



**Brookleigh Eastern Primary School,  
Brookleigh, Burgess Hill**

**Reserved Matters Application**

**Statement of Community Involvement**

**Client**



**Homes  
England**

**Project No**

DARTS-OTH-88

**Date**

October 2025

**CampbellReith**

Multidisciplinary Consultants

**Brookleigh Eastern Primary School, Brookleigh  
Burgess Hill**

# Statement of Community Involvement

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**Prepared For: Homes England**

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## 1.0 Introduction

- 1.1 This Statement of Community Involvement (SCI) provides details of the community consultation process in support of a reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to application DM/21/3279 (original reference DM/18/5114) for parcel P1.2 comprising of the construction of a Primary School with nursery and special support centre, car parking, multi-use games area, playing fields, landscaping and associated infrastructure.
- 1.2 The Proposed Development comprises 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.
- 1.3 The role of the community consultation process is to provide an opportunity where people can communicate their concerns, or aspirations about the development prior to an application being submitted.
- 1.4 Such feedback is then recorded and reported back to those who are engaged in creating and designing the development, or who are directly involved in the decision-making process.
- 1.5 This document outlines how the local community were consulted and provides details of the feedback received.

## 2.0 Planning Policy Context

- 2.1 National and local planning policy is continually evolving to make community involvement an integral and important component of the planning application process.

### Planning and Compulsory Purchase Act 2004

- 2.2 Under section 18 of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities (LPAs) are required to produce an SCI. As part of the SCI, LPAs are requested to encourage participation from local community groups where development is proposed.
- 2.3 The Mid Sussex District Council Statement of Community Involvement was adopted in March 2019.

### National Planning Policy Framework

- 2.4 The National Planning Policy Framework (NPPF) (2024) sets out that the purpose of the planning system is to help deliver sustainable development and in doing so this should be a collective enterprise including people and communities.
- 2.5 In addressing the need to improve engagement, the NPPF at paragraph 40 states:
- "Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community".*
- 2.6 Paragraph 41 states that where they think this would be beneficial, LPAs should:
- "encourage any applicants who are not already required to do so by law to engage with the local community".*

### Mid Sussex District Council Statement of Community Involvement

- 2.7 The Mid Sussex District Council SCI was adopted in March 2019 in accordance with the provisions of the Planning and Compulsory Purchase Act 2004.
- 2.8 The statement demonstrates Mid Sussex District Council's commitment to engaging with local people and other stakeholders in planning issues.
- 2.9 The SCI states that:

*"The Council is always looking for ways for the community to become more engaged in planning matters. We aim to make it simple for local people to contribute to the planning process and hope to involve as many local people as we can in decisions which affect the communities they live in. At the Council, we appreciate how vital local knowledge is for ensuring the sustainable development of Mid Sussex and to the improvement of local communities".*

- 2.10 In terms of community involvement by the developer prior to an application being made, the SCI advises that:

*"The aim of consultation at this stage is to 'front-load' the process by encouraging discussion before a formal planning application is made. It should enable communities to have real influence over proposals before they are finalised. The process can help to identify improvements and overcome objections at a later stage".*

- 2.11 The SCI sets out 'Six General Principles for Community Engagement'. These are:

- **Be timely.** The community should be involved as early as possible in the decision-making process, when there is more potential to make a difference. Reasonable timescales should be given to the distribution of information and for responses to consultation.
- **Be inclusive.** Involvement should be available to all those who wish to take part. Reasonable effort must be made to ensure a representative cross-section of the community is involved, including marginalised groups.
- **Be transparent.** The quality of information provided to potential consultees must be clear, honest, accurate and unbiased; written materials should use plain English and avoid jargon. The material should be clear what can be influenced and changed by the participant's suggestions and comments.
- **Be respectful of each other's views.** All views received should be listened to and reasonable effort should be made to understand what is being said. Participants in the process should respect the views of others.
- **Be efficient.** Organisations should work together to streamline consultation processes. Community involvement exercises should be proportionate to the scale and importance of the issue under consideration.
- **Be clear about results.** Those who have contributed to consultation should be informed in a timely way about the results of the consultation and kept informed of further opportunities to be involved. Explanations should be provided of how decisions have been reached and where and why this may differ from the results of the consultation.

## 3.0 Community Consultation Method

### Background

3.1 The consultation objectives are to:

- Provide the local community with information about the Proposed Development prior to the submission of the planning application
- Allow adequate opportunity for the community to consider, understand and comment on the Proposed Development
- Consider feedback received as part of the consultation process and demonstrate how the applicant has responded to it, where appropriate, prior to submitting the application; and
- Accord with the guidelines and recommendations of the Planning and Compulsory Purchase Act 2004, NPPF and the Mid Sussex District Council SCI.

### Consultation Method

#### Consultation Leaflet

- 3.2 Approximately 4,100 leaflets were delivered to local residents on Thursday 28th September 2025 to inform them of the proposals. The leaflet introduced the Proposed Development, gave details of two public exhibitions events and online consultation website, and provided the public with details on how to provide feedback.
- 3.3 The consultation leaflet can be found in Appendix A.
- 3.4 Residents were encouraged to attend the event to meet and discuss the Proposed Development.
- 3.5 Figure 1 shows the distribution area of the consultation leaflet.



*Figure 1 Leaflet Distribution*

## Councillor Consultation

- 3.6 An email invitation to the public exhibition was issued to local councillors. The councillors who were invited to the public exhibition are as follows:

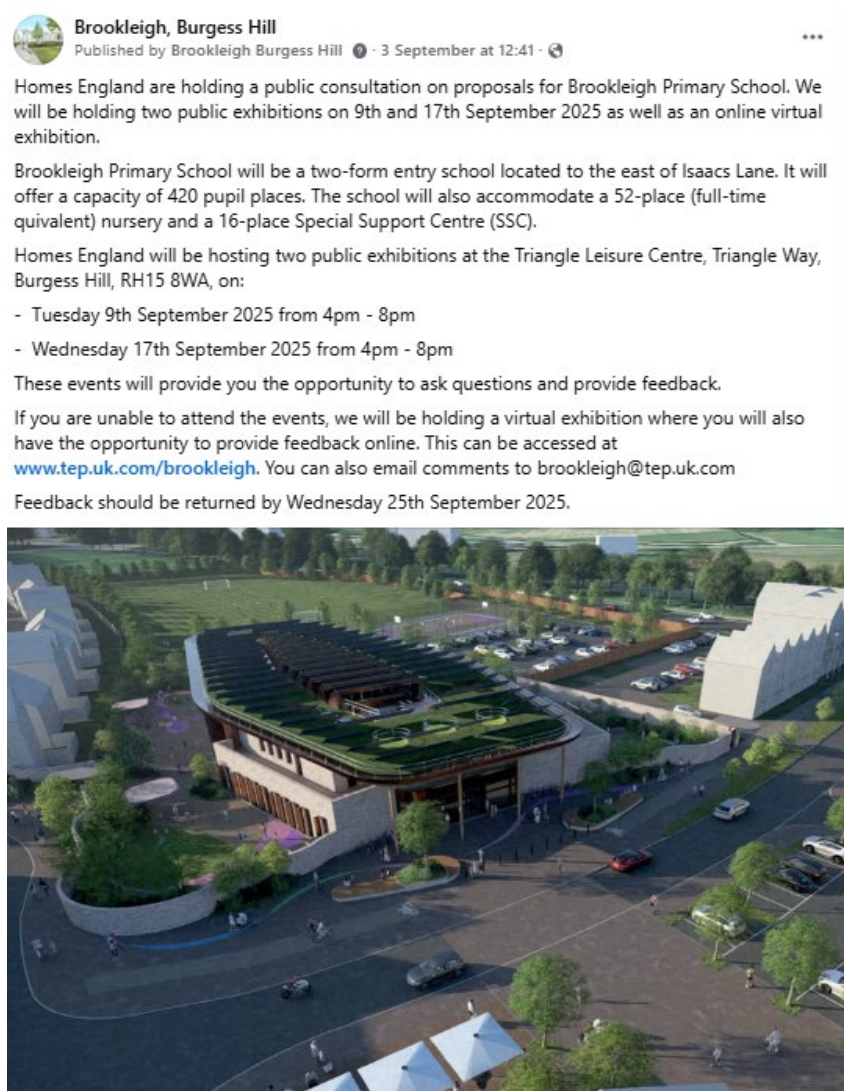
- Mid Sussex District Council Leader
- West Sussex County Council (WSCC) Leader
- MSDC Ward Councillors for Leylands Ward, Dunstall Ward, St Andrews Ward, Franklands Ward, Meeds and Hammonds Ward and Victoria Ward
- Burgess Hill Town Council CEO
- Burgess Hill Town Council Leader Councillor
- MSDC Cabinet Member Sustainable Economy and Housing
- WSCC Cabinet Member for Young Children and Learning
- WSCC division councillors for Cuckfield and Lucastes, Burgess Hill North and Burgess Hill East

## Media Consultation

- 3.7 An online website ([Brookleigh Primary School Consultation - TEP](#)) was set up which provided details of the Proposed Development and included the consultation boards which were presented at the in-person community exhibitions. The website enabled a broader audience to view and comment on the Proposed Development and also allowed those who had attended the exhibition to review the information again at

home if providing feedback online after the event. The website included a link to an online survey which comprised 7 statements and questions to allow written feedback to be collected from the community. Chapter 4.0 provides a summary of the responses received.

- 3.8 Social media platforms such as Facebook ([Brookleigh, Burgess Hill | Facebook](#)) were used to advertise the consultation events and remind the community of the opportunity to provide feedback. 4 posts were published on Facebook over a period of 3 weeks.



*Figure 2 Social Media Post*

- 3.9 An email address ([brookleigh@tep.uk.com](mailto:brookleigh@tep.uk.com)) was provided to answer any queries from the public, or to provide additional information.

## Public Exhibitions

- 3.10 Two public exhibitions took place at The Triangle Leisure Centre on Wednesday 10th September 2025 and Wednesday 17th September from 15:00 to 20:00. Local councillors were invited to attend a briefing from 15:00 with the local community invited from 16:00. The event provided an opportunity for the local community to discuss the proposals in detail and pose any specific questions or identify concerns.
- 3.11 The Triangle Leisure Centre is approximately 1.2km southwest of the Proposed Development and is a popular facility amongst local residents.
- 3.12 The team members at the consultation consisted of representatives from Homes England, a town planner, architects, a transport consultant and a landscape architect.
- 3.13 A total of 65 people attended the exhibitions including local councillors and the local community. There were 34 attendees at the first event and 31 at the second.



*Figure 3 Consultation Event Set Up*

- 3.14 5 boards were presented at the exhibitions for members of the community which comprised information about and visual designs of the Proposed Development. The consultation boards can be found in Appendix B. Information and drawings presented on the boards included:
- An introduction to Homes England, an overview of the wider development and the location of the Primary School site within this
  - The overall masterplan for the site including key design principles
  - The layout and appearance of the building
  - Visuals and key design principles for the external play areas and landscaping
  - Access strategy for pick-up and drop-off
- 3.15 Paper copies of the survey were available for the community to provide feedback at the event or to take home for completion. Details of how to return the feedback form and a link to the online consultation were provided on the form. A QR code was provided on both the feedback form and the consultation boards which took the community straight to the online survey.
- 3.16 The paper feedback form can be found in Appendix C.

## 4.0 Community Consultation Feedback

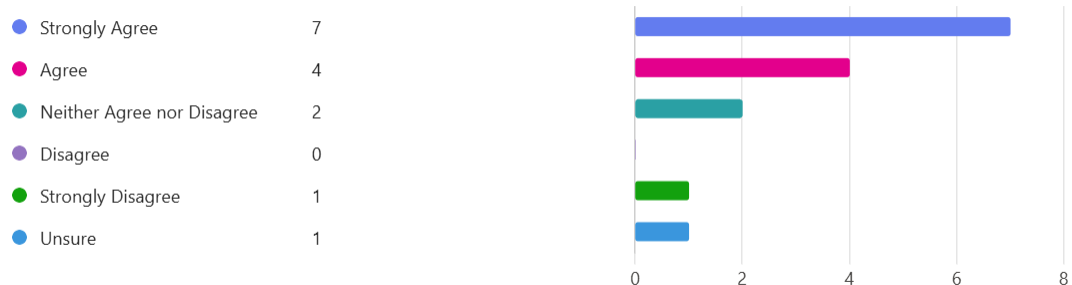
- 4.1

A total of 15 feedback forms were received. 11 forms were received electronically via the online survey and 4 paper feedback forms were collected at the two in-person consultation events. 1 email providing feedback on the proposals was received.
- 4.2

A series of statements were asked to the community in which they were given a selection from strongly disagree to strongly agree. The survey concluded by asking the community two open-ended questions on their thoughts on the proposed development.
- 4.3

All comments received have been taken into consideration and have been summarised below. Section 5.0 addresses the comments received from the local community.

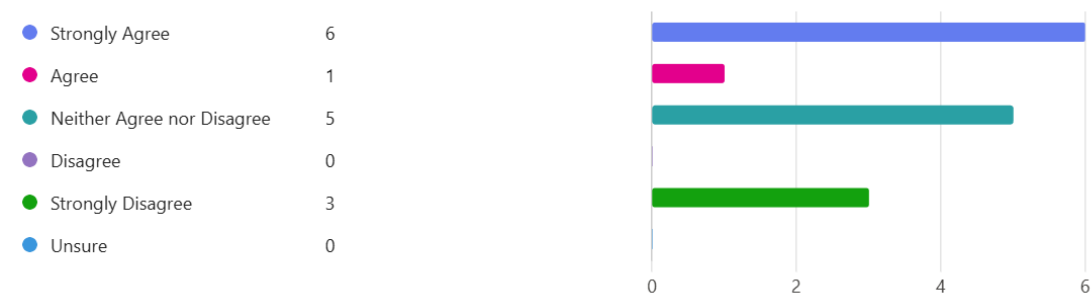
### Statement 1: The proposals create an inspiring and inclusive learning environment for pupils.



- 4.4

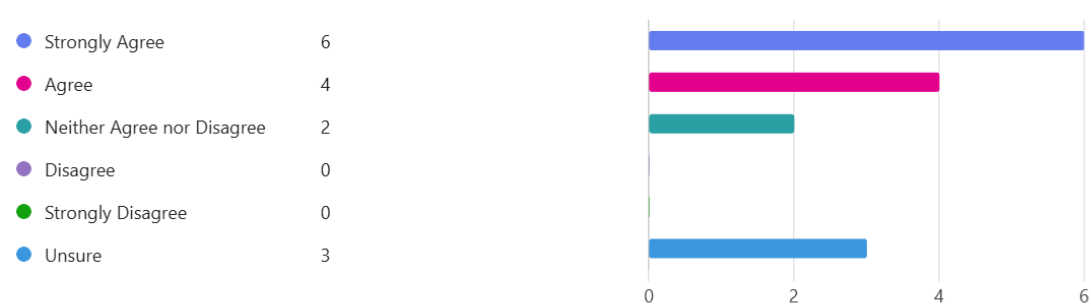
Statement one asked the public for their thoughts on the learning environment for the pupils. 74% of people agreed or strongly agreed with the statement. One person selected strongly disagree, inferring that the proposed primary school does not create an inspiring learning environment for the pupils. One individual was unsure on the statement and two people neither agree nor disagreed with the statement above. Overall, majority of people agreed with the statement that the proposal does create an inspiring and inclusive learning environment for the pupils.

**Statement 2: The proposals encourage sustainable modes of transport for pick-up and drop-off**



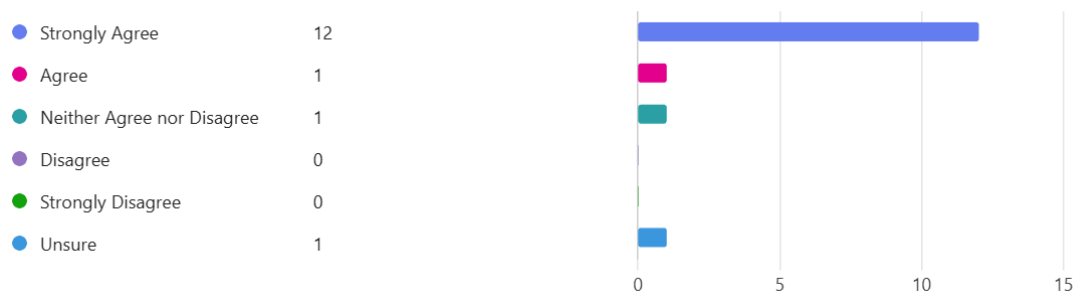
4.5 The statement above surrounding sustainable modes of transport for the pick-up and drop-off of students showed a mixture of responses. 40% of people selected strongly agree, closely followed by 33% of people who selected neither agree nor disagree. No participants selected disagree or unsure however 3 participants (20%) selected strongly disagree.

**Statement 3: The school integrates well into the neighbourhood centre**



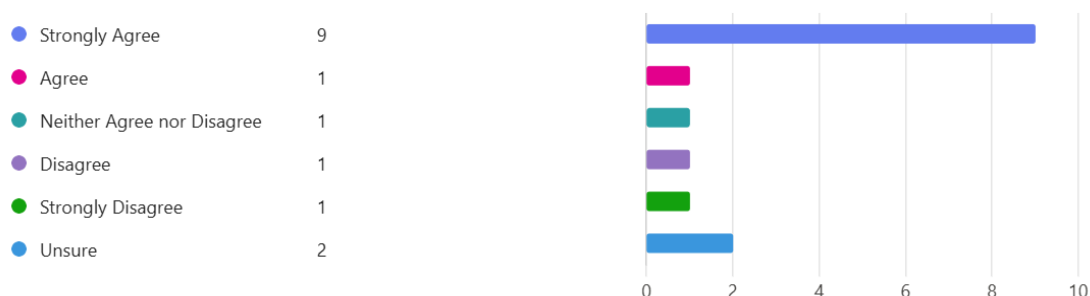
4.6 Statement 3 aimed to find the public's thoughts surrounding the integration of the Primary School with the neighbourhood centre. 40% of the participants selected strongly agree, closely followed by 27% of people who selected agree. No participants selected disagree or strongly disagree however 20% of people stated they were unsure on the integration of the school into the neighbourhood centre. 13% of people stated they neither agreed nor disagreed with the statement.

## Statement 4: The proposals should meet high standards of sustainability



4.7 Statement 4 shows that 80% of the participants of the survey strongly agree that the proposals should meet high standards of sustainability. Followed by 7% of people (1 participant) each selecting either agree, unsure or neither agree nor disagree. The majority of the participants said they either agree or strongly agree with the statement that shows the importance of sustainability within the proposals.

## Statement 5: The external playgrounds and habitat area promote stimulating environments for collaborative play, social interaction and outdoor learning



4.8 The majority of the participants selected that they strongly agree with statement 5, with 60% of the participants selecting this demonstrating that there is a clear link to stimulating environments within the Proposed Development. 2 participants (13%) selected unsure, followed by one vote (7%) each for agree, neither agree nor disagree, disagree and strongly disagree.

## Question 1: Which aspects of the proposal do you like?

4.9 Question 1 sought to gather feedback on the elements of the proposal which the community liked the most. A range of comments were provided to the first open-ended question. All comments are as written below.

- Unsure of anything about the proposal apart from what is on the leaflet
- Learning

- I STRONGLY DISAGREE with the proposal to drop the secondary school provision. I believe this decision has been taken as a cost saving measure because of the rise in the cost of the development and I believe the council is using as an excuse their statement that the demand for secondary places has been overestimated. This is supported by their statement that Burgess Hill Academy will have provision for 3 new forms. This provision is woefully inadequate. As well as underscoring the falsehood of the councils statement it is also a band aid solution.
- Near my grandchildren, like the idea of the nursery
- Special Support Centre
- I like the design of the site plus building; it is very aesthetically pleasing making it welcoming for students as many do not want to go.
- Design, materials. Inclusive
- I like that an imaginative design is being considered. There is still work to do on the hard landscaping.
- The school and building look beautiful
- I like the growing space outside for outdoor learning
- The various outdoor spaces
- Children with SEN provided for on-site and nursery provision. Interesting outside space
- School design
- Curves, soft landscaping
- Nursery - if that happens SCC- although 16 places will be filled immediately

4.10 The comments above represent the community's views on the Proposed Development. The most liked aspects of the Proposed Development are the design features of the building, inclusivity of the space and the integration of the nursery.

### **Question 2: Which aspects of the proposal do you feel like could be improved?**

4.11 Question 2 sought to gather feedback on the elements of the proposal which the community feel could be improved. A range of comments were provided to the second and final open-ended question. All comments are as written below.

- Unsure of anything about the proposal apart from what is on the leaflet
- Learning
- Provide the secondary provision to the school and ensure the building of the second primary and secondary schools also.

- Nothing
- None
- I am seeing very little seated areas and that is good for students to socialize.
- Very tight site. Drop off and pick up could be a problem.
- The car parking design should be improved. The design should not need a long access road. The car park should be built alongside Isaac's Lane, making use of the excessive service road and large area where trees are planned to be planted. The area where the car park is currently planned should then be used for children's play and provide separate KS1 and KS2 playgrounds.
- Transport links around the area, I live in the estate next door to this and do not drive. I am overjoyed a Primary School like this is being built locally but there needs to be better public transportation links like new bus routes and stops for others to travel. Also, for any staff members as it is not an area easily accessible by public transportation links.
- Is the entire site accessible for those using mobility sides or who visual or hearing disabilities? It does not look like 5 accessible parking spaces is enough for people likely to need them. Has sound been considered. A significant issue in large rooms is the echoing of sound which can be overwhelming for those with sensory issues or hearing difficulties Is there a separate nurture/quiet room and separate sensory room. Is there a first aid room. Is there a fully accessible disabled toilet for adults and children Is there a wooded forest area for forest school. Has renewable energy been considered? Is the building sustainable in terms of temperature control?  
Thank you
- There is not enough car parking. However many environmentally friendly routes you put in for alternatives, more people will need to drive than you have allowed for. Those of us who are disabled can't cycle or walk there.
- No comment
- Wider crossing point
- The formula on which W.S.C.C extrapolates its data is flawed! There are surplus primary places in Burgess Hill Schools and it is unlikely that there will be sufficient pupils in the Brookleigh area. Academics need to fill their schools for funding. My concern is that the new school will increase the number of surplus places in the town, by taking pupils from there. Transport links? Parking on site? Drop off at school & pick up? A secondary school is needed far more than primaries. What about a sixth-form?

4.12 The most common aspect that could be improved according to the community is in relation to the transportation. 3 people have expressed the need for additional

parking services including increased accessible services. Some of the community are concerned with the public transportation in the area.

## Email Feedback

- 4.13 1 email response was received which provided feedback on the proposals. This stated "*Fantastic. We could really do with another primary school. I definitely say yes.*"

## Verbal Feedback

- 4.14 Feedback was received verbally at the two exhibition events. Overall, the community were pleased to see the delivery of a Primary School and liked the design. Many members of the community asked when the school would be open. However, concern was raised by some members of the community over falling birth rates in Burgess Hill and how this would impact existing local Primary Schools and the decision to pause the Secondary School by WSCC.

## 5.0 Response to Comments

- 5.1 This section will address the key concerns and queries which were raised through the public consultation feedback forms.

*Table 1 Response to Community Comments*

| Community Comments                    | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| When will the school open             | Following submission of the reserved matters application, a contractor will be appointed for start on site in Autumn 2026. Homes England are targeting an opening date of September 2028.                                                                                                                                                                                                                                                                                                                                                |
| Decision to pull the secondary school | West Sussex County Council have taken the decision to pause the development of the secondary school as the original projected level of demand for secondary school places in the local area has not materialised. WSCC will review the proposals based on future need for places and keep pupil forecasts under active review.<br><br>The Primary School is being delivered directly by Homes England and will not be impacted by the decision to pause the secondary second.                                                            |
| Lack of public transportation         | Brookleigh has been designed to facilitate car-free journeys, and Homes England, in role as master developer, is committed to the provision of infrastructure to make this possible. As the development grows, commitments include new bus services, active travel routes throughout the development, and an extension to the Burgess Hill Green Circle network.                                                                                                                                                                         |
| Wider crossing point                  | Full planning permission was granted for the Eastern Bridge and Link Road (EBLR) (application reference DM/19/3313), and a reserved matters application has been submitted by the adjacent development partner, Hill, for Phase 1C (application reference DM/25/1986). Our aspiration is to see a wider crossing point and we are committed to working with Hill and Mid Sussex District Council to develop this crossing point which is an important feature of the neighbourhood centre and the integration of the school within this. |

| Community Comments                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Insufficient drop-off and pick-up space | <p>Parking will be made available to the 60 No. full-time staff and visitors only, with parents/guardians/pupils expected to walk and cycle to the site. There will be no parent drop off or pick up within the curtilage of the site unless in special, pre-agreed circumstances.</p> <p>The forecasted number of full-time staff (and visitors) envisaged to be employed at the site (60 No.) equates to a demand for approximately 45 car parking spaces. As such, a total of 54 car parking spaces are proposed at this stage which includes five accessible bays and additional spaces for visitors.</p> <p>A key element of the wider movement and access strategy is the pick-up and drop-off strategy that will be implemented and managed by the school. There are 31 dual use/drop-off spaces within a 2-minute walk of the school.</p> <p>A Travel Plan has been produced to promote sustainable travel.</p> |
| Lack of accessible spaces               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

## 6.0 Conclusion

- 6.1 This Statement of Community Involvement has been prepared by TEP on behalf of Homes England to support a reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to application DM/21/3279 (original reference DM/18/5114) for parcel P1.2 comprising of the construction of a Primary School with nursery and special support centre, car parking, multi-use games area, playing fields, landscaping and associated infrastructure.
- 6.2 The Proposed Development comprises 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.
- 6.3 The community consultation process has provided the local community an opportunity to communicate their concerns, or aspirations about the development prior to the planning application being submitted.
- 6.4 The community consultation included in-person exhibitions and online material. Members of the public were given an opportunity to complete a feedback form, these forms were provided both on paper and online for those who could not make the two in-person exhibitions.
- 6.5 Overall, the feedback that the respondents provided was positive however some concerns have been raised.
- 6.6 Those who mainly supported the development of the Primary School commented on the overall modernised design of the building. Respondents stated that they believe the proposals create inspiring and inclusive learning environments for the pupils who will use the school. The public strongly supported the inclusion of a nursery alongside the measures the development will take to support the needs for SEN children and those with disabilities.
- 6.7 The main concerns expressed by the local community were regarding with the lack of public transportation nearby, with the public feeling apprehensive regarding congestion of traffic. The community also commented on the inefficient parking spaces currently designed for the development, they believe that there are inadequate parking provisions, especially for those who need disabled parking spaces.

## Appendix A: Consultation Leaflet

# BROOKLEIGH PRIMARY SCHOOL

## BURGESS HILL



Homes  
England

**Homes England are pleased to invite you to provide feedback on proposals for the first Primary School for Brookleigh. We are holding two public exhibitions on 9th and 17th September 2025.**

The primary school is part of the wider Brookleigh development which is being brought forward by Homes England and our development partners. 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.

Homes England are now preparing a Reserved Matters planning application for the detailed design of the school for submission in Autumn 2025.

Brookleigh Primary School will be 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.

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

Further information on how you can have your say is provided overleaf.



Brookleigh Primary School Main Entrance

# HAVE YOUR SAY

The purpose of the consultation is for the community to ask any questions about the proposals and to access information about the development process. Your feedback will help us to develop our proposals before we submit our reserved matters planning application.

We will be hosting two public exhibitions at the Triangle Leisure Centre, Triangle Way, Burgess Hill, RH15 8WA, on:

- **Tuesday 9th September 2025 from 4pm - 8pm**
- **Wednesday 17th September 2025 from 4pm - 8pm**

Members of the project team will be available to answer any questions you may have. You will have the opportunity to provide feedback through our online survey or paper forms.

If you are unable to attend the in-person events, we will be holding a virtual exhibition where you will have the opportunity to provide feedback online. This can be accessed at [www.tep.uk.com/brookleigh](http://www.tep.uk.com/brookleigh) or by scanning the QR code:



You can also email comments to [brookleigh@tep.uk.com](mailto:brookleigh@tep.uk.com)

The consultation will close at **17:00 on Wednesday 25th September 2025.**

We welcome your feedback on this proposal and look forward to hearing from you.

All feedback will be considered in developing the proposals and will be reported within a Statement of Community Involvement to be submitted with the planning application. Following the consultation, the application will be made to Mid Sussex District Council. You will then be given further opportunity to comment on the proposals as part of the Council's consultation period.



## Appendix B: Consultation Boards

# 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)

# 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-crankle 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-crankle 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

# 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



1 Main Student Arrival



2 Nursery and Reception Entrance



3 Arriving by Cycle



4 Staff Car Park and Entrance

# THE LANDSCAPE AND EXTERNAL PLAY



1 SSC Playground



2 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.



3 Reception Playground



4 Habitat Area



5 KS1 and KS2 Playground



6 Playing Field and MUGA

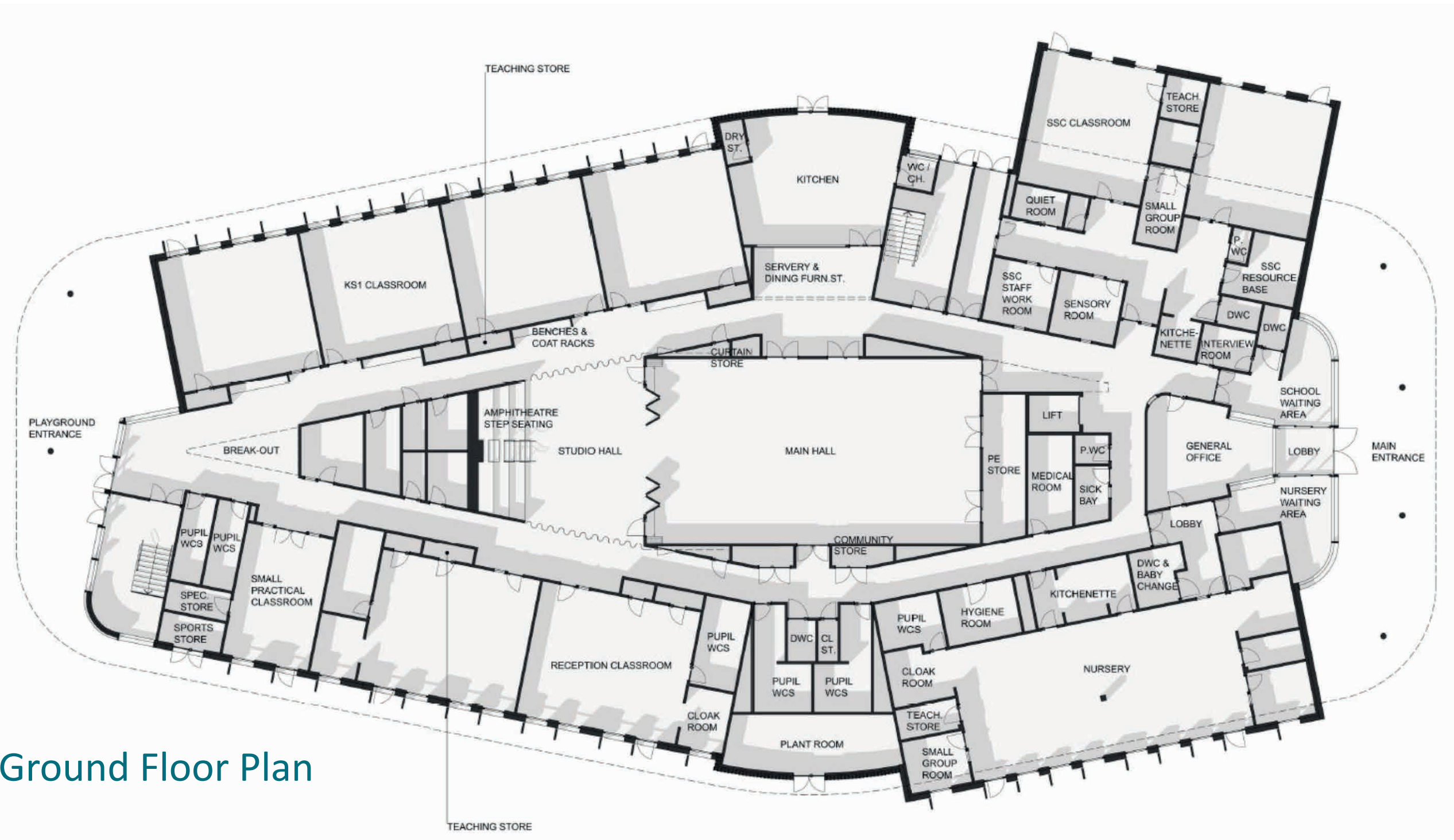
# LAYOUT AND APPEARANCE

## 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.



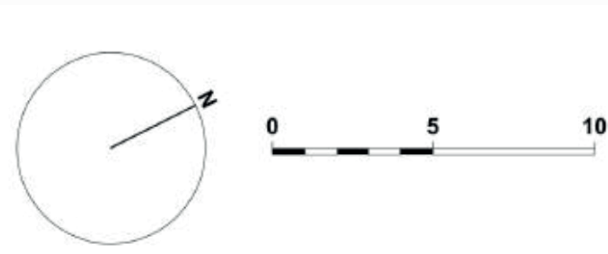
Studio Hall with Amphi-theatre Step Seating



Ground Floor Plan

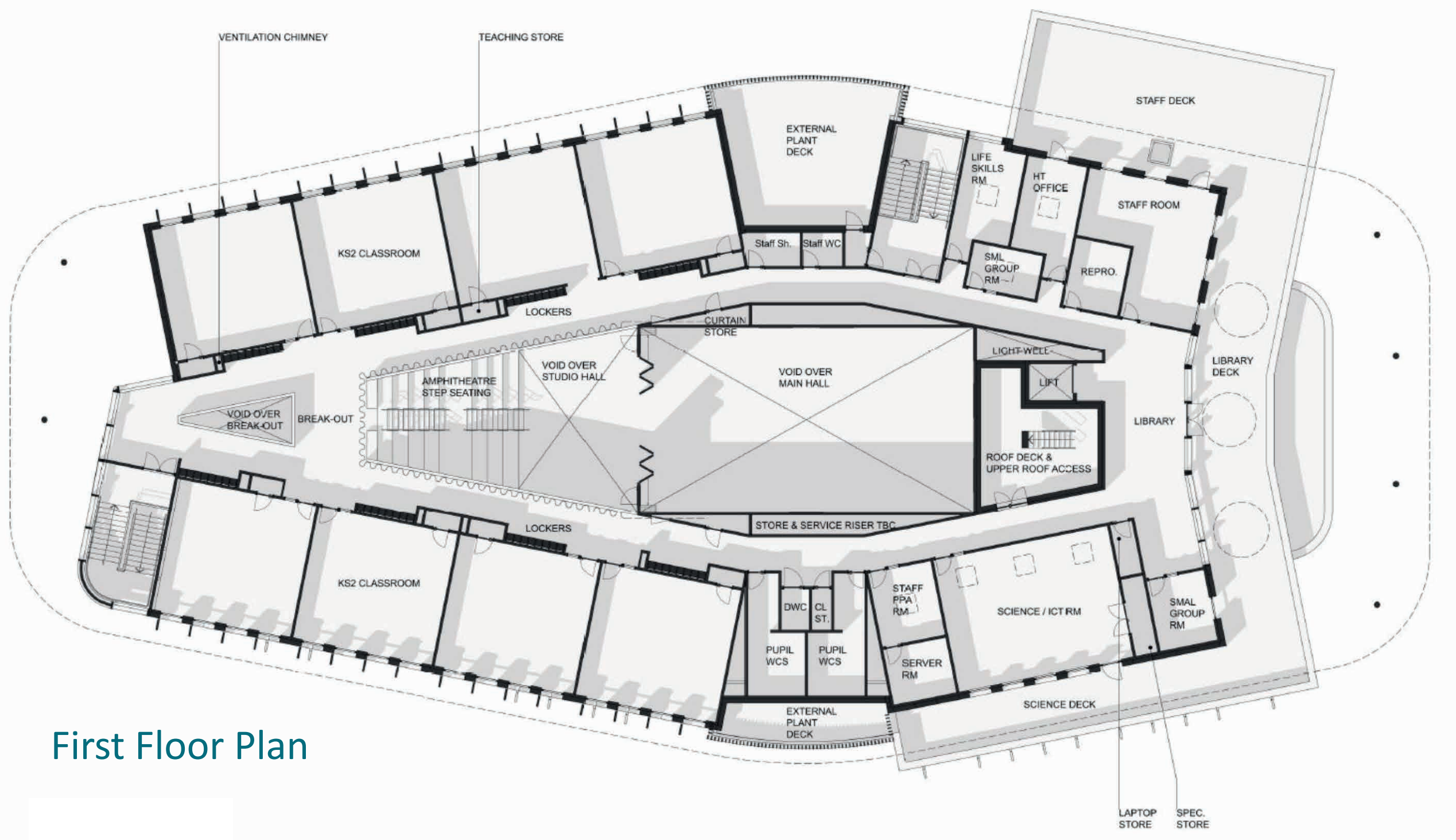
## Ground Floor

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



## First Floor

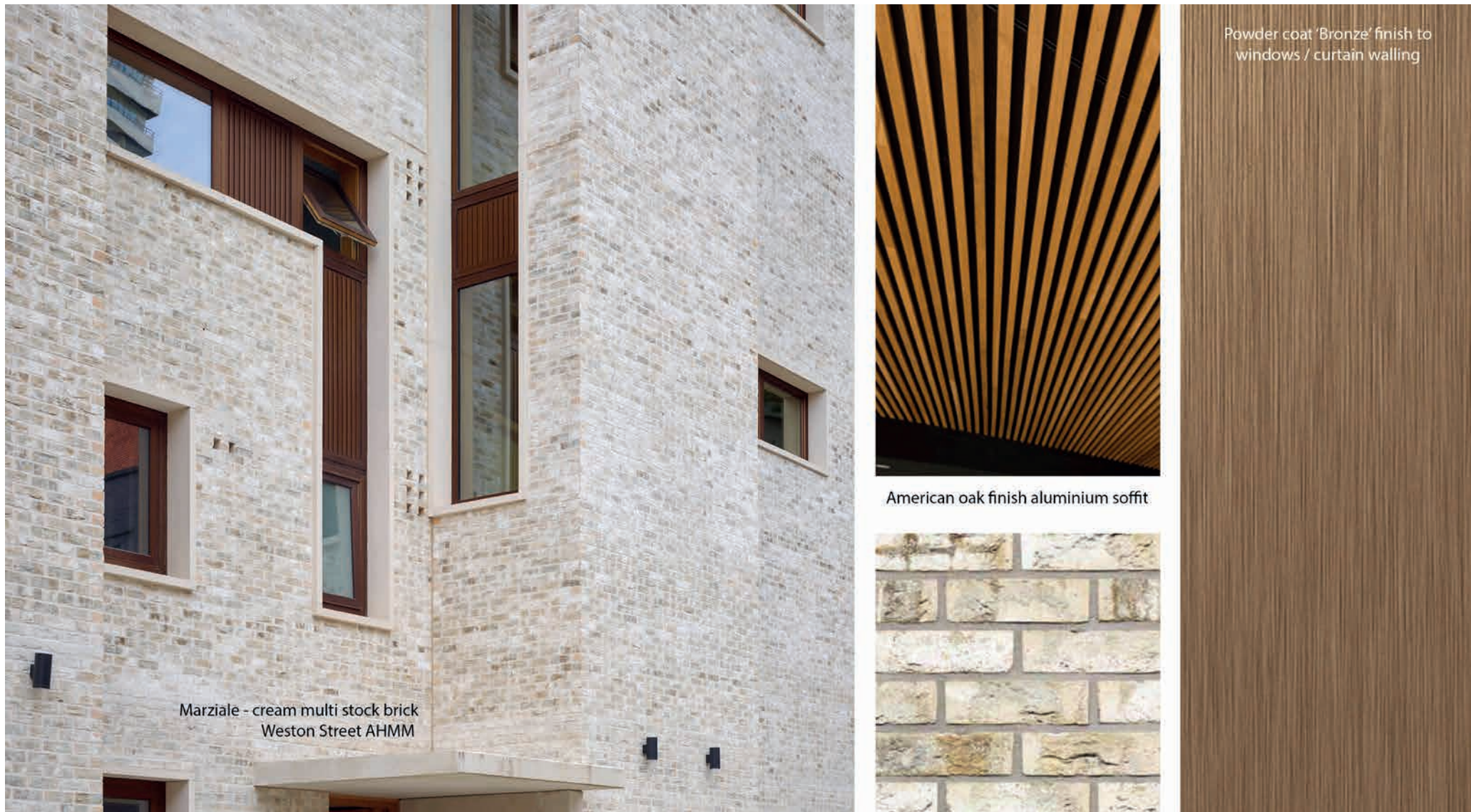
- KS2 Classrooms
- Library
- External Deck Areas
- Science/ICT Room
- Staff Room



First Floor Plan



Indicative Proposed Materials



## Appendix C: Feedback Form

# Brookleigh Primary School Feedback Form



Homes  
England

Your feedback will help us to develop our proposals before we submit our reserved matters planning application.

Please leave your feedback form in the box provided or with a member of the team.

Alternatively, you can return the feedback form to Brookleigh Consultation, TEP, 401 Faraday Street, Warrington, WA3 6GA, or email forms to

[brookleigh@tep.uk.com](mailto:brookleigh@tep.uk.com)

You can also provide your comments online at [www.tep.uk.com/brookleigh](http://www.tep.uk.com/brookleigh) or scan the QR code.



**The consultation will close at 17:00 on Wednesday 24th September 2025.**

Your feedback will be treated confidentially with all comments anonymised in summaries of this consultation.

1. The proposals create an inspiring and inclusive learning environment for pupils.

|                |                          |                   |                          |                            |                          |
|----------------|--------------------------|-------------------|--------------------------|----------------------------|--------------------------|
| Strongly Agree | <input type="checkbox"/> | Agree             | <input type="checkbox"/> | Neither Agree nor Disagree | <input type="checkbox"/> |
| Disagree       | <input type="checkbox"/> | Strongly Disagree | <input type="checkbox"/> | Unsure                     | <input type="checkbox"/> |

2. The proposals encourage sustainable modes of transport for pick-up and drop-off.

|                |                          |                   |                          |                            |                          |
|----------------|--------------------------|-------------------|--------------------------|----------------------------|--------------------------|
| Strongly Agree | <input type="checkbox"/> | Agree             | <input type="checkbox"/> | Neither Agree nor Disagree | <input type="checkbox"/> |
| Disagree       | <input type="checkbox"/> | Strongly Disagree | <input type="checkbox"/> | Unsure                     | <input type="checkbox"/> |

3. The school integrates well into the neighbourhood centre.

|                |                          |                   |                          |                            |                          |
|----------------|--------------------------|-------------------|--------------------------|----------------------------|--------------------------|
| Strongly Agree | <input type="checkbox"/> | Agree             | <input type="checkbox"/> | Neither Agree nor Disagree | <input type="checkbox"/> |
| Disagree       | <input type="checkbox"/> | Strongly Disagree | <input type="checkbox"/> | Unsure                     | <input type="checkbox"/> |

4. The proposals should meet high standards of sustainability.

|                |                          |                   |                          |                            |                          |
|----------------|--------------------------|-------------------|--------------------------|----------------------------|--------------------------|
| Strongly Agree | <input type="checkbox"/> | Agree             | <input type="checkbox"/> | Neither Agree nor Disagree | <input type="checkbox"/> |
| Disagree       | <input type="checkbox"/> | Strongly Disagree | <input type="checkbox"/> | Unsure                     | <input type="checkbox"/> |

Please turn over

5. The external playgrounds and habitat area promote stimulating environments for collaborative play, social interaction and outdoor learning.

|                |                          |                   |                          |                            |                          |
|----------------|--------------------------|-------------------|--------------------------|----------------------------|--------------------------|
| Strongly Agree | <input type="checkbox"/> | Agree             | <input type="checkbox"/> | Neither Agree nor Disagree | <input type="checkbox"/> |
| Disagree       | <input type="checkbox"/> | Strongly Disagree | <input type="checkbox"/> | Unsure                     | <input type="checkbox"/> |

6. Which aspects of the proposals do you like?

7. Which aspects of the proposals do you feel could be improved?

Thank you for completing the survey.



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Warrington  
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