The design places teaching classrooms around the perimeter of the building with a central hall forming the dynamic heart of the school. Outside, areas of shade, play, and sport have been designed to create an interesting, stimulating, and interactive learning environment. Outdoor spaces include new homes, a community park with a multi-use games area, extra-care homes and a neighbourhood centre.

Homes England recently held a public consultation to share their proposals for the school and gather your feedback.

The consultation included two public exhibitions at the Triangle Leisure Centre. These sessions were well attended by the local community and the comments received have been used to shape the proposals.

Taking this feedback into consideration, Homes England has now submitted a Reserved Matters Planning Application to Mid Sussex District Council for the detailed design of the primary school. The application can be viewed on the MSDC planning portal at <https://pa.midsussex.gov.uk/online-applications/> by searching for the planning reference DM/25/2640.

For more information on the proposals for the first Brookleigh Primary School, please visit www.tep.uk.com/brookleigh



CGIs showing the proposed Primary School

Stay updated



Construction works at Vistry's Oakhurst site in the eastern part of Brookleigh

MSDC / BHTC key upcoming dates

To find out about events 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/



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-planningapplications/planning-applications.html>



www.burgesshill.net/housing/brookleigh



www.facebook.com/Brookleigh.BH

Accessibility

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Contact details

Paul Boughen 07876734888 brookleigh@homesengland.gov.uk