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Statement of Community Involvement Brookleigh (Northern Arc) Phase 1c

Prepared for Hill Group

July 2025

Contents.

1.	Executive Summary	3
2.	Summary of consultation.....	5
3.	The site and local context.	7
4.	Community engagement.....	9
5.	Review of comments.	13
6.	Response to comments.....	22
7.	Post-submission engagement.	25
8.	Conclusion.	26
9.	Appendices.....	27

1. Executive Summary.

- 1.1.1 This Statement of Community Involvement includes data and responses received during a public consultation process held between 16 May and 2 June 2025. The consultation process included an online consultation hosted on a stand-alone consultation website, along with two in-person drop-in events on 22 May and 28 May 2025.
- 1.1.2 The proposals are for the delivery of all elements within Phase 1c part of Brookleigh, (formerly Northern Arc) Masterplan in Burgess Hill. Brookleigh is a Strategic Allocation stretching across the north and north west of Burgess Hill under Policy DP9 of the Mid Sussex District Plan (2018). Phase 1c forms a key part of this wider allocation and presents a unique opportunity to create an exciting development comprising new homes and community spaces. This phase of development represents the next piece of the puzzle which will form the heart of the new neighbourhood, with new homes, an extra care development, a community park with a multi-use games area, and community centre.
- 1.1.3 This Statement of Community Involvement (SCI) has been prepared by Cavendish Consulting on behalf of Gill Group, (hereafter referred to as 'the Applicant').
- 1.1.4 To assist with the community consultation and communications around the project, the Applicant appointed Cavendish Consulting, a specialist communications consultancy, to form part of its project team for the proposed development. Cavendish has produced this report to clearly and concisely outline the process followed and the feedback received.
- 1.1.5 Residents and stakeholders were able to share their views with the team via a number of different channels, including physical feedback forms at the consultation event, where we also provided freepost envelopes if people wanted to post their feedback at a later date. Feedback could also be provided digitally. This was through the 'questionnaire' link on the Applicant's consultation website, where users were directed to the online version of the same feedback form.
- 1.1.6 The project team was also contactable through a dedicated email address (hillbrookleigh@cavendishconsulting.com) and phoneline (020 3398 1590) which were monitored throughout the consultation period and continue to be available if residents have any further queries.
- 1.1.7 This report documents the activities, findings and outcomes derived from the consultation process, and details how the Applicant has responded to community feedback and incorporated local views into the proposals.

02

In-person exhibition events on 22 May from 4pm until 8pm and on 28 May from 3.30pm until 8pm at the Tringle Leisure Centre in Burgess Hill.

132

Attendees across the public exhibition events.

29

Submitted pieces of feedback received during the consultation period in May and June 2025.

3,102

Flyers were issued to addresses situated within the distribution zone near the site.

2. Summary of consultation.

Timeline

1.

In line with the Applicant's commitment to community engagement, a hybrid approach to consultation was proposed.

This included offering one-to-one meetings offered to stakeholders alongside the wider community engagement, to enable them to view the proposals, provide their feedback to the team and ask questions.

The Applicant also carried out a wider virtual and in-person public consultation so the Applicant's proposals could be showcased to the community and other stakeholders, and to enable the gathering of feedback.

2.

A consultation invitation was distributed to over **3,000 addresses** surrounding the Site, which landed on doorsteps on **Friday 16 May 2025**. This included information regarding the in-person public exhibition event, as well as the virtual consultation and how they could provide feedback.

3.

A consultation notification email was drafted and issued to the identified stakeholders on Thursday 15 May 2025, where they were invited to take part in the consultation and attend the in-person event. The project team also offered separate meetings to stakeholders, to discuss the proposals individually should they be interested.

4.

The virtual public consultation was held from **Friday 16 May 2025 until 2 June 2025**. This was hosted on the Applicant's website – <https://www.hill-brookleigh.co.uk/>.

5.

The in-person exhibition events were held on 22 May from 4pm until 8pm and on 28 May from 3.30pm until 8pm at the Tringle Leisure Centre in Burgess Hill. The exhibitions were attended by 132 people.

6.

A feedback form was available on the website and at the in-person event. A feedback window was set between **16 May 2025 and 2 June 2025** where people can submit their feedback via the online or physical feedback form, as well as via the designated project inbox.

7.

During the consultation, access to a freephone telephone enquiry line and email address was offered to those who wished to find out more about the proposals, or to register their comments via the telephone or email.

The telephone number used (**020 3398 1590**) was in operation **Monday – Friday** between the hours of **9:00am and 5:30pm** for voicemails to be left and responded to at the earliest opportunity to ensure information was readily available and queries or concerns addressed.

The email address used was **HillBrookleigh@CavendishConsulting.com** and was detailed in all correspondence distributed to the local community.

8.

Overall, 29 pieces of feedback were submitted to the project team. Respondents provided a mixed response regarding the redevelopment of the site, ranging from outright support to strong opposition. Within this there were concerns about the principle of development, the number of new homes proposed and fears about the knock-on effect on existing local public services, and the local road network's ability to handle additional traffic movements.

These have been addressed in Section 6 of this Statement of Community Involvement, are also covered by other supporting documents within the planning application, and will continue to be subjects of discussion with planning officers at Mid Sussex District Council throughout the formal planning period.

3. The site and local context.

3.1 Site context



RED LINE BOUNDARY OF THE SITE

- 3.1.1 The site is Phase 1c of the Brookleigh (formerly Northern Arc) Masterplan in Burgess Hill. Brookleigh is a Strategic Allocation stretching across the north and north west of Burgess Hill under Policy DP9 of the Mid Sussex District Plan (2018). Phase 1c forms a key part of this wider allocation and presents a unique opportunity to create an exciting development comprising new homes and community spaces.
- 3.1.2 The site has Isaac's Lane to the west, a stream and new-build development from other developers delivering other parts of Phase 1 to the east, the existing Burgess Hill conurbation to the south, and open fields to the north.

3.2 Policy context

- 3.2.1 The Applicant has complied with the Government's National Planning Policy Framework (NPPF) (2025) which states that "early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties." The NPPF also

highlights that "*good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.*"

- 3.2.2 Mid Sussex District Council's Adopted SCI (2018) simply advises "*show how reasonable efforts are being made to ensure people are properly informed of the facts, background and purpose of the project before being asked for their view, including making available as much information as possible at an early stage.*" The document goes on to explain that "*consultation should be undertaken as early as possible, be open for as long as possible.*"
- 3.2.3 The Applicants have sought to comply with local and national guidance in undertaking a programme of pre-application consultation.

4. Community engagement.

4.1 Consultation process

4.1.1 The consultation ran between **16 May and 2 June 2025** in which local residents and stakeholders could provide their feedback on the proposals. The Applicant's website hosted the consultation material and questionnaire to enable people to view and comment on the plans online.

Two in-person public exhibitions were held as part of the public consultation, which occurred on 22 May from 4pm until 8pm and on 28 May from 3.30pm until 8pm at the Tringle Leisure Centre in Burgess Hill. 132 people attended the in-person exhibitions.

4.1.2 Local stakeholders were also offered one-to-one meetings with the team.

4.2 Contacting statutory bodies

4.2.1 Pre-application discussions were held with officers at Mid Sussex District Council, and these will continue throughout the submission and determination period. These discussions have been invaluable in helping to ensure that the planning application as submitted gives due consideration to local planning policy.

4.3 Stakeholder engagement

4.3.1 An email was also sent to key local stakeholders on Thursday 15 May 2025 offering meetings and inviting them to the consultation.

4.3.2 The email to stakeholders also offered them the opportunity to meet with the project team and discuss the proposals at their own convenience.

4.3.3 These stakeholders included:

- The local Mid Sussex District Council ward councillors
- The local West Sussex County Council ward councillors
- The Burgess Hill Town Council
- The local Member of Parliament

4.3.4 A copy of the stakeholder invitation letter can be found at Appendix F.

4.4 Website

4.4.1 The Applicant's website - <https://hill-brookleigh.co.uk/> included information about the proposals from **Friday 16 May 2025**. The feedback section was active until **2 June 2025** and includes the display materials from the consultation, and the contact details of the team.

The purpose of the project information being included on the website was to help people understand the proposals were, who was behind the project and how they could leave feedback. A copy of the website can be found at Appendix E.

4.5 Invitation flyer

4.5.1 A leaflet inviting local residents and businesses was hand delivered to 3,102 addresses on **Friday 16 May**. The distribution area can be found at Appendix A and a copy of the leaflet at Appendix B.

4.5.2 The leaflet included details about the proposals, when the consultation period was open, information for the in-person exhibition event, website information to leave feedback and contact details.

4.6 In-person exhibition events

4.6.1 The Applicant also held two in-person exhibitions to display its proposals for the redevelopment of the site. The purpose of the public exhibitions was to present the proposals to the wider community and gain additional feedback prior to submitting a full planning application.

4.6.2 The in-person public exhibitions took place **on 22 May 2025 between 4pm and 8pm, and on 28 May 2025 between 3.30pm and 8pm**. The venue was the Triangle Leisure Centre in Burgess Hill and 132 people attended across both sessions. **A councillor preview was advertised in the stakeholder letter, and took place between 3.30pm until 4pm on 22 May 2025. No councillors attended.**

4.6.3 The exhibition boards (see Appendix C) were on show to allow for attendees to view plans for the site as well as provide their feedback via the feedback form (see Appendix E) and ask the project team any questions.

4.6.4 Representatives from across the Applicant's project team were available to answer questions about the site's redevelopment.



Attendees at the public exhibition

4.7 Feedback form

- 4.7.1 Printed copies of the feedback form (see Appendix D) were made available at the exhibition event and offered to attendees on the day.
- 4.7.2 There was a variety of different questions on the form, such as multiple-choice followed by open questions asking respondents to elaborate on their views of the proposals. We also provided pre-paid freepost envelopes at the in-person event for attendees who wanted to send their feedback by post.
- 4.7.3 The invitation newsletter featured a hard copy reply card version of the questions featured on the virtual feedback form.

4.8 Pre-paid post, email address and 0800 freephone

- 4.8.1 Local residents and stakeholders could also provide feedback and ask the project team questions by email via HillBrookleigh@CavendishConsulting.com. This email address was provided on the initial outreach letter, press release, exhibition invitation and website.
- 4.8.2 All feedback received through the email inbox was acknowledged, and where required responses were given.

- 4.8.3 During the consultation, access to a telephone information line was offered to those who wished to find out more about the proposal, or to register their comments via the telephone.
- 4.8.4 The telephone number used (020 3398 1590) was operational throughout the consultation period and remains live. The information line provided voicemail facility for messages to be left. These were responded to at the earliest opportunity.
- 4.8.5 Information was given to callers where possible, and, if questions were of a technical nature, these queries were passed on to project team members for a response.
- 4.8.6 In total, 29 pieces of feedback were received during the consultation period, which consisted of a mixture of 20 virtual feedback forms and 9 physical feedback forms.

5. Review of comments.

5.1 Overall feedback received.

5.1.1 During the advertised consultation period from **16 May to 2 June 2025** a total of 29 responses were received, all of which are GDPR compliant and therefore can be considered as part of the consultation process. An additional email query came in regarding the proposed parking arrangements for the development.

Type of feedback form received	Number
Online	20
Physical Feedback Form	9
TOTAL	29

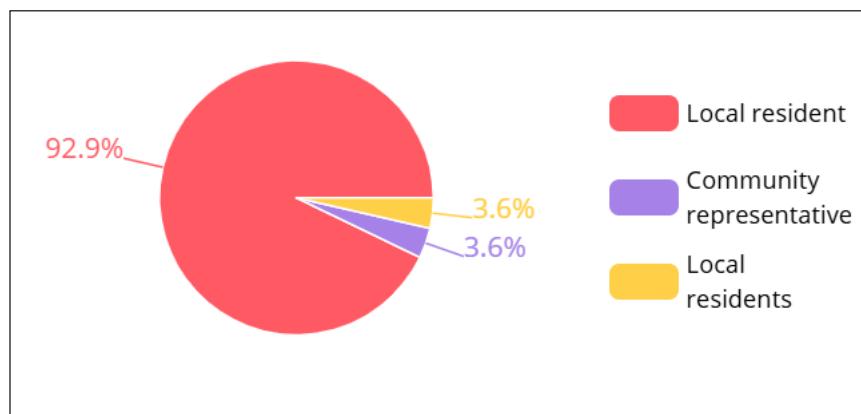
5.1.2 Overall, respondents provided a mixed response regarding the redevelopment of the site, ranging from outright support to strong opposition. Within this there were concerns about the principle of development, the number of new homes proposed and fears about the knock-on effect on existing local public services, and the local road network's ability to handle additional traffic movements.

5.1.3 These have been addressed in Section 6 of this Statement of Community Involvement, are also covered by other supporting documents within the planning application, and will continue to be subjects of discussion with planning officers at Mid Sussex District Council throughout the formal planning period.

5.2 Feedback analysis (physical and survey feedback)

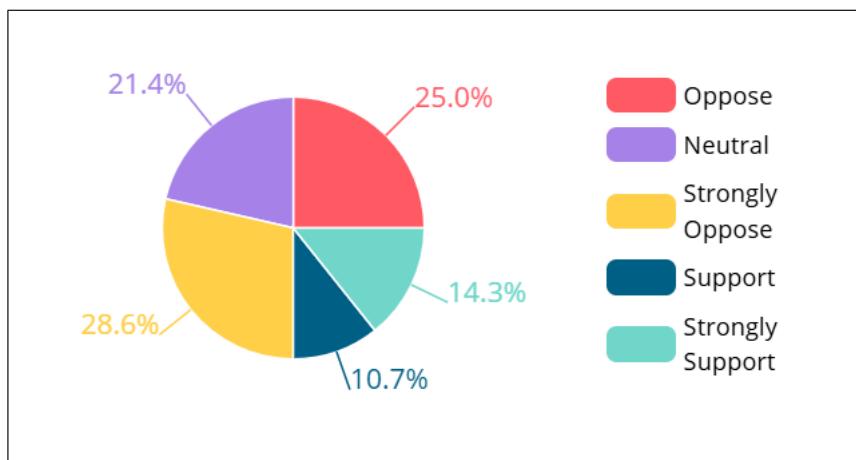
5.2.1 The below analysis illustrates the feedback received via the online and physical feedback forms.

Q1. In what capacity are you responding to the consultation?



5.2.2 Of those who responded to Question 1, more than 9 out of every 10 respondents were local residents who either made a special trip to our exhibitions or who incidentally visited the sessions after going to the Leisure Centre for another purpose. Although no councillor attended our special stakeholder preview, we did secure feedback from on community representative, too.

Q2. What do you think of Hill's proposals for Phase 1c of the Northern Arc Masterplan?



5.2.3 Of those who responded to Question 2 there was a full range of community views, with just under half of the comments received being strongly supportive, supportive, or neutral towards the plans. 25% of respondents opposed the plans and 28.6% were strongly opposed.

5.2.4 This question also an open comment box for respondents to provide further information for why they answered the way they did on the physical feedback form. Below are the comments which were received for the above question:

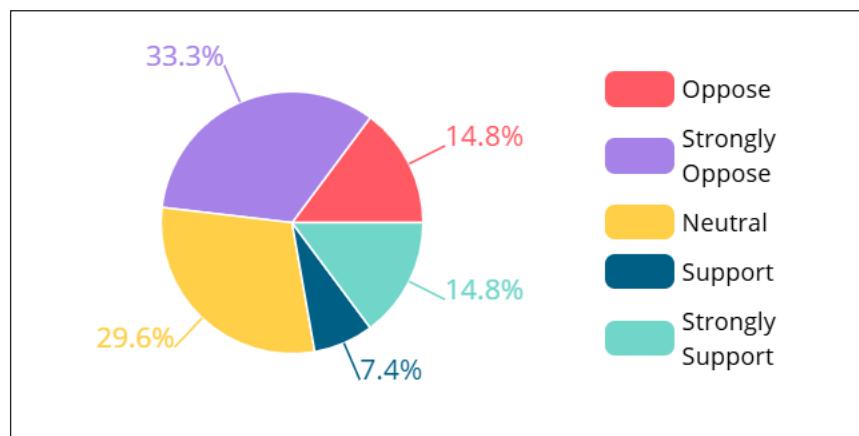
Community Comments

- Where are the extra schools Drs Surgeries to cater for the increased population. Are the houses going to be squeezed in so once anyone has more than one car the narrow streets will be blocked. Old claypits on Kingsway a prime example of over density. If your biodiversity credit plan involves another area getting the biodiversity we lose that's not on either eg South of Folders Lane biodiversity reduced and another area nowhere near Burgess hill gets the additional biodiversity, that's grossly unfair on the residents and just tick boxing. Traffic light controlled pedestrian crossing just off of roundabout on A2300 is a guarantee of jamming the supposed free flow roundabout. Should have been a traffic light controlled junction.
- What is the timeline for the various housing sections to be built?
- It looks like some trees will be chopped down in the plan. No trees should be taken out to build houses. Also, where are all these people going to buy food? There's only a small Tesco nearby which is always busy. The traffic is bad enough now and I feel there's too many people crammed into a small area. It's a ridiculous amount of housing.
- I am pleased there is some community buildings being put in but disappointed to see no infrastructure for a new medical centre, local shops, or school. The new site is quite far from the centre of town, so will there be extra bus routes but in as I doubt everyone will want to walk or cycle into town.
- Until you open new roads and build the new school you promised
- Building design is hideous. The buildings already completed are unsightly and unpleasant and appear to have minuscule gardens. This is not a community, it's a cash grab. Only 30% of the homes being within the affordable bracket is obscene. You are stealing virgin countryside for

ugly, inaccessible, overpriced hovels. We all know that "sustainable timber frame" means cheaply made and won't last. You are seeking to sell those home buyers a pup.

- The current water infrastructure just isn't in place
- Too many houses. Since moving here 5 years ago there has been a tremendous increase on traffic flow. There is no infrastructure for the extra population increase. There is no need for such a large development
- There is no infrastructure to these developments. Where are the provisions for schools? Transport to and from and Drs. The town is a dump. These satellite developments mean more car use and pollution, traffic. Stop building satellite developments without the necessary infrastructure.
- Need to keep all trees. Install swift boxes on all buildings All suitable roofs to have solar panels to reduce carbon footprint Fully insulated buildings to the highest standards to reduce energy consumption Ease of pedestrian and cycle access to local amenities Facilities for public transport to take priority over private vehicle usage
- Burgess Hills infrastructure ie schools, public services, sewage and water supplies will not be able to cope with even more development. In the town centre many shops have closed down and remain empty it's not a thriving town anymore.
- not enough schools dentists doctors already!
- Infrastructure in Burgess Hill is not sufficient to support yet more housing. Healthcare services, schools etc cannot manage to accommodate more people. Traffic in the town is already bad. The provision of a neighbourhood centre and community hub are not enough to prevent issues with the addition of 270 or more families. 30% affordable ratio is not enough with local people already priced out of home ownership in the area.
- I live in Freeks Lane and put up with all the traffic as in monster trucks etc when this project began ..it has been a nightmare we were promised this that and all sorts but Big Companies do not bother with us.. I think that you do not care about anybody else but no one bothers or cares about local people
- I am concerned that the buildings proposed for the centre of Brookleigh will be too high for the character of the town
- I don't think there is much choice. I am concerned about the distance from the town and stations. I understand people are encouraged to walk and cycle but i don't think they will. Social housing
- Just concerned that infrastructure is still lacking eg GP surgeries
- I am pleased that retail units are included in the proposals and community space
- Looks ok on paper but very concerned about the infrastructure. There is nothing provided yet for the current Brookleigh let alone more houses
- On the whole the scheme is well thought through and well considered. I would like some further information with the application on the details

Q3. Do you support the proposed design and layout of this development?



5.2.5 Much like those who responded to Question 2 there was a full range of community views, with just over half either supporting or taking a neutral stance towards the proposed design and layout and just under half of respondents to either opposed or strongly opposed the plans as set out at the exhibition.

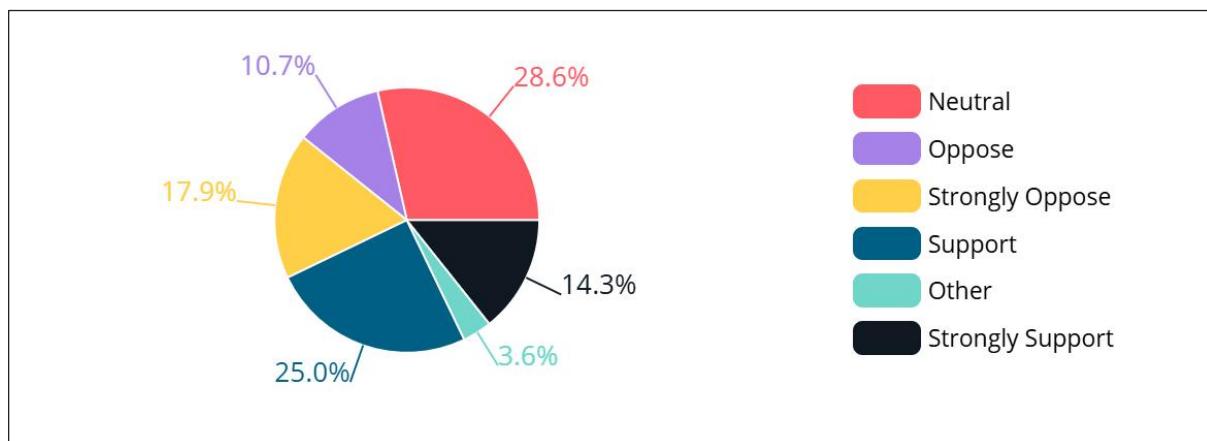
5.2.6 This question also an open comment box for respondents to provide further information for why they answered the way they did on the physical feedback form. Below are the comments which were received for the above question:

Community Comments

- No as I said, no trees should be taken down because of a development. Burgess Hill will become a sprawling unsightly dump.
- Until you open new roads and build school you promised
- Unacceptably reduces the wooded ares, destroying habitat that cannot be replaced for decades. It isn't a "green link" if there are only trees to one side and houses on the other. It's just a path. We don't want a "sense of arrival" to this ugly, cheaply made waste. We want you to hide it. A "neighbourhood park" alongside a 40 mile an hour road is dangerous an absurd. What idiot came up with that? Children and dogs will be killed.
- No infrastructure to support these satellite towns. No drs, dentists, public transport facilities or decent shopping facilities. Just a dumping ground to meet a housing target. Houses are often poor quality too.
- Very nice for the people who buy them. Particularly the larger houses. Good that people get to move to the country. But this has been country for people who already live here
- The road tiles are not traditional for the area and have been too economically chosen. Orange or red clay tiles should be encouraged. Further information is needed on the windows/joinery - how thick will the frames be? Will these line up to the design aspirations. I am unconcerned by the landmarks set up apartment by the entrance opposite the park. The difference in the path has a lenuelcome guestopostecan and the corner potential section is too low when looked at against the roof

- Community Hub - there appears to be limited parking beside the community hub which has the potential to dissuade visitors from outside the housing estate because people do not want to give up their car for cycling or using a bus service. The group I belong to has a membership age of 65-85 and they do not want to stand at Bus stop in the cold and dark of winter - they cannot stand for a long time, feel its unsafe when its dark and the bus service has a reputation of being unreliable. A community Hub is designed to allow the community to congregate - of they are dissuaded from travelling conveniently in a warm, safe vehicle and have access to close by parking then they wont use the hub and nor will many other groups.

Q4. Do you support the design of our open space and landscaping?



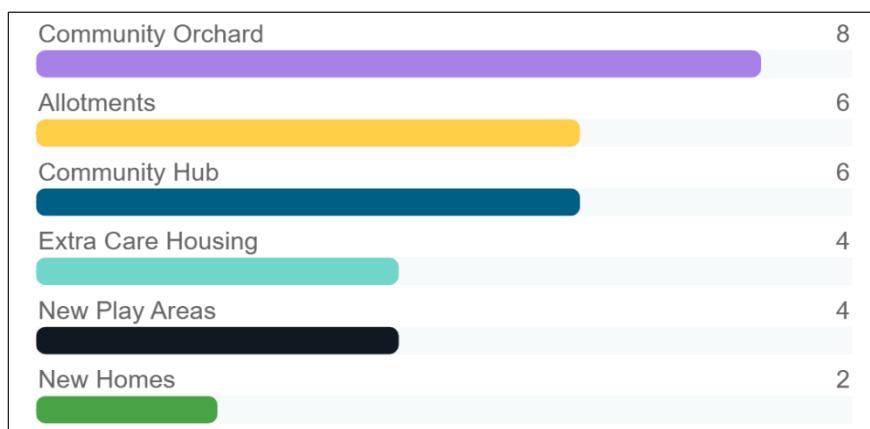
5.2.7 There was a greater level of community support when the Applicant asked about proposed design of the open spaces and landscaping. Almost 75% of respondents were either strongly supportive, supportive, neutral or 'other' towards this element of the proposals. 28.6% of those who responded were either opposed or strongly opposed to the design of the proposed open spaces and landscaping.

5.2.8 This question had an open comment box for respondents to provide further information for why they answered the way they did on the physical feedback form. Below are the comments received for the above question:

Community Comments

- No
- Not enough consideration, detracts from local nature and won't last or be maintained.
- More open space if there is no building .
- Loss of biodiversity is inevitable
- It will be good if it actually materialises. Will the developer suddenly find that they can not afford it. Who will pay for its up keep and maintenance??
- Largely well considered - the trees aloy the awareness may be difficult to maintain
- "Pedestrian access to site is currently very unpleasant."

Q5. What aspects of the development are you most excited to see?



5.2.9 Of those who responded to our questionnaire, the community orchard, the allotments, the community hub were the most popular elements local people were looking forward to see, closely followed by the extra care housing and new play areas. 2 respondents said they were most looking forward to new homes being delivered here.

Q6. Do you have any further comments about our plans?

5.2.10 The final feedback question was an open general comments box to allow people to leave their more general views of the Applicant's proposals. These general comments are found in the table below:

Community Comments

- Transport modes should be fully integrated and schools/surgeries etc should be built
- Far too many houses crammed together. Also yet more beautiful countryside going under concrete. The area is already busy with traffic and this will make it worse. Lack of schools, medical facilities and shops, how you going to provide that?
- Too expensive , more farm land lost to concrete. More pressure on the water system. More traffic on the roads.
- Open new roads and build schools and infrastructure before you build another house
- Stop calling it "Brookleigh". It isn't "known locally" as that - the former Tory council called it that to humiliate Burgess Hill because they thought it sounded cheap.
- What plans do you have in place to protect current utility services? What plans do you have to protect water supplies?
- It is greed that drives these projects under the title of fulfilling a national requirement for increased housing
- Need to ensure funding for new schools, doctors, dentists and parking for all new residents. Expect shops will need to be increased in town which is great. Please change the term "master plan " (rather sexist and old fashioned) to vision
- Abandon your plans . If you must build something , redevelop the Martlets area of BH which has been abandoned for years .

- Stop creating satellite towns without no infrastructure whatsoever. Where will they shop? See drs? Dentists? How will they get to and from the satellite towns? I can tell you it won't be by bike or on foot. It'll be by car. More traffic in a poorly planned small town. Look at developers use of land in the Netherlands. You could learn a lot from the modern design of the properties and the infrastructure to support communities with drs and shops.
- Please consider pushing for development of the town's facilities and shopping centre before building more housing.
- Extra care facilities in the middle of nowhere do not meet the need for social housing. Why is the school going to be built after the houses? Where are the shops, dentist and GPs
- Very concerned about the increase in traffic from Eastbridge Avenue, lack of GP surgeries. Extra cars do park in residential roads near Wivelsfield Station. BH town centre is too small for such a large development
- Social/community development will be vital to the new development - please make sure you deliver these plans
- Concerned also about the smell of the existing tip. When the wind blows from the north west it is very smelly in the existing Brookleigh and Sheddingdean communities
- What about the development reflects Burgess Hill. Are the shops all going to be needed beyond a small supermarket? I would support nestutuy PD rights to maintain the quality of the development. I would support solar panels owing to the contemporary design of the scheme. Another road named after Burgess Hill actor Valentine Dyall would be condemned
- It will have everything residents need and will do nothing to increase the footfall in the town centre, i presume there will be a bus service but pavements to encourage people to walk to town would be good. Hopefully the beehive arts centre will be ahead. Any contribution towards it would be good as one of your charitable causes.

5.3 Feedback received via email or phone.

5.3.1 The consultation inbox and telephone number received no feedback regarding the proposals

6. Response to comments.

6.1 Applicant's responses to feedback received

6.1.1 Following on from the consultation period, several feedback themes were raised regarding the proposals for the Site. As part of the application, the Applicant wanted to address the various key concerns and queries which were outlined in the submitted feedback forms.

Key theme raised

Feedback received	Applicant's response
The principle of development	<p><i>The principle of a residential-led mixed use development at Phase 1c was approved as part of the Outline planning application which was agreed in October 2019. The plans set out during the Applicant's public consultation was on the matters that remain 'reserved' such as design, layout and landscaping.</i></p> <p><i>The principle of development at Phase 1c is not a planning matter for the Applicant.</i></p>
Strain on local public services	<p>Medical facilities</p> <p><i>A condition of the outline planning consent for Brookleigh, guaranteed through the 'Section 106 agreement', is the provision of healthcare facilities are accounted for and can either be delivered through a significant financial contribution to enhance existing provision elsewhere in Burgess Hill or via the direct delivery of a new facility.</i></p> <p><i>Homes England is currently working very closely with the NHS Sussex Integrated Care Board (ICB, formerly the Mid Sussex Clinical Commissioning Group - CCG), MSDC and our preferred developer partner on plans for the direct provision of healthcare facilities at the Western end of Brookleigh.</i></p> <p><i>Homes England will continue to work collaboratively with all partners to establish the potential to deliver this as early as possible in the programme. Homes England will keep you informed as this progresses and expect to be able to provide you with an update as soon as possible.</i></p>

	<p>Community facilities</p> <p><i>The new homes will be built alongside new community infrastructure including three new neighbourhood centres; each of which containing a new community building. The first of these neighbourhood centres will be built as part of the development proposed by Hill Group.</i></p> <p><i>Phase one will also deliver a secondary school, the first of two primary schools, the Arc Centre for Sport which will open in late Summer/early Autumn 2025, employment land and two neighbourhood centres.</i></p> <p>Primary schools</p> <p><i>A Reserved Matters Application to build Brookleigh's first Primary School will be submitted in Summer 2025. The opening date for the primary school is linked to occupations (i.e. need in terms of the number of children in the new homes) and the date for opening will be confirmed in due course.</i></p> <p>Secondary school</p> <p><i>Planning permission has been granted for the secondary school and WSCC are looking to appoint contractors soon with start on site expected in Winter 2025. The first intake of students is envisaged in September 2027.</i></p>
<p>Concerns about transport connections and traffic</p>	<p><i>The Outline Planning Permission for Brookleigh included a commitment to deliver a total of four mobility corridors to link Brookleigh with Burgess Hill town centre, Wivelsfield Station and Burgess Hill Station. These, plus three other Mobility Corridors, required under a separate planning consent for the Freeks Farm/Oakhurst development, are being delivered by Homes England and will connect to pedestrian and cycle routes within Brookleigh. The intention is to provide new and existing residents with safer and convenient walking and cycling routes to encourage active travel instead of using a car for local journeys. The existing routes for active modes between Brookleigh and the key destinations were identified as having several gaps and are also sub-standard in areas. The aim is to deliver improvements to existing facilities and fill in gaps in provision along those routes, working within the constraints that exist.</i></p> <p><i>A central spine road for Brookleigh (named locally as Westbridge Avenue, Abbotsford Avenue and Crossways Avenue) will be provided linking the A2300 in the west to Maple Drive in the east via junctions with Cuckfield Road and Isaacs Lane. This will relieve</i></p>

parts of the existing highway network in Burgess Hill by providing a more convenient route for some through traffic. The planning applications comprising this new piece of infrastructure have now been submitted to Mid Sussex District Council.

Brookleigh has been designed as a ten-minute neighbourhood. With three neighbourhood centres, every home in the development will be within a ten-minute walking radius from local shops and facilities so people can pick up what they need easily and quickly within the local area.

Brookleigh will provide a network of over 16km of new footpaths and cycle paths, so residents can access local amenities without needing to use a car.

The Green Superhighway – running alongside the spine road but segregated from motor traffic - will act as the main active travel route connecting the neighbourhood centres.

7. Post-submission engagement.

7.1 Ongoing engagement

7.1.1 The Applicant confirms that the team will remain contactable via the contact details during the application process, and that community contact will be responded to, even though consultation responses cannot be included as formal feedback following the end of the consultation period.

7.2 Ongoing engagement

7.2.1 A letter will be sent to the following groups and individuals informing them that the application has been submitted:

- The local Mid Sussex District Council ward councillors
- The local West Sussex County Council ward councillors
- The Burgess Hill Town Council
- The local Member of Parliament

7.2.2 Those who request further information by telephone, letter or email will be responded to in the most appropriate manner.

8. Conclusion.

8.1 Concluding statement

- 8.1.1 The Applicant has remained committed to ensuring that the public consultation for the proposals was thorough and accessible, and allowed for residents, stakeholders, and other groups to be able to engage with the team and provide their feedback on the proposals.
- 8.1.2 Those who sought to provide their feedback on the proposals were able to via a physical feedback form, which could be collected from the public exhibition event, online via the virtual feedback form, as well as via email and telephone. An opportunity to request further information regarding the proposals was also offered, as engagers could contact us via the consultation email inbox or via the freephone line.
- 8.1.3 An opportunity was also presented to stakeholders to meet with the project team, where they could ask questions regarding the proposals, as well as provide their feedback. Ahead of the launch of the consultation, stakeholders were identified and notified about the upcoming consultation and were offered meetings with the wider project team.
- 8.1.4 Overall, respondents provided a mixed response regarding the redevelopment of the site, ranging from outright support to strong opposition. Within this there were concerns about the principle of development, the number of new homes proposed and fears about the knock-on effect on existing local public services, and the local road network's ability to handle additional traffic movements. These have been addressed in Section 6 of this Statement of Community Involvement, are also covered by other supporting documents within the planning application, and will continue to be subjects of discussion with planning officers at Mid Sussex District Council throughout the formal planning period.
- 8.1.5 Throughout the pre-application period, the Applicant has sought to ensure local residents, local elected representatives and others in the community were made aware of the proposed development, key consultation activities and outcomes to develop a holistic proposal which is of high quality and delivers significant benefits to the local community.
- 8.1.6 The Applicant would like to thank all members of the local community and others who have taken the time to participate in the consultation, ask questions and provide feedback. The Applicant will continue to engage with the local authority, local stakeholders, and the surrounding community post-submission.

9. Appendices.

Appendix A – Distribution area



Appendix B – Consultation Invitation



Hill
Created for living

**PHASE 1C AT BROOKLEIGH
BURGESS HILL
MAY 2025**

**An invitation
to our public
exhibitions**

Hill Group is pleased to invite you to view its proposals for Phase 1c of the Brookleigh development at our exhibitions on 22nd and 28th May 2025.

Phase 1c is part of the Brookleigh Masterplan that Homes England was granted Outline planning permission for in 2019. Hill has been selected as Homes England's partner to deliver new homes and community space at this location.

Our exhibitions will showcase our detailed plans for the site. Phase 1c will deliver 270 high quality new homes, along with a new Neighbourhood Centre, community building and new public open spaces.

Hill is proposing to submit a detailed planning application to Mid Sussex District Council this Spring, and we welcome the opportunity to consult with the public to gather your thoughts. All feedback received will be evaluated and considered before a planning application is submitted.

More information on the various ways you can engage with our consultation and have your say can be found overleaf.

Our Proposals



270 high quality new homes in a range of sizes, including the provision of much-needed affordable housing



60-apartment extra care facility, meeting a growing local need



Delivery of the Eastern Neighbourhood Centre and the Eastern Park



Outline details of the proposed community centre which will be managed by Mid Sussex District Council



Multi Use Games Area (MUGA)



New cycle and pedestrian paths, connecting to the wider neighbourhoods and the town



Extensive planting and landscaping to provide attractive spaces with opportunities for additional biodiversity

About the developer

Hill is an award-winning, five-star housebuilder that specialises in developing modern, beautiful new homes across London and the South. Hill has been appointed by Homes England as a housebuilder to develop homes in Burgess Hill. These new homes will sit alongside the homes already developed by Countryside and Bellway.

We have delivered some of the most sustainable schemes in the UK and community focus is at the heart of what we do. One of our driving forces at Hill is creating real, tangible social value that leaves a positive, lasting impact on communities now and in the future.

Working closely with local residents and Mid Sussex District Council officers, we are committed to delivering the new homes Burgess Hill needs whilst also providing the local community with social and economic benefits.

Hill's commitment to social value

In 2023, Hill delivered on its commitment to supporting communities in the following ways:

- £528.2m social added value equating to 46.1% of turnover
- 201 SoloHaus (including Foundation 200) homes delivered to date - providing housing for those experiencing homelessness
- 3,756 staff volunteering hours
- 14,366 earn as you learn weeks
- 24,662 hours of school engagement with 12,586 children reached
- £445,688 donated to charitable causes



Existing Hill development

Get Involved

We are committed to engaging with the community and invite you to attend the in-person and virtual exhibitions detailed below.

Our virtual exhibition will be live between **16th May and 2nd June 2025** and can be accessed by visiting www.Hill-Brookleigh.co.uk or by scanning the QR code below. We will be hosting two in person exhibitions at **The Triangle Leisure Centre, Triangle Way, Burgess Hill, RH15 8WA** on:

- **Thursday 22nd May 2025 4pm - 8pm**
- **Wednesday 28th May 2025 3:30pm - 8pm**

This will be an opportunity to find out more information, speak with members of the project team and provide your feedback by completing either a paper or online feedback form.



All feedback received will be evaluated and considered before a planning application is submitted. You can also email your views to HillBrookleigh@CavendishConsulting.com

If you are unable to access the internet, please contact us on the freephone line, **020 3398 1590**, and a member of the team will arrange for hard copies of the consultation materials to be sent in the post.

Appendix C – Exhibition Boards

Hill
Created for Living

Welcome

Welcome to the public consultation presenting Hill and Homes England's proposal for the development of Phase 1c of the Brookleigh (formerly Northern Arc) Masterplan in Burgess Hill.

Brookleigh is a Strategic Allocation stretching across the north and north west of Burgess Hill under Policy DP9 of the Mid Sussex District Plan (2018). Phase 1c forms a key part of this wider allocation and presents a unique opportunity to create an exciting development comprising new homes and community spaces.

This phase of development represents the next piece of the puzzle which will form the heart of the new neighbourhood, with new homes, an extra care development, a community park with a multi-use games area, and community centre.

We invite you to view our plans, ask questions to the project team, and submit a feedback form – this can either be done today during our event, or in your own time and then returned to us via freepost, or completed online via our website www.hill-brookleigh.co.uk.

Following this round of consultation, we will reflect on all feedback received and how it can improve the proposals before submitting the planning application to Mid Sussex District Council.



Aerial image of the site

The Team:

Hill
Created for Living

jtp

savills

Homes England

gta Civils & Transport

WA

fpcr

Introducing Hill

Hill is a family-owned and operated housebuilder committed to creating exceptional homes and sustainable communities. Operating from seven regional offices across the country, we have been awarded a five-star rating by the Home Builders Federation for seven consecutive years, recognising the high quality of our homes.

We are ranked 3rd in the NextGeneration Sustainability Benchmark, making us the highest-ranked private housebuilder in the UK, a reflection of our long-term commitment to sustainable placemaking.

Our approach prioritises minimising disruption and delivering genuine community benefit. While every development is unique, we apply consistent principles:

- A considered approach to design, planning and logistics that puts the needs, views, and well-being of the existing community first.
- A culture based on trust - we keep our promises.

As we deliver the next phase of the Brookleigh masterplan comprising mixed tenure homes, an extra care facility, commercial space and a new community centre, we are committed to lasting local value.

Our in house Social Value and Community Engagement Team, led by our Group Head of Social Value, will ensure our work delivers meaningful local impact through:

- Partnering with local schools, charities, and organisations.
- Acting as a named contact for residents and groups.
- Creating employment and training opportunities.
- Helping shape a thriving, connected neighbourhood.

Introducing Homes England

Homes England is the Government's housing and regeneration agency. They are responsible for increasing the number of homes that are built in England, including affordable homes and homes for market sale. Homes England are the master developer at Brookleigh. They have acquired the land at Brookleigh and this is being made available to developer partners as they join the project. Homes England is also directly appointing contractors to bring forward key infrastructure at the right time.

Brookleigh will provide 3,500 new homes in an environmentally sustainable community in Mid Sussex. 30% of all homes at Brookleigh will be affordable housing, and the creation of new community and leisure facilities such as schools and parks will be complemented by a network of green spaces. This network will have the important positive impact of creating habitats for native British wildlife, and Homes England have committed to providing a 23% biodiversity net gain across the site, more than double the required amount.





Brookleigh Masterplan and Phasing

Brookleigh is a Strategic Allocation stretching across the north and north west of Burgess Hill and allocated in Policy DP9 of the Mid Sussex District Plan (2018).

Phase 1c forms a key part of this wider allocation and presents a unique opportunity to create new homes, provide a Neighbourhood Centre and a much-needed community hub, making a significant contribution towards the Burgess Hill neighbourhood.

The completed Brookleigh development will boost the local economy, deliver thousands of jobs in the local area and make the town a popular destination to live, work and play.

Many living locally will be aware of ongoing development of other parts of the Brookleigh Masterplan, here is a timeline of what has happened so far:

October 2019 – Outline Planning Application approved by MSDC

December 2019 – Countryside Partnership Reserved Matters Application for 460 homes to the east of the site approved

May 2022 – Bellway Homes' Reserved Matters Application to deliver 247 homes to the eastern edge of the wider Brookleigh site is approved

December 2022 – A Reserved Matters Application submitted by Homes England and West Sussex County Council for the erection of a secondary school approved

March 2024 - Mid Sussex District Council's Reserved Matters Application to build a Centre for Outdoor Sport at Brookleigh granted planning permission and is currently under construction



Neighbourhood Centre

We believe that what brings a new community together are vibrant and exciting public spaces for local people to enjoy alongside new job opportunities for local people and a new range of local shops and a community centre, benefitting new and existing residents.

The community centre has been located at a key junction within the site in the heart of the development, creating a focal landmark building that bookends the approach to the public square.

Design

- Unified palette of buff and grey brick to enclose and frame the square
- Adaptable space for Pop Up events
- Varying roof forms to add interest
- Vertical emphasis to create presence
- Contrasting colours and textures to ground floors and entrances to reflect use and wayfinding
- Horizontal banding and window framing

These design features are subject to change prior to submitting the reserved matters application.

As well as the mixed-use buildings, tree planting within the neighbourhood square will contribute to the enclosure and materiality will be carefully considered to define uses within the square whilst ensuring it is a flexible space for the community.

Creating Much-Needed New Homes

Our proposals are designed to provide the highest standards of living in accordance with Mid Sussex District Council and the council's housing design guidance.

Hill's proposed development will create:

- Around 270 new homes, 30% of which will be affordable
- A mixture of high-quality 2, 3 and 4 bedroom homes
- Mixed use 3-4 storey apartments, comprising 1 and 2 bedroom homes
- Policy compliant parking for both the new homes and visitors to the development
- An extra care facility that will provide housing choice for older people in the area, enabling them to stay close to friends and family
- Sustainable timber frame construction for the houses, all homes in the development will be powered using electric air source heat pumps and sustainable drainage will be used throughout the development





Front Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



Ground Floor Plan



First Floor Plan



Front Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan



Front Elevation



Ground Floor Plan



First Floor Plan



ARRIVAL



STREETS



NEIGHBOURHOOD CENTRE



GREEN EDGE



Design

Hill has created a design which responds to the housing needs of Burgess Hill and fits in with the wider Brookleigh masterplan. The design will be in keeping with and complementary to the character and context of the local area, and addresses the existing EBLR Masterplan design code.

The design and layout of the homes have been carefully considered to appeal to a wide range of new residents from young people to larger family, with consideration for modern open plan living areas.

The homes have been designed architecturally in a more contemporary style, adding interest and vibrancy to the new streets formed throughout the development whilst sensitively addressing existing mature landscaping and areas of large open space.

The height and massing of the development has been focused around two to three storeys in height to add variation whilst increasing to four storeys around the New Neighbourhood Square for enclosure.

Landscaping

The proposed development has been landscape-led in its design, maximising opportunities for open spaces and helping the development to integrate with its surroundings. The existing woodland boundaries surrounding the site are proposed to be retained and enhanced to maintain the character of the site.

Throughout the site, new pedestrian and cycle routes have been included, which will link up to the surrounding developments, creating permeability with the wider neighbourhood, encouraging active travel and providing opportunities to interact with nature.



Eastern Neighbourhood Park

As part of the development, it is proposed that a new neighbourhood park will be created in the north eastern corner of the site.

This new neighbourhood park will provide a range of new facilities for the residents across this parcel and the wider Brookleigh development, including:

- A new multi-use games area
- A new local equipped area for play
- A community orchard
- Lawns for informal recreation
- Ecological enhancements, including an attenuation pond, which will create biodiversity improvements and create a pleasant landscaped environment for residents to interact with nature

Green Link

A new proposed 'Green Link' has been designed to provide a tree lined avenue connecting the Neighbourhood Centre to Bellway's Development in the North.

The homes along this route have been set back to allow a segregated pedestrian cycle route alongside green verges for tree Planting.

Southern parcel

The proposed southern parcel has been designed to comprise development set back from the boundary trees, with areas of open space to the edges of the new homes. These open space areas will provide pedestrian and cycle links as well as further opportunities for biodiversity on-site.

Isaac's Lane gateway

A new green is proposed to be provided on the Isaac's Lane gateway into the site, providing a sense of arrival and ensuring the retention and enhancement of the existing mature trees in this location.

Access and Connectivity



Highways

The sole access to the site for vehicles will be from a new bell mouth junction on Isaac's Lane, which will link directly to the EBLR into the Bellway development to the north.

The new access point forms an important gateway into the site, and will comprise an arrival square on the corner of the new road and Isaac's Lane. The new road will provide access to the new school proposed on site, as well as providing north-south access to the residential development on-site and the community facilities in the heart of the development.

The proposal will include on-site parking spaces for future residents and visitors, including the provision of disabled spaces. Hill's proposals will also enable the provision of electric vehicle charging facilities and cycle storage on-site.

A Transport Assessment will be submitted and consulted on as part of the planning application, which will assess capacity in the network, evaluate highways safety and identify any further improvements needed.

Connectivity

Hill has carefully considered the layout of its proposed scheme to maximise connectivity by foot and cycle to the new local centre for the benefit of existing and future residents. This will provide easy, safe and attractive options for sustainable travel around the site and to the surrounding areas.

Throughout the site, a range of new active travel routes are proposed that will link to the existing network, including to Burgess Hill's Green Circle and the Green Super Highway, improving the accessibility of the area through the entire Brookleigh development.

Our proposed new network of cycle and pedestrian links throughout the site. Including a shared cycleway and footpath along both sides of the EBLR will also link to the Bellway development to the north, as well as the wider Burgess Hill Town Centre.

The southern pedestrian and cycle link will be aligned with the improvements on Fairbridge Way and create a sense of arrival to provide clear wayfinding to the Neighbourhood Centre, Secondary School, the Bellway development and Sports Centre as well as onto the Green Circle.

Our Commitment to Social Value

Each community we work in is central to every project we deliver. Our driving force is to ensure we make a positive contribution to the people living and working at our developments, and we aim to ensure the impact of this work is felt for generations to come through social, economic and environmental programmes designed to improve the prosperity and wellbeing of an area.

We provide apprenticeships and support training schemes to facilitate education and local job opportunities, making our industry more accessible for people to enter than ever before.

By supporting charities and social enterprises, we help to tackle a number of issues faced by some of the most vulnerable and marginalised in our society.

So, while bricks and mortar can provide one of the most basic human rights – a home – we're also committed to building the social and economic tools conducive to happy, thriving communities, now and in the future.

In 2023, Hill delivered on its commitment to social value in the following ways:



201
SoloHaus (including Foundation 200) homes delivered to date - providing housing for those experiencing homelessness



24,662
hours of school engagement



14,366
weeks of 'earn as you learn' programmes



£445,688
donated to charitable causes



£528.2m
social value generated through our programme to support homeless individuals

Key Benefits & Next Steps

Hill's proposed development will create:



Around 270 new homes, 30% of which will be affordable. A mix of housing types, tenures and sizes, coming in mixes of 1- and 2-bedroom apartments and 2, 3 and 4-bedroom houses



Delivery of 60 extra care homes in line with Mid Sussex District Council's Preferred Partner Criteria



Delivery of the Eastern Neighbourhood Centre



Extensive new play and recreational facilities for different ages



Community centre which will be managed by Mid Sussex District Council

Next Steps

Thank you for visiting our public exhibition on the development of Brookleigh Phase 1c. We want to hear your views on the plans before we submit a planning application to Mid Sussex District Council and kindly ask that you submit a feedback form to the project team. This can be completed in your own time and returned to us via freepost, or completed online via our website www.hill-brookleigh.co.uk.

Please return all feedback by **2nd June 2025**.

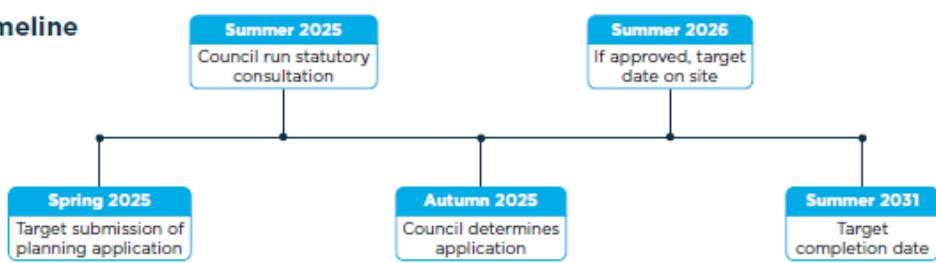
Contact

If you have any further questions or feedback, please contact us via email or freephone:

 hillbrookleigh@cavendishconsulting.com

 **020 3398 1590**

Timeline



Appendix D – Feedback Form



FEEDBACK FORM

BROOKLEIGH, BURGESS HILL

Thank you for taking the time to view our proposals for the development of Phase 1c of the Brookleigh (formerly Northern Arc) Masterplan in Burgess Hill. Please let us know your thoughts by filling out this feedback form. Please return your completed feedback form no later than the **2nd June 2025**.

How to provide your feedback

- Online at www.Hill-Brookleigh.co.uk
- Email us at Brookleigh@CavendishConsulting.com
- By post through requesting a freepost envelope

Contact us

- 0800 298 7040
- Brookleigh@CavendishConsulting.com

Privacy Statement

By filling-in this online form you are agreeing that Cavendish Consulting Limited ("Cavendish") can hold and process your Personal Data in relation to this public consultation exercise.

- Cavendish will share your Personal Data with the project team companies for planning evaluation purposes only.
- Your Personal Data will not be used for any other purposes without your consent.

Cavendish and the project team will use your Personal Data to:

- Send you updates about the project (where you provide us with your contact details); and
- Develop a Statement of Community Consultation (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous and we will only identify you in these reports with your consent.

If you provide us with your contact details, we may also contact you for more details regarding the comments you have made.

Cavendish acts on behalf of the project team to run public consultation activities.

Your details	Your contact details
Title (Miss/Mrs/Ms/Mr/Other):	Address:
First Name or Initial:	
Surname:	
Postcode:	
Age Group (please circle): Under 13 13-17 18-24 25-34 35-44 45-54 55-64 65-74 75-84 85+	Telephone:
	Email:

I do not wish to provide personal details but can confirm that I am over the age of 13 .

We will use these details to contact you and update you on the proposals. If you'd rather we didn't contact you, please tick this box .

Data Protection

We process all Personal Data in accordance with the UK General Data Protection Regulation, the EU General Data Protection Regulation 2016/679 (together the "GDPR") and the Data Protection Act 2018. Your Personal Data will not be transferred outside the UK or European Economic Area (the EU member states plus Norway, Iceland and Liechtenstein). To see our full Privacy Notice and find out how to exercise your data subject rights, please visit cavendishconsulting.com/dp or by contact us by phone on 01962 893 893, or email at dataprotection@cavendishconsulting.com.

Question 1. In what capacity are you responding to the consultation?

Local resident Business Community representative Local organisation
Other (please state) _____

Question 2. What do you think of Hill's proposals for Phase 1c of the Northern Arc Masterplan?

Strongly Support Support Neutral Oppose Strongly Oppose Other

Comment:

Question 3. Do you support the proposed design and layout of this development?

Strongly Support Support Neutral Oppose Strongly Oppose Other

Comment:

Question 4. Do you support the design of our open space and landscaping?

Strongly Support Support Neutral Oppose Strongly Oppose Other

Comment:

Question 5. What aspects of the development are you most excited to see?

Allotments New Homes Community Hub Extra Care Housing
New Play Areas Community Orchard Other

Question 6. Do you have any further comments about our plans?

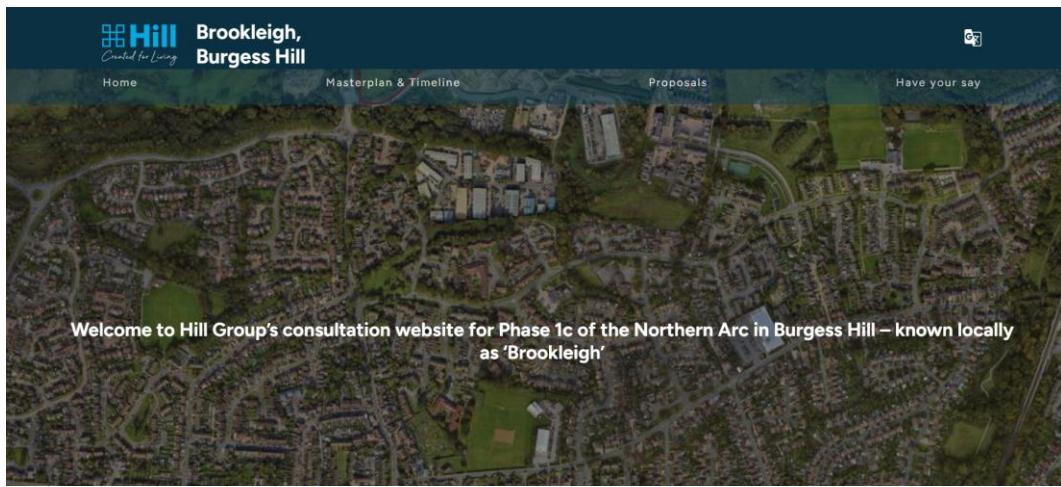
Comment:

Thank you for completing this feedback form.

CONTACT US:

 0800 298 7040  HillBrookleigh@CavendishConsulting.com  www.Hill-Brookleigh.co.uk

Appendix E – Consultation Website



Welcome to the proposals for Burgess Hill

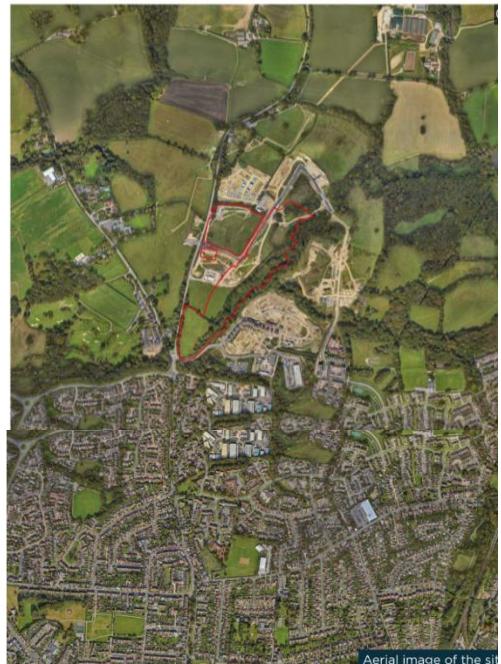
Welcome to the public consultation presenting Hill and Homes England's proposal for the development of Phase 1c of the Brookleigh (formerly Northern Arc) Masterplan in Burgess Hill.

Brookleigh is a Strategic Allocation stretching across the north and north west of Burgess Hill under Policy DP9 of the Mid Sussex District Plan (2018). Phase 1c forms a key part of this wider allocation and presents a unique opportunity to create an exciting development comprising new homes and community spaces.

This phase of development represents the next piece of the puzzle which will form the heart of the new neighbourhood, with new homes, an extra care development, a community park with a multi-use games area, and community centre.

We invite you to view our plans and have your say by submitting an online feedback form.

Following this round of consultation, we will reflect on all feedback received and how it can improve the proposals before submitting the planning application to Mid Sussex District Council.



The Team

Appendix F – Stakeholder letter

Exhibition Invitation: Hill Group's proposals for Phase 1c of the Brookleigh development

 Hill Brookleigh
To
(i) You forwarded this message on 21/05/2025 12:02.

 Hill Group Burgess Hill Invitation.pdf 4 MB

Good afternoon,
Hill Group's proposals for Phase 1c of the Brookleigh development
I am writing to you on behalf of Hill Group in relation to its proposals for Phase 1c of the Brookleigh Masterplan that Homes England was granted Outline planning permission for in 2019.
Hill has been selected as Homes England's partner to deliver new homes and community space at this location. Phase 1c will deliver 270 high quality new homes, along with a new Neighbourhood Centre, community building and new public open spaces.
Hill is committed to engaging with the local community regarding these plans. We are pleased to inform you that it has now launched a public consultation, to provide further information on the proposals. Please find attached a copy of the invitation which has been sent to around 2,700 neighbouring local residents and businesses.
You can view and comment on our plans online at: www.hill-brookleigh.co.uk from **Friday 16th May – Monday 2nd June 2025**.
You are also invited to attend our in-person exhibition events, which will be taking place:

- On: **Thursday 22nd May 2025 between 4pm – 8pm and Wednesday 28th May 2025 between 3.30pm – 8pm**
- At: **The Triangle Leisure Centre, Triangle Way, Burgess Hill, RH15 8WA.**

We are also hosting a stakeholder preview ahead of the exhibition on Thursday 22nd May 2025 between 3.30pm – 4pm. We would be delighted if you could join us to discuss the plans further.
If you have any queries, would like to discuss the plans further or would like to meet with the team but are unable to attend the stakeholder preview, please do get in touch either by email to hillbrookleigh@cavendishconsulting.com or on **020 3398 1590**.
Kind regards,
Yours faithfully,
Hannah Anderson-Jones
On behalf of Hill Group

Thu 15/05/2025 17:47

CAVENDISH