





# 1

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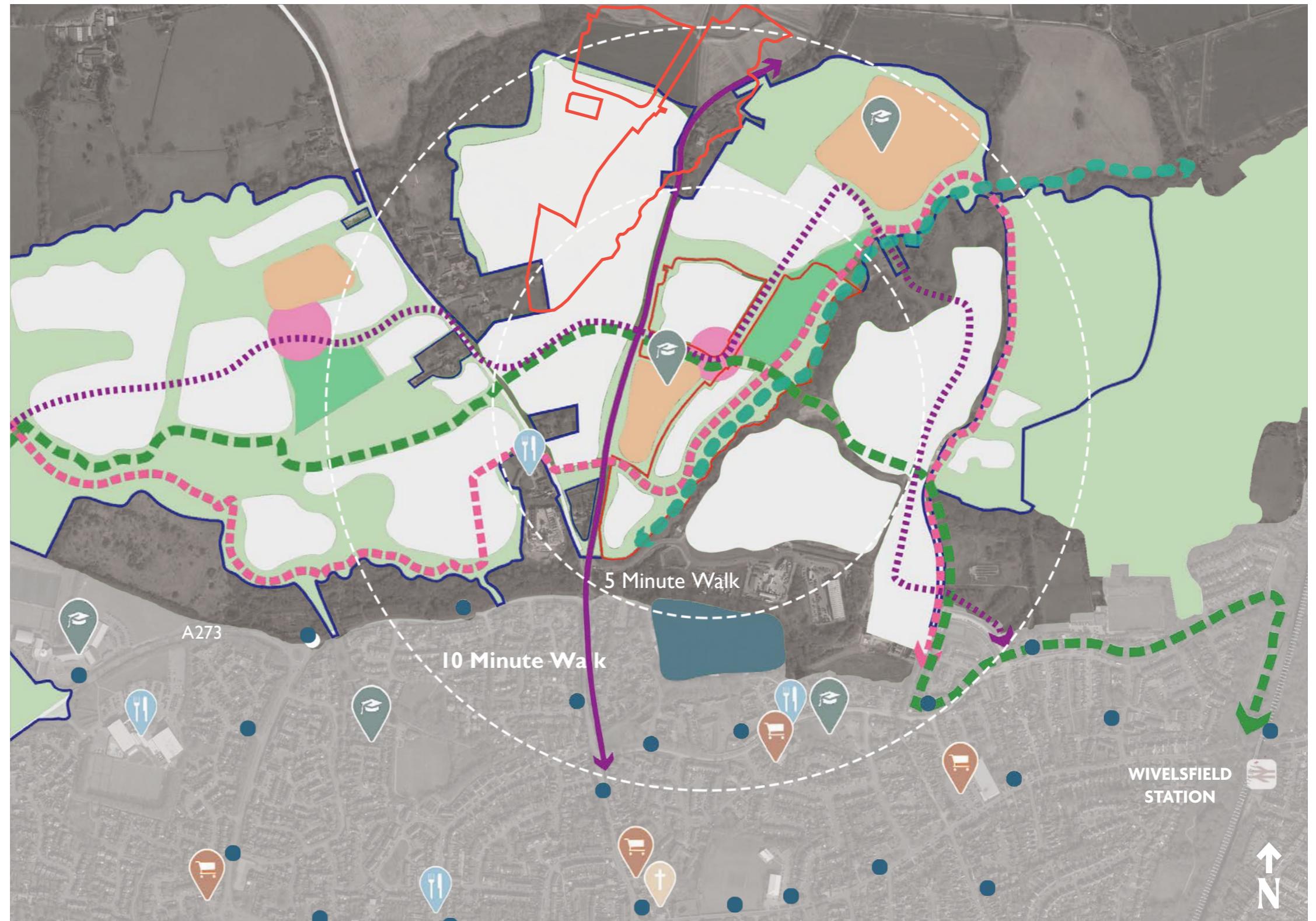
## Existing Site

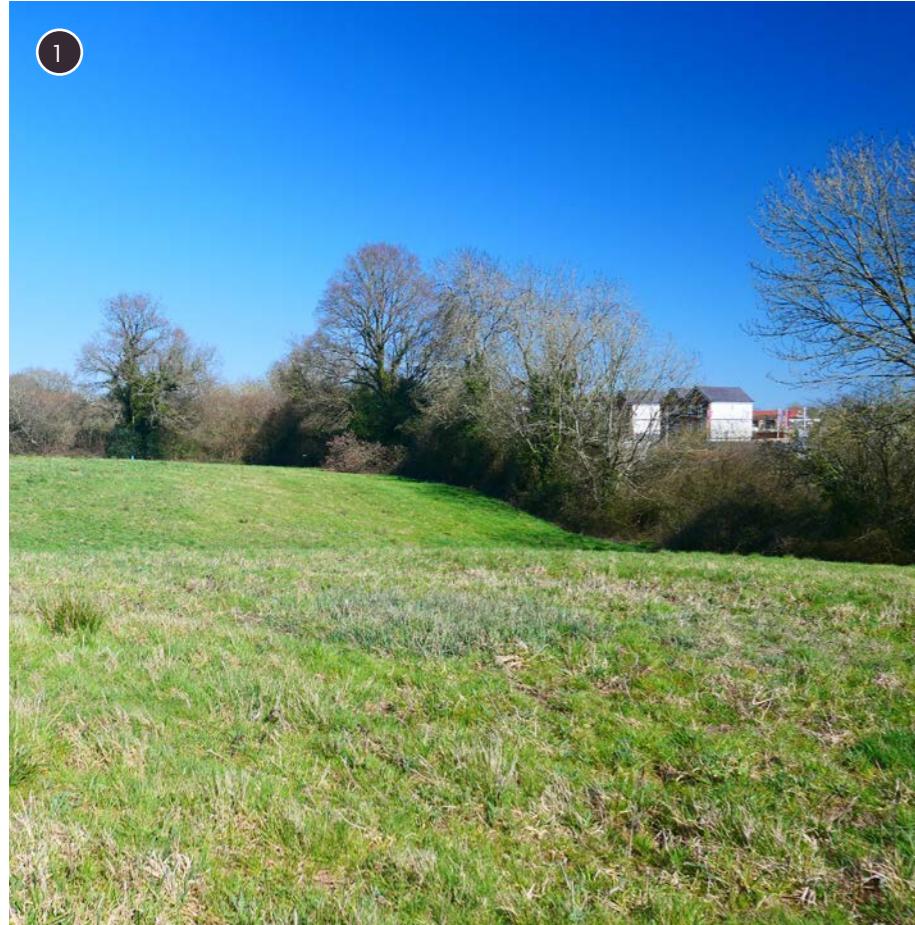
# Site Location

Phase 1C is situated to the east of Brookleigh. This phase includes the sub-phases P1.7 and P1.8, along with the Eastern Park and River Adur corridor, totalling circa. 18 ha. The existing built form of Burgess Hill is to the south with the town centre circa 1km away. The site currently comprises mainly arable and grassland with areas of woodland in the Eastern Park and along the River Adur Corridor

## KEY

- Parcel 1c Boundary
- Brookleigh Boundary
- Parcel 1c Boundary
- Northern Arc Boundary
- Green Super-Highway
- Green Circle
- Proposed Northern Arc Avenue
- ↔ Isaac's Ln
- Proposed Neighbourhood Centres
- Bus Stops
- Education
- Retail/Commercial
- Food/Drink
- Eastern Neighbourhood Parklands
- Semi Natural Greenspace
- Residential Parcels
- School Sites
- Shedingdean Business Park

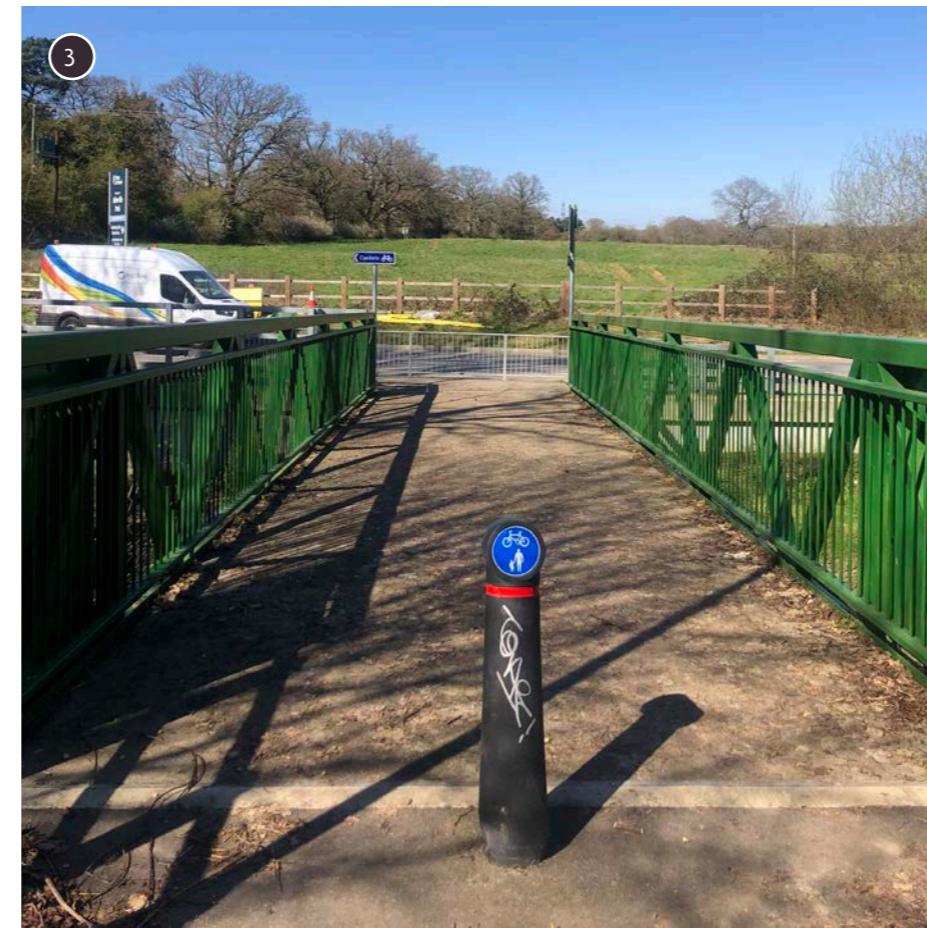




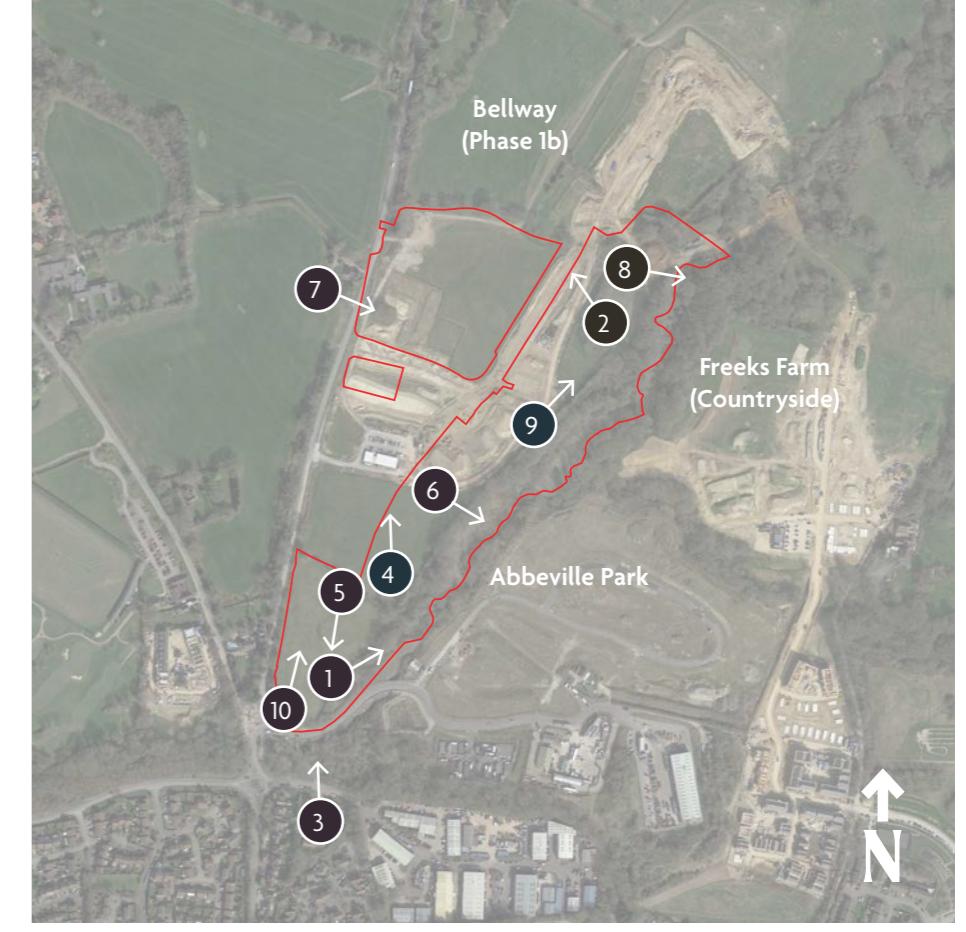
View towards eastern boundary from southern parcel



View towards northern boundary

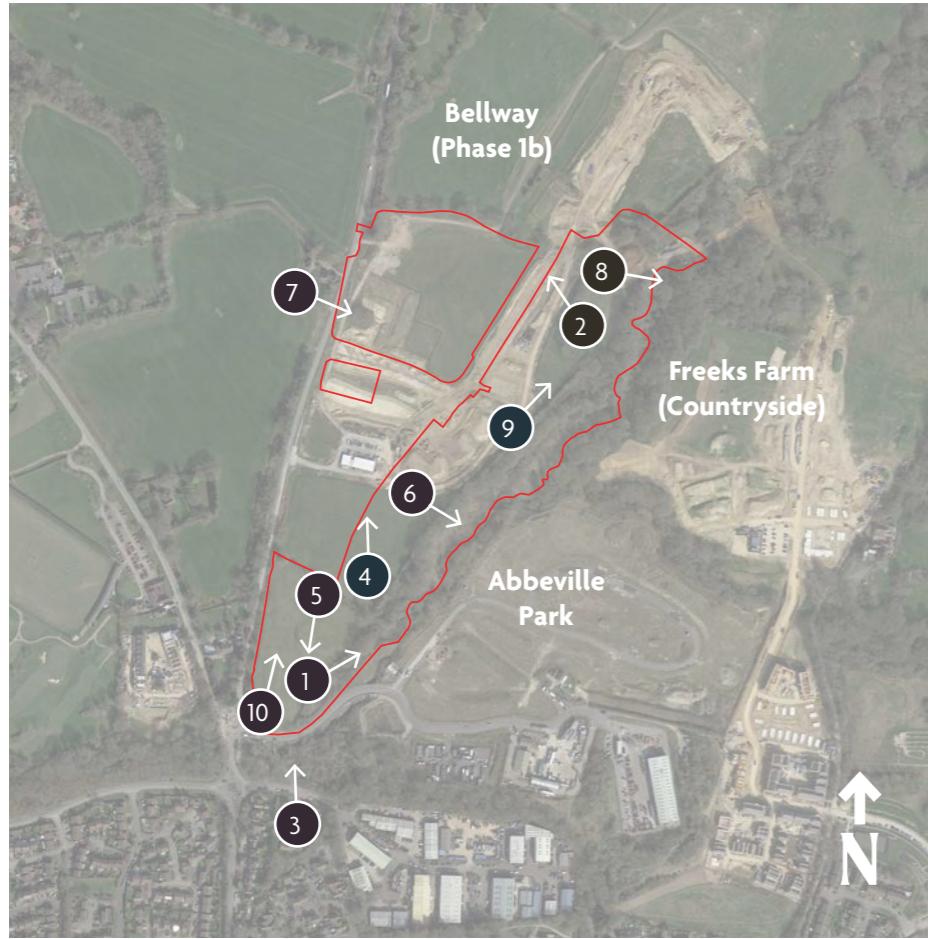


View from Fairbridge Way pedestrian link looking towards southern parcel



Site Aerial

# Site Photos



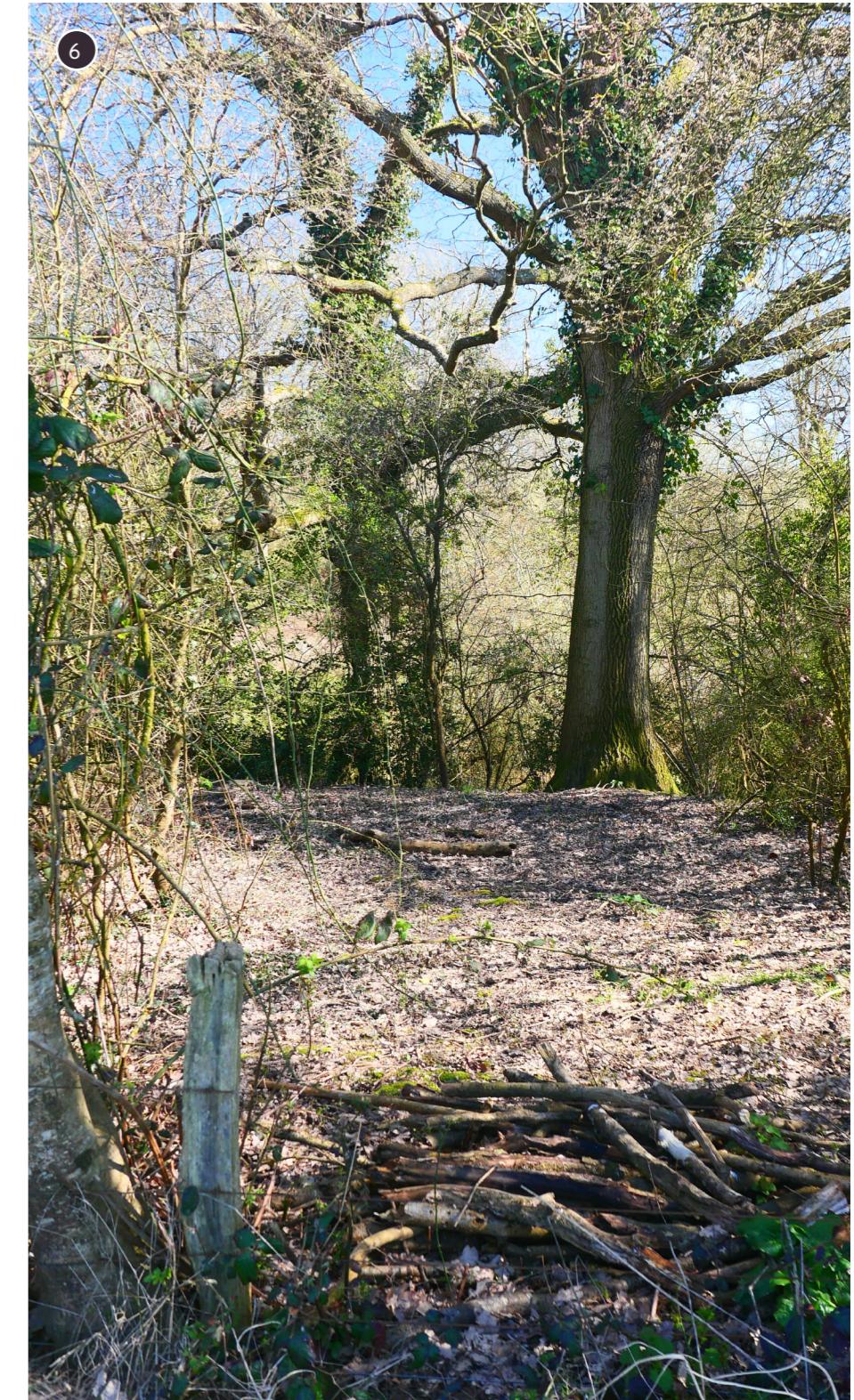
Site Aerial



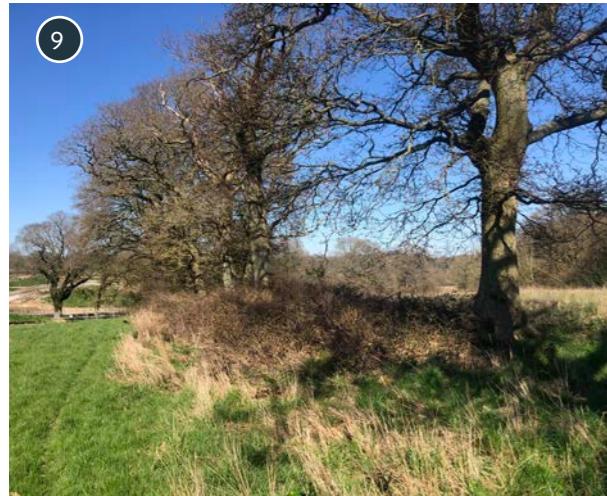
View towards southern boundary with pedestrian and vehicular route to Burgess Hill



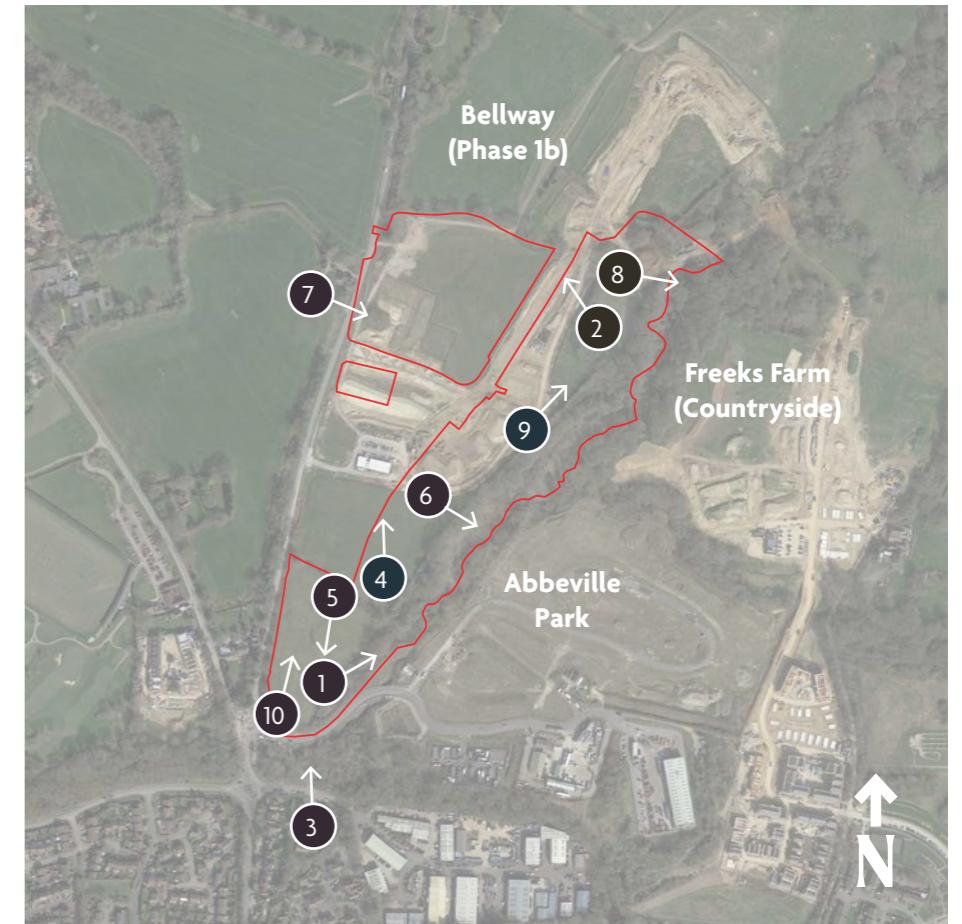
View towards northern and eastern boundaries



River Adur Corridor



Existing Oak trees



Site Aerial



View looking north from southern parcel

# Key Considerations

The site is steeply sloping in parts with a number of Category A mature trees as well as areas of flood risk directly adjacent to the River Adur. The site is bisected by Brookleigh Avenue, the wider development Primary Road, and the Primary School site. A pumping station is required at the southern tip of the site with associated buffer and access requirements.

## KEY

- Site Boundary
- Existing Overhead Electrical Infrastructure
- River Adur
- Primary road (Brookleigh Avenue/EBLR)
- ↔ Green Superhighway
- Contours (every +5m)
- Noise Consideration
- BT comms connection
- River Adur flood zone 3
- Existing trees
- Category A trees to retain
- Proposed future neighbouring developments
- Listed Buildings
- Primary School site (use class D1)
- Site sewer
- Pumping Station indicative location



# Key Opportunities



## KEY

- Site Boundary
- ↔ Pedestrian and cycle connection to Burgess Hill
- ↔ Green Circle
- ↔ Green Super Highway
- ↔ Green Lanes connecting neighbouring developments with the neighbourhood centre amenities and the park
- ↔ Pedestrian and cycle bridge
- Indicative Vehicular Access
- Key frontages
- Semi-Natural Green Space (SNG) with opportunity for biodiversity enhancements
- River Adur
- River Adur Corridor
- Existing trees
- Proposed Eastern Neighbourhood Park
- Views to landscape beyond
- ★ Landmark community hub building
- Eastern Neighbourhood Square lined with mixed-uses
- Active frontages to green edges
- Proposed future neighbouring developments

# Emerging Context

The Eastern Neighbourhood is starting to develop with the adjacent Abbeville Park under construction as well as neighbouring Phase 1 parcels.

## Phase 1 (a) DM/19/3845 - Countryside Homes

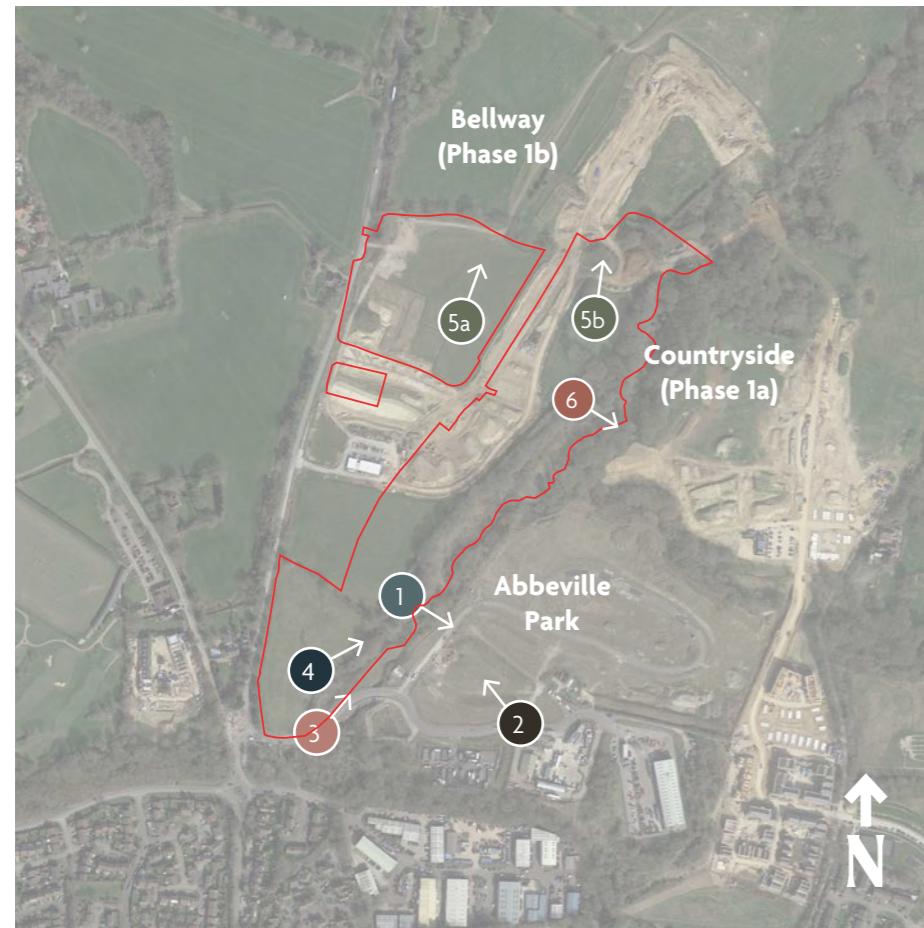
Rydon Homes submitted a separate outline application for landholdings within the wider Northern Arc masterplan in July 2018 for the delivery of a Residential development comprising up to 460 dwellings, public open space, recreation areas, play areas, associated infrastructure including roads, surface water attenuation and associated demolition (outline application with all matters reserved except for principal means of access from Maple drive). This application was cojoined to the Homes England scheme for comprehensive redevelopment through the legal agreement ('land at Freeks Lane'). The application was approved in July 2019 (DM/18/0509).

Countryside Homes secured approval of reserved Matters pursuant to Condition 1 of DM/18/0509 for the erection of 460 dwellings, including public open space, play areas, associated infrastructure including roads, surface water attenuation and associated demolition. This permission was approved in December 2019 (DM/19/3845).

## Phase 1 (b) DM21/3870 - Bellway Homes

Reserved Matters Application pursuant to outline application DM/18/5114, to consider access, appearance, landscaping, layout and scale for the erection of 247 dwellings, alterations to Lowlands Farm and its conversion to form 2 dwellings, associated car parking, open space and infrastructure, including an extension to Bedelands Nature Reserve and provision of the Green Circle (pedestrian/cycle/equestrian route) and pedestrian/cycle route for Sub-Phases P1.3, P1.5, P1.6, OS1.5, OS1.6 and part of OS1.1a, OS1.1b and OS1.2N to the east of Isaacs Lane and Lowlands Farm at the Northern Arc development on land north and north-west of Burgess Hill (Amended description following the receipt of amendments)

Following the grant of reserved matters approval it is understood that Bellway have commenced work on site with anticipated first completions scheduled for mid-late 2024.



Key



Abbeville Park River Adur Frontage



View from Parcel 1.8b towards River Adur and Abbeville Park



Fairbridge Way looking north



View of Abbeville Park from Fairbridge Way

# Emerging Context



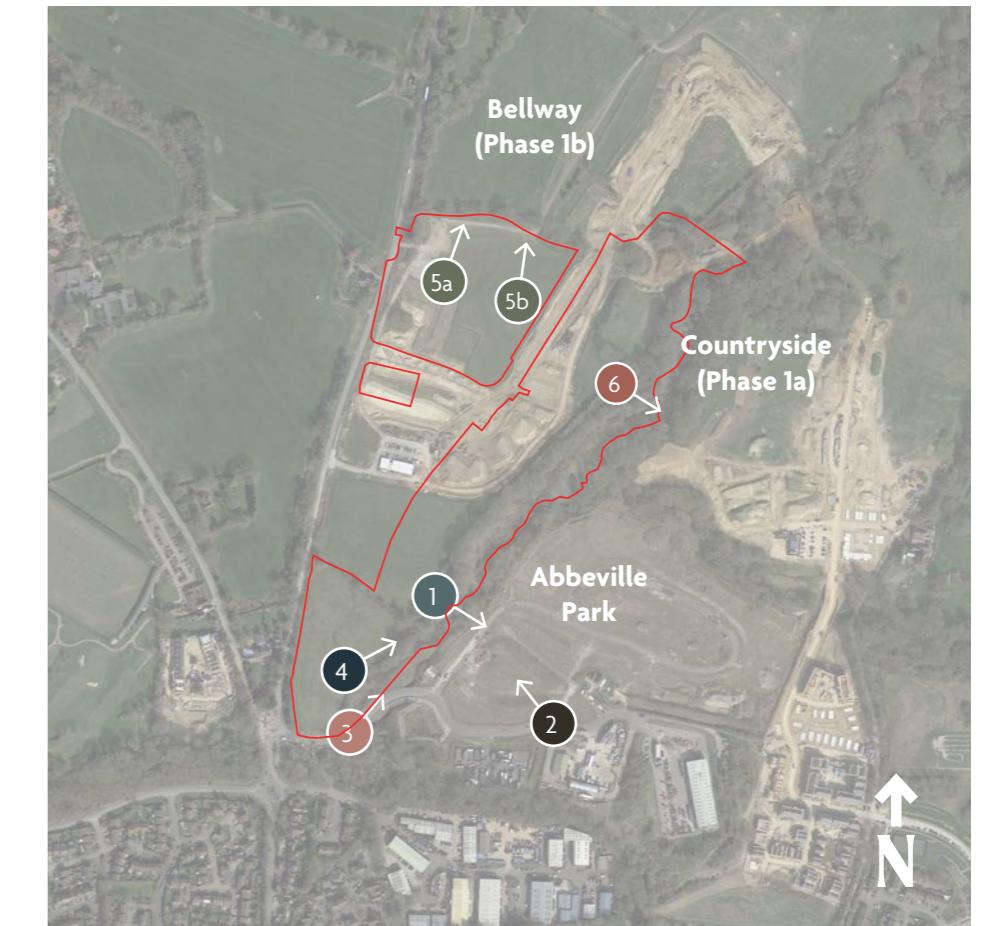
Consented Bellway Scheme - Southern Edge Street Elevation



Consented Bellway Scheme - Southern Edge Street Elevation



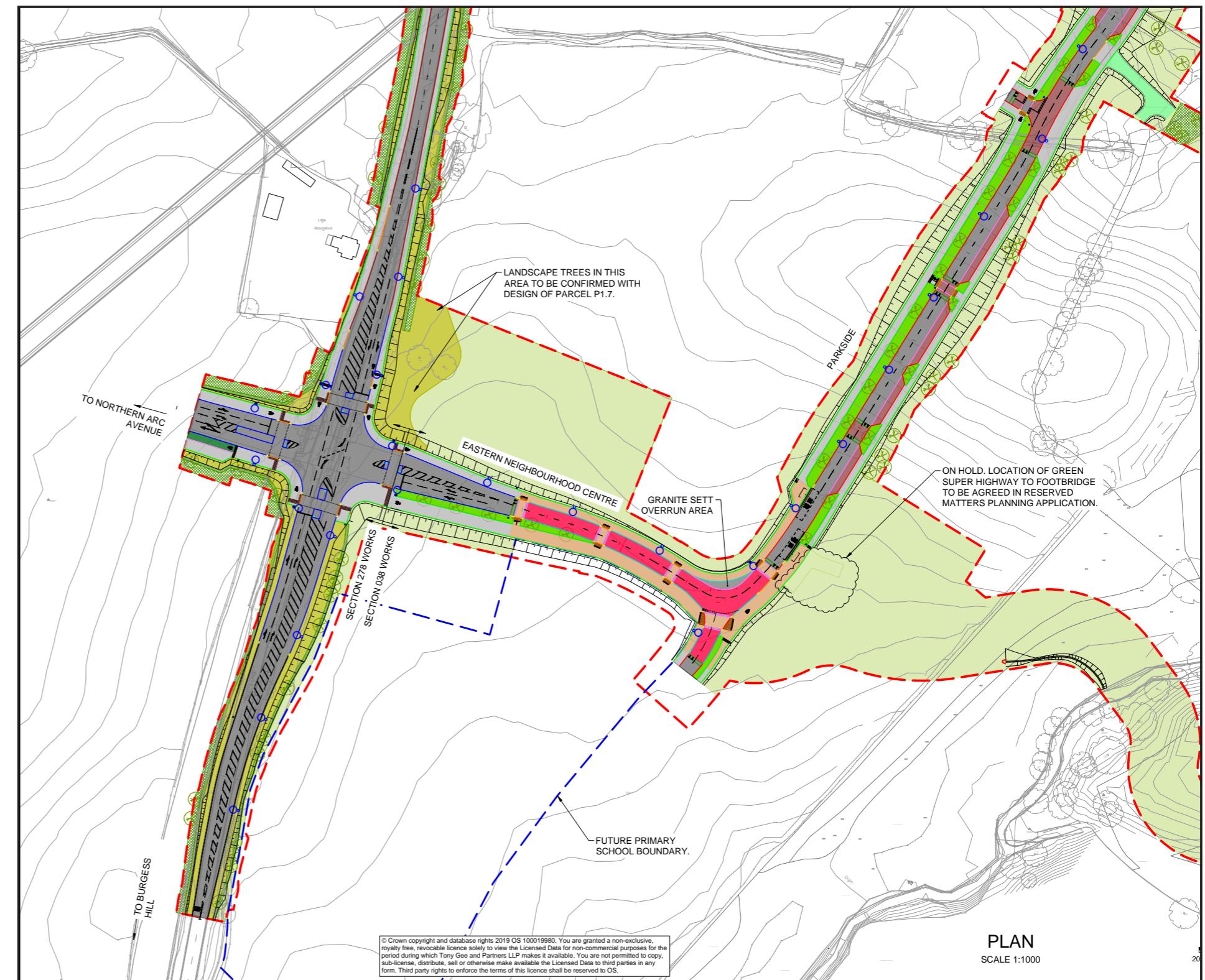
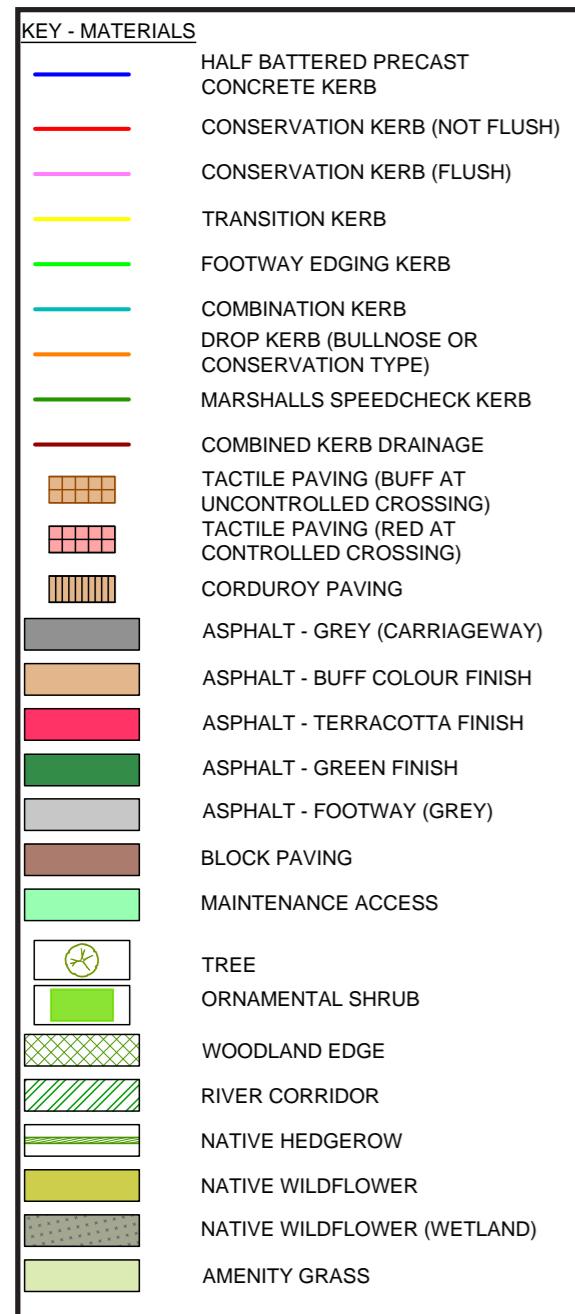
Freek's Farm - Western Edge Street Elevation



# Brookleigh Avenue

The Eastern Bridge Link Road comprises a 6.1-6.5m carriageway with separate 4.5m 'Green Superhighway' and 3m cycle/footway provision on the north side and 2m footway on the south side segregated from the carriageway by landscaped verges.

Detailed approval for the Eastern Link Road had been secured in October 2019 (DM/19/3313). The Eastern Bridge Link Road has been delivered on site and provides the key vehicular movement corridor servicing Phase 1c.



# Eastern Neighbourhood Primary School



To the south of Brookleigh Avenue (EBLR) is the land allocated for the delivery of a primary school, which is being brought forward by Homes England as a separate application.

A number of co-ordination meetings have taken place with the primary school team to ensure successful placemaking and a cohesive design for the Neighbourhood Square public realm, including the integration of school drop-off parking.

7.0 CONCEPT RENDERS

7.2 CONCEPT RENDER FROM NORTH WEST



7.0 CONCEPT RENDERS

7.1 CONCEPT RENDER FROM NORTH EAST

