

7.0 LANDSCAPE

7.6 LANDSCAPE PROPOSALS

fabrik



KS1 / 2 Spaces

The main playground wraps the western and southern facade providing direct access from the class rooms and views across the extensive playing fields. Generous free play area is provided, circa 1,150 sqm, with feature paving bands linking spaces, connecting through the landscape and into furniture; this encourages imaginative free play without dedicated sports markings. A soft landscape island is provided; this provides greater landscaping within the space and primarily is an intervention that allows the larger playground to be divided in to smaller areas for outdoor teaching or play without the need for extensive fencing. Curving seating is stacked into the boundary landscape to create bleacher style seating for outdoor learning and gathering at break times. Tree planting is used at the edges to screen views to the car park.



- 1 Bleacher style seating
- 2 Tree and shrub planting to boundary
- 3 Feature paving linking landscape elements
- 4 Access to the MUGA
- 5 Landscape island with play route and vertical features
- 6 Hard surfacing
- 7 Playing fields
- 8 Secure separation from reception playground
- 9 Habitat area

7.0 LANDSCAPE

7.6 LANDSCAPE PROPOSALS

fabrik



SCC

The external playground for SSC pupils is designed with the same vision as the wider external areas but with a recognition for the user group. The visual stimulus has been reduced and the colour palette omitted. The space still benefits from generous paving and lawn for year round play and seating walls for group or individual activities. The boundary to the frontage is a solid brick wall, the others are weldmesh fence; all boundaries will utilise taller landscaping to enclose the space and reduce opportunity for views inwards.



- 1 Tree and shrub planting to boundary for visual screening
- 2 Hard surfacing
- 3 Amenity lawn
- 4 Crinkle Crankle boundary wall
- 5 Feature walls for play and seating
- 6 Cycle parking - outside of SSC area
- 7 School access - outside of SSC area
- 8 Secure boundary to playground
- 9 Secure separation from reception playground
- 10 Habitat area

7.6 LANDSCAPE PROPOSALS

Habitat

The habitat area is enclosed with hurdle style fencing to create segregation from the main playground. The space within is surfaced with mulch and an arrangement of raised timber planters; these provide growing opportunities for school and learning opportunities. Set within is a range of seating edges and benches or teaching sessions. The space benefits from a refurbished shipping container which includes a green roof, sheltered learning space and the intention is to provide a screen which illustrates a school energy dashboard. We envisage this linked to the MEP systems for heating, power and PV, it could also be linked to the weather. The space also include an area for inground planting where ecology habitats such as log piles and insect hotels can be arranged for further learning.



- 1 Reception playground
- 2 Main playground
- 3 Boundary fencing
- 4 Hurdle style fencing to enclose habitat area
- 5 Raised planters for student projects
- 6 Seating
- 7 Shipping container with green roof for shelter
- 8 Visual display dashboard for school power usage and generation
- 9 Inground planting bed

7.0 LANDSCAPE

7.6 LANDSCAPE PROPOSALS

fabrik



Sports Fields

The generous playing fields are achieved by using landscape batters to the boundaries to maximise the level area for sports pitches. The boundaries are tree lined for screening which will increase with age. Adjacent to the playground is an area of amenity lawn for general play and includes trees and undulations for imaginative free play.



- 1 Playing fields for sports pitches
- 2 Western boundary with acoustic fencing and tree planting
- 3 Residential boundary with weldmesh fencing and tree planting
- 4 MUGA
- 5 Soft social area with undulations in the amenity lawn
- 6 Playground

7.0 LANDSCAPE

7.6 LANDSCAPE PROPOSALS

fabrik



Vehicle Arrival

The access road from Isaac's Lane is the only vehicle access into the school site. This route provides access for staff parking, refuse vehicles, maintenance vehicles for the playing fields and fire tender if required. The parking numbers are set out within the transport report but in summary accessible and standard spaces are provided and waiting area for a mini bus should it be needed for SSC student arrivals.



- 1 Vehicle access road from Isaac's Lane
- 2 Maintenance access gates to playing fields
- 3 General parking area
- 4 Staff access route to the building
- 5 Emergency access gates for fire tender
- 6 Boundary with residential plot
- 7 MUGA

Staff Arrival

Staff arriving by vehicle will access the school building via access gates and a dedicated route. This route is screened from the playgrounds with soft landscaping. Cycle parking for staff is also provided in the car park and will be covered.



- 1 Building entrance
- 2 Gated access for staff from car park
- 3 Staff cycle storage
- 4 Boundary with residential plot
- 5 Emergency access gates in school boundary
- 6 Back of house enclosure for refuse and MEP plant

7.7 ASPIRATIONAL HOLMBUSH AVENUE (FORMERLY EBLR) IMPROVEMENTS

Through the design process, in conjunction with adjacent developers, WSDC and MSDC, we have aligned pedestrian movement strategies and worked to provide a safe and appropriate route for the number of pedestrian movements and dwell times for drop off and pick up. In order to achieve the aspiration a separate application will be required to amend the EBLR proposals.

Cycle Lane - Currently extending continuously across the frontage of the school introduces a potential conflict between cyclists and pedestrians. We seek to create a break in the route and install speed control measures, such as rumble strips, to slow cyclists.

Paving - We propose to extend the same standard pedestrian paving to the school building and across the broken cycle lane to indicate a pedestrian priority environment.

Crossing - The current crossings are smaller and either side of the school frontage. Our proposal is to provide a centralised route from the school that extends in to the Neighbourhood Centre and then into the pedestrians route that extends north through Brookleigh.



- 1 Paving material colour extends across road to emphasise pedestrian priority
- 2 Cycle lanes broken and rumble strips added
- 3 Pedestrian paving continues seamlessly from school into Neighbourhood Centre

BROOKLEIGH PRIMARY SCHOOL

BURGESS HILL



Homes England

We are Homes England, the government’s Housing and Regeneration Agency. We’re here to drive the creation of more quality homes and thriving places so that everyone has a place to live and grow. We’re a national agency that supports local places across England by working in partnership with thousands of organisations, big and small.

We believe that affordable, quality homes in well-designed places are key to improving people’s lives. We work to together with private, public and third sector organisations to deliver a range of interventions and support to accelerate the pace of house building and regeneration across the country.

Our mission is to drive regeneration and housing delivery to create high-quality homes and thriving places. This will support greater social justice, the levelling up of communities across England and the creation of places people are proud to call home.

Homes England are the master developer at Brookleigh. They have acquired the land at Brookleigh and are on site delivering Homes and key infrastructure, working with contractors and developer partners. Brookleigh will provide 3,500 new homes in a sustainable community in Mid Sussex. A minimum of 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 are aspiring to provide a 23% biodiversity net gain across the site, more than double the required amount. Homes England will be directly delivering the Eastern Primary School.

Brookleigh Primary School

This is the first of two primary schools being developed at Brookleigh and will be built by Homes England. The outline planning application was approved by Mid Sussex District Council in October 2019.

Brookleigh Primary School is located in the eastern neighbourhood centre, to the east of Isaacs Lane.

It will be a two-form entry (2FE) school, offering 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 (SSC).

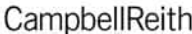
The school aims to provide an inclusive, sustainable and inspiring learning environment for pupils.

Have Your Say

Your feedback will help us to develop our proposals before we submit our reserved matters planning application. Please complete one of the paper feedback forms provided, or scan the QR code to complete the survey online.



Strategic Context (Extract from Outline Masterplan)

In collaboration with:      

MASTERPLAN



Key Principles

- The school's northern and eastern frontages engage directly with the neighbourhood centre, through the position of multiple pedestrian entrances and several building and landscape features.
- At its centre, the school's main entrance - a single storey lobby, welcomes school attendees and visitors.
- A curving crinkle-crackle wall forms the boundary between the school site and the neighbourhood centre.
- The wall and building are set back, away from the adjacent road and cycle superhighway to provide a generous, pedestrian-only space for the safety of parents and pupils.
- The school's roof extends north, over this space, embracing the neighbourhood square, whilst providing a pleasant, weather-protected waiting area.
- There would be elements of planting and trees at key intervals along the curving crinkle-crackle wall, greening the neighbourhood centre.
- The entrances, roof canopy, wall and planting contribute to the welcoming look and feel of the neighbourhood centre.



Primary School Masterplan



School Building in the Context of the Neighbourhood Centre | Main Entrance

THE LANDSCAPE AND EXTERNAL PLAY





SSC Playground



Nursery Playground

Key Principles

- Dedicated outdoor space for each age group - Nursery, Reception, KS1, KS2, Special Support Centre.
- Outdoor spaces include paved areas, planting, seating, and shade structures.
- Dedicated outdoor learning space encouraging plant growing and interacting with nature.
- Playing fields for a range of games.
- Multi Purpose Games Area (MUGA) for sports including tennis, basketball and netball.
- The spaces have been designed to create an interesting, stimulating, and interactive learning environment for the pupils.



Reception Playground



Habitat Area



KS1 and KS2 Playground



Playing Field and MUGA

ACCESS STRATEGY



Key Principles

The proposal aims to promote sustainable modes of transport for pick-up and drop-off. Key principles include:

- Vehicular access via a new two-way access from Isaacs Lane.
- Staff car park provided with 54 spaces (includes staff, visitor and accessible parking).
- Pedestrian entrances have been located to the north, east and west of the school to ease pressure on drop off and pick up areas and provide the school with flexibility during these busier times.
- Off-site drop off parking has been provided at various locations with direct pedestrian crossing points for parents and pupils. All drop off/dual use spaces are within a two-minute walk.

Type of Space Provided:	No. of Spaces:
Staff Parking	45
Visitor Parking	4
Accessible Parking	5
EV (Included above)	10
Drop Off / Dual Use Parking (off-site)	26
Pupil Cycle / Scooter	60
Staff Cycle	8



Access Strategy



Main Student Arrival | Nursery and Reception Entrance | Arriving by Cycle | Staff Car Park and Entrance

LAYOUT AND APPEARANCE



Key Principles

- Teaching classrooms to the perimeter of the building, on the ground floor, allows for pupil access to external areas.
- A central hall creates a dynamic heart to the school.
- Nursery and Special Support Centre are proposed as individual units within the school.
- Staff facilities located on the secure line to the north.
- Roof canopy embraces neighbourhood centre and provides safe congregation space.



Studio Hall with Amphitheatre Steps Seating

Ground Floor

- Main Entrance
- Main Hall and Studio Hall
- Special Support Centre
- Nursery
- Reception Classrooms
- KS1 Classrooms
- Kitchen



Ground Floor Plan

First Floor

- KS2 Classrooms
- Library
- External Deck Areas
- Science/ICT Room
- Staff Room



First Floor Plan



Indicative Proposed Materials

8.0 PUBLIC CONSULTATION

8.2 PUBLIC COMMENTS



PUBLIC CONSULTATION

The client team held two public consultation events as part of the engagement process:

WHEN:

- 9th September 2025
- 17th September 2025

WHERE:

The Triangle Leisure Centre, Triangle Way
Burgess Hill, RH15 8WA.

The venue was under a mile from the proposed school site.

WHAT THEY SAID:

The chosen venue provided a convenient and accessible location, with high levels of footfall that encouraged both passive and active engagement with the proposals.

Geographically, the venue was under a mile from the proposed school site.

Across the two consultation days, approximately 65 visitors engaged with the client team at the stand.

Feedback was consistently supportive, with no objections raised to the scheme.



9.0 CONCLUSION

This Design and Access Statement sets out the design development and proposals for Brookleigh Primary School.

The scheme has been carefully shaped by the principles of the Revised Brookleigh Design Guide and informed through extensive engagement with stakeholders, including the local community. The proposals demonstrate a clear commitment to delivering a high-quality, inclusive and sustainable learning environment, while responding sensitively to the school's civic role and educational purpose.

The design establishes a strong relationship with the emerging Eastern Neighbourhood Centre, enhancing legibility, reinforcing local character, and contributing positively to the public realm of the wider masterplan. Building form, orientation, materials, and landscape have been considered holistically to support the vision of Brookleigh as a connected, vibrant and enduring community.

Brookleigh Primary School is designed to foster well-being and educational attainment for all pupils, while also exemplifying best practice in safeguarding, access and place-making. Importantly, the scheme makes a significant contribution to West Sussex County Council's Net Zero Carbon ambition, offering a facility that is both energy efficient and environmentally responsible.

In summary, the proposals not only meet the functional and operational requirements of a modern primary school but also set a strong benchmark for design quality within Brookleigh, creating a distinctive, resilient and meaningful place for future generations.







 formfollowsfeeling