



THAKEHAM

Land West of Burgess Hill

Vision Document

December 2023

A net carbon zero development, with community wellbeing and pioneering sustainability practices at its heart.



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Emerging site masterplan

- 1 Primary School
- 2 Neighbourhood Centre
- 3 Village Green
- 4 Community Orchard
- 5 Extra Care
- 6 Equipped play areas
- 7 Allotments
- 8 Repurposed High Hatch Lane
- 9 Primary access
- 10 Primary green & blue corridor



The Vision

Letting the landscape lead the way.
Championing a connected community.
Bringing the benefits of net zero carbon living.

Thakeham is known for designing and building beautiful, well-integrated places, where people love to live. Our vision for Land West of Burgess Hill draws on this experience to create an exciting opportunity for sustainable living in the heart of Sussex.

From preserving and enhancing existing habitats to creating well-supported walking and cycling routes to new local facilities, we'll place the health and happiness of the community and nature front and centre. This will deliver on our commitment to provide high quality housing that serves a diverse range of needs, within a green, natural environment.

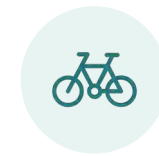
In addition to necessary infrastructure and sensitive landscaping, the development at Land West of Burgess Hill will include:



Up to 1,350 homes,
including 30%
affordable homes



A pioneering
approach to active
travel including
walking and cycling



Burgess Bikes
community bike
hire scheme



Primary School
with early years
and potential for
'SEND' facilities



A new community
shop and café,
built at the heart of
the community



Open spaces and
a village green for
community events



Play areas to support
outdoor exercise
and socialising



Flexible workspaces,
together with
community
floorspace



A mix of housing
to support
generational needs



A C2 extra
care facility



Allotments and
community orchards



An accessible,
self-service library



The right location

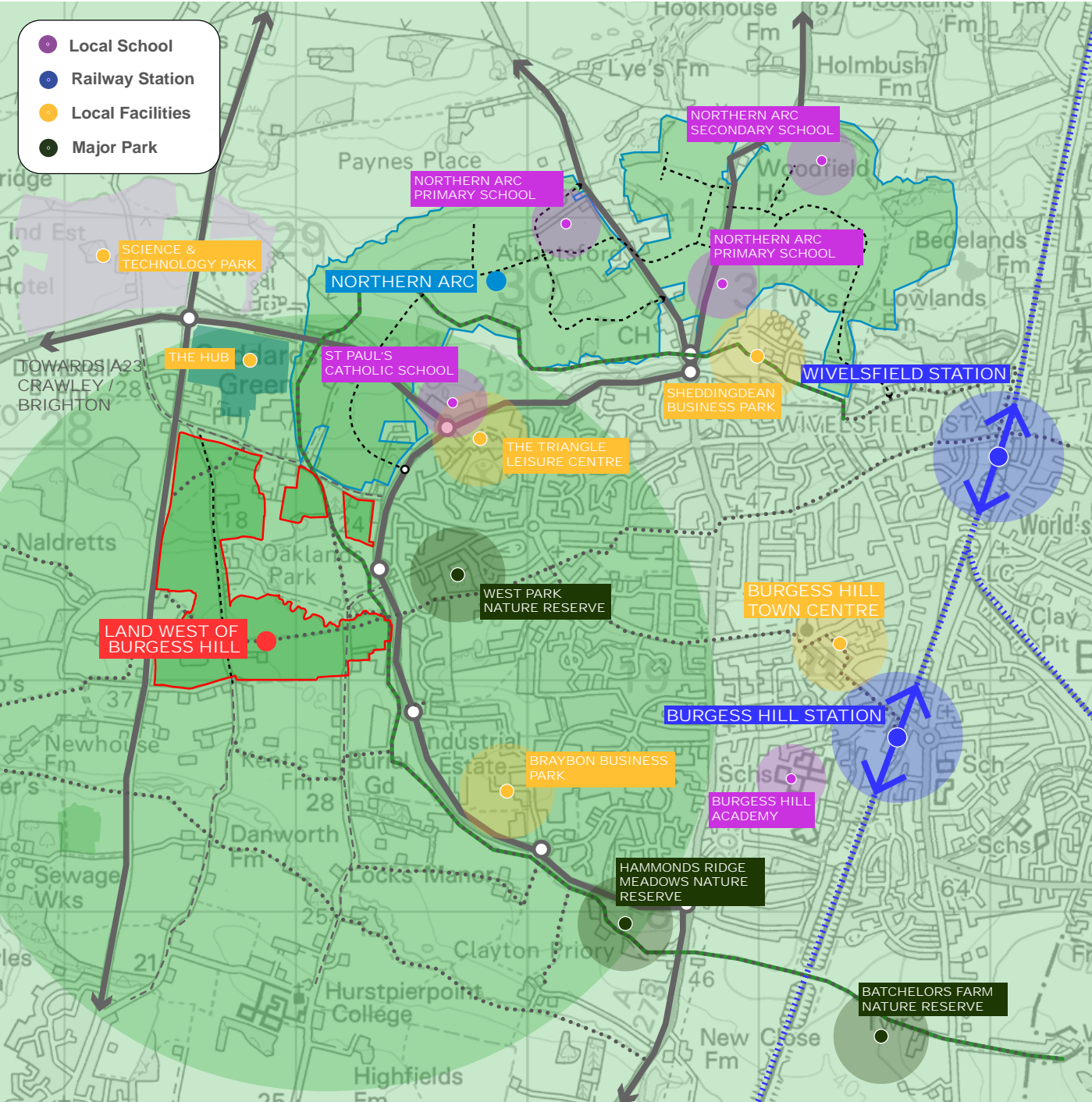
Land West of Burgess Hill is located immediately adjacent to Burgess Hill, the largest and most sustainable settlement within Mid Sussex, and within:

- The Coast 2 Capital Local Enterprise Partnership (LEP) area
- The nationally recognised, economically vibrant London-Gatwick-Brighton Corridor
- The heart of the Gatwick Diamond business region



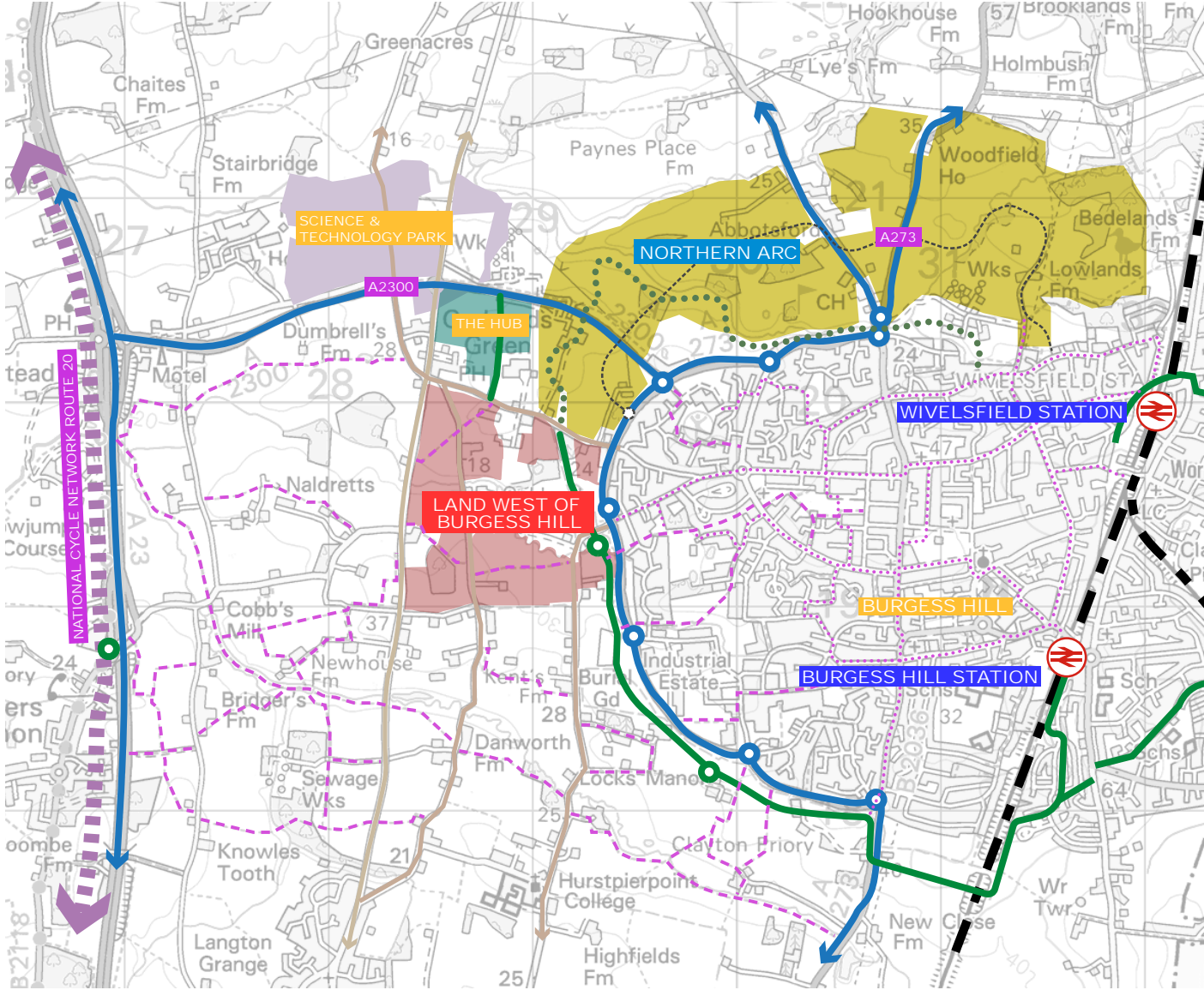
Well integrated into a wider sustainable travel and public transport network





The development at Land West of Burgess Hill will complement the Mid Sussex Growth Deal.

This will including providing sustainable links to The Hub science and technology park which is set to boost the areas credentials for creative and high technology industries while supporting research and development.



There are other employment hubs within a short commutable distance by sustainable transport modes such as Brighton, Crawley, Haywards Heath and Gatwick Airport, together with connections to University of Brighton and University of Sussex.

Further, Land West of Burgess Hill sits adjacent to the 'Northern Arc' development which will deliver significant new sports facilities for the benefit of local residents.

- The Site
- National Cycle Network Route 20 (Crawley to Brighton)
- ⊘ Train Stations (Burgess Hill / Wivelsfield Station)
- Primary vehicular routes and public transport corridor
- Burgess Hill Green Circle connecting the Site to local facilities, schools and stations
- Green Circle extension providing connections to Northern Arc facilities
- Public Rights of Way
- Burgess Hill Preferred LCWIP Networks





Delivering a net zero community

All homes at West of Burgess Hill will be net zero carbon in lifetime use – leading the way nationally, well ahead of any major housebuilders.

The masterplan is led by ecology and landscape, which means the new community is framed within an existing and enhanced landscape setting of green and blue corridors prioritising biodiversity and active travel routes.

All homes at Land West of Burgess Hill will have easy access to green open spaces, facilitating access to the green corridors to encourage sustainable travel options to local facilities such as schools, community hubs, medical facilities, local employment and sports provision.

A new net zero carbon home at Land West of Burgess Hill will combine ultra-high energy efficiency with renewable technology, such as solar panels, air source heat pumps, waste water heat recovery, rainwater harvesting, fast electric vehicle charging points and more. These homes produce renewable energy that saves as much carbon as the house produces throughout the year and will have much lower energy bills as a result.

Thakeham leads the way nationally on zero carbon community creation. Thakeham was the UK's first housebuilder to sign the SME climate commitment, joining the UN's race to zero campaign.



Thakeham has been a 100% verified carbon neutral business since 2023.





Building the right homes for Burgess Hill



In our history as a business, Thakeham has always delivered policy-compliant schemes in relation to affordable housing. We have always met council policy and never resorted to a viability exercise to shirk our responsibility to deliver affordable homes.

As a trusted partner, we are already delivering for housing associations and local authorities across the South East. In 2023, we are on target to deliver around 600 affordable homes across the South, including new zero carbon affordable homes for Waverley Borough Council in Surrey.

PROPOSALS FOR LAND WEST OF BURGESS HILL INCLUDE:

- Up to 405 affordable homes for local people - meeting the Council's policy of 30% affordable homes
- The affordable homes will provide a mix of tenures to meet local need and align with Government policy
- Affordable homes will be tenure blind, to exactly the same quality and external finish as the private homes and distributed around the development to create a genuinely mixed community
- All homes delivered will be net zero carbon – tackling both the climate emergency and cost of living crisis

LAND WEST OF BURGESS HILL WILL OFFER:

- Housing for older people
- Homes for market sale
- Homes for first time buyers
- A range of affordable housing tenures for people on the housing register
- Homes for families to grow locally
- Homes for downsizers
- Plots for self-build



Delivering sustainable & active transport

Meeting the challenges of the climate emergency is not just about net zero carbon homes. It is about the places we create, how people move, interact, work and play.

Land West of Burgess Hill has the opportunity to create a 'complete, compact and connected neighbourhood', with the facilities and infrastructure delivered early to meet the daily needs of residents and reduce the demand to travel.

Taking the 20-minute neighbourhood principles, pedestrian and cycle ways will be the primary means of travel. It will therefore be quicker and easier to get to shops, schools, community facilities and employment by walking or cycling, rather than using the private car.

Examples of this include:

- The 'park and stride' facility to provide access to the Primary School from the neighbourhood centre
- The new extensive network of pedestrian/ cycle infrastructure which offer a variety of routes across the site and connecting into safe existing routes within and around Burgess Hill
- A new 'Burgess Bikes' scheme, allowing residents to cycle to nearby facilities

Thakeham works collaboratively with several transport providers, including the Urban Mobility Partnership, a consortium of Enterprise, Brompton, Next Bike, Stagecoach and First Group, to deliver sustainable transport solutions for our developments.

Initiatives delivered through these partnerships could include car clubs, bike hire schemes and a Land West of Burgess Hill app with mobility credits preloaded, enabling residents to access the most sustainable form of travel.

To supplement active travel, a bus route is proposed to serve Land West of Burgess Hill via the primary street network. All residents will be within a comfortable walk to a bus stop. The bus route will connect the Site with the A2300, serving the Science & Technology Park to the north and further connecting to the A23, and Burgess Hill town to the east. The neighbourhood centre will accommodate a transport hub. All residents will be within a comfortable walk to a bus stop and the village centre which will accommodate a transport hub; home to Burgess Bikes, EV car clubs, bus interchange and the 'park and stride.'





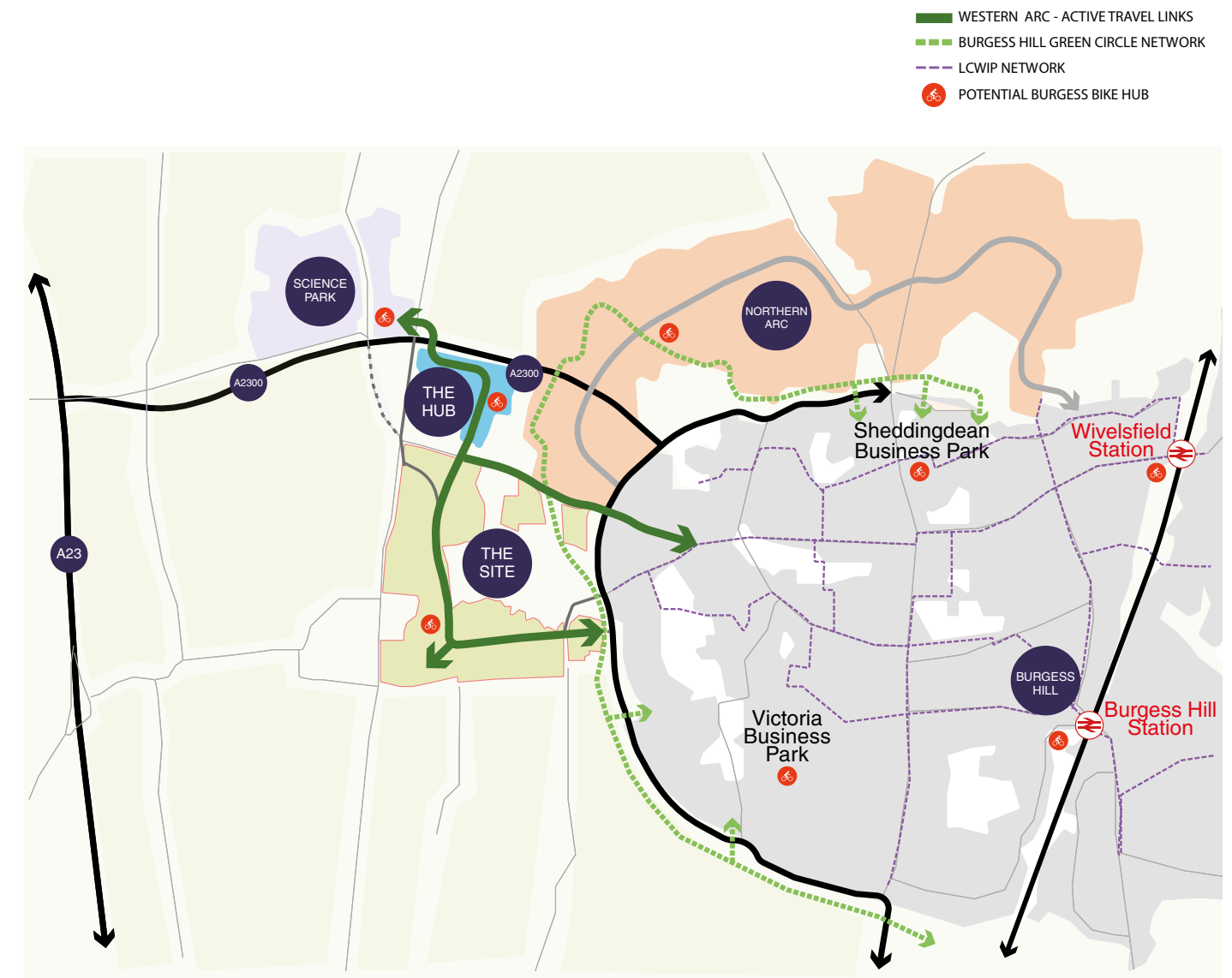
Burgess Bikes



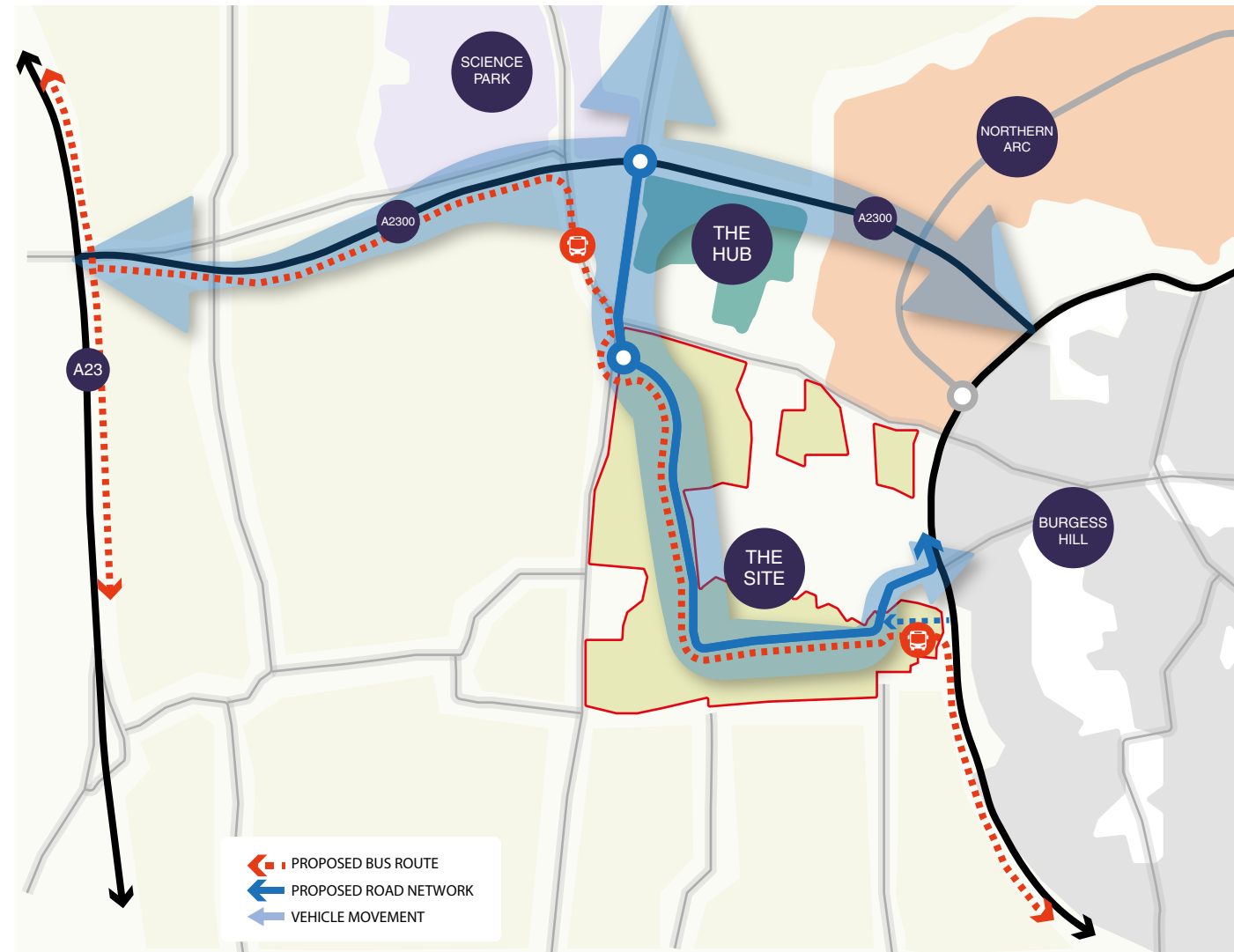
Modelled on London's Santander Cycles, Burgess Bikes will be a bicycle hire scheme that enables residents to rent a bike from various docking stations, cycle to local facilities and return the bike to any terminal.

We will work collaboratively with Mid Sussex District Council and West Sussex County Council to ensure docking stations and bikes can be placed at key locations around the town, not just at Land West of Burgess Hill. This could include the town centre, train stations, schools, and open spaces.

We want to see all residents of Burgess Hill able to make use of these bikes, whether it be for their commute, social purposes or exercise, offering an easily accessed, community focused means of transport.



Access & Movement



Primary Site access is achieved via a new roundabout at Cuckfield Road to the north west of the Site, a secondary bus priority access to the south east of the site provides access to Jane Murray Way and into Burgess Hill and wider amenities. A new primary street will serve the development between the two main points of access, accommodating provision for bus movements through the development. High Hatch Lane would be re-purposed safeguarding existing access while affording direct pedestrian and cycle movements through the development connecting the community and provision of a village centre.

Priority is given to active travel and a significant number of pedestrian and cycle routes permeate the masterplan, encouraging sustainable movement choices on direct non motorised routes.





Enhancing the natural environment

LANDSCAPE-LED MASTERPLAN

Our approach to landscape-led placemaking involves incorporating the existing natural assets, as well as protecting landscape views, to create a carefully considered development which integrates naturally into the wider landscape and enhances local connectivity.

GREEN AND BLUE INFRASTRUCTURE

The places we create give priority to green and blue spaces, delivering biodiversity net gain and supporting local wildlife whilst also enhancing social interaction, health and well-being.

HABITAT CREATION

In addition to our formal commitments, Thakeham also delivers further habitat creation, such as hedgehog highways in fences and bird and bat boxes in new buildings. We will also launch our award-winning educational programme, Eddie and Ellie, in local Primary Schools.

It's also about how people live. All homes will have easy access to natural green and blue spaces, helping people to access nature and biodiversity each and every day.

BIODIVERSITY NET GAIN

Land West of Burgess Hill will deliver policy compliant Biodiversity Net Gain (BNG). This means that there will be a demonstrable improvement in natural habitats and nature overall, as a result of the proposals.

We would create nature-rich places by:

- Protecting valuable existing habitat
- Enhancing existing habitats through good management practices
- Creating new biodiverse habitats

Biodiverse developments not only create places abundant with wildlife and natural beauty but also create an opportunity to connect them with nature. Communities can gain from the mental health, physical health and social benefits nature provides. They are also more resilient places for people and nature, able to better cope with winter storms, summer heat waves and even local air pollution.





Putting health & wellbeing at the heart of the community



Creating places that enable people to live happier and healthier lives is at the heart of our vision for sustainable placemaking and community creation.

Whether creating jobs, homes, or school spaces, we believe that well-planned communities have the power to change lives for the better. Land West of Burgess Hill is our chance to improve community wellbeing in the district for generations to come.

This community would be a gateway to healthy lifestyles and well-being; with a series of pedestrian and cycle routes nestled within the local network of green and blue spaces/habitats. There will also be abundant opportunities for healthy, outdoor recreational activities around the new open spaces.

Guided by the NHS Healthy New Town principles and a commitment to zero carbon place-making, we would create a healthy and connected community with integrated and high-quality services without the need for car dependency – delivering a boost to both mental and physical wellbeing.

Our legacy would be an inspirational blend of health, wellbeing, productivity and a new benchmark of what sustainable placemaking can provide.

Delivering communities with Plunkett a 100-year old charity.

Through their support for community businesses, Plunkett have a specific mission to create innovative, impactful and inclusive spaces.

Plunkett represents nearly 750 community businesses across England, Scotland, Northern Ireland and Wales. In practical terms, Plunkett raises awareness of the community business model UK-wide and provides business support and training to help these businesses start-up and go on to thrive. As a membership organisation, they represent the interests of rural community businesses with policy makers and other stakeholders. Thakeham commissioned Plunkett Foundation to develop a partnership methodology to establish community businesses at the heart of its developments.

Thakeham has long recognised the importance of creating cohesive communities and, as well as the importance of investing in services and assets, sees community business as a vital mechanism to achieve its ambition of creating sustainable, resilient and inclusive communities.

The community business model will be used to create community hubs that could include retail, cafés, meeting rooms, co-working facilities, allotments and accessible green spaces, among others.

The Plunkett Foundation has over 100 years of experience in supporting and establishing community businesses across the UK. A long-term survival rate of 95% proves that this is a resilient business model to provide and retain vital local services that bring a community together.





*Creating a place
for people & businesses to
grow & prosper*

Whether through the development of Land West of Burgess Hill, or in the jobs created through its commercial space, this thriving new community would complement and support the growth of the wider local economy.

OUR PARTNERSHIP WITH THE PLUNKETT FOUNDATION

We are committed to putting the community first at Land West of Burgess Hill.

This will be achieved through local ownership of the community assets, providing new and existing residents with opportunities to be involved in setting up and running viable businesses alongside taking ownership of community buildings and spaces.

The open spaces, play areas, allotments, community orchard, community hub and halls will be gifted to the community, so they can be owned and run by local people for the benefit of local people through a democratic ownership model such as a Community Benefit Society. This will be an opportunity for all ages to support the community and work and play together, creating and nurturing the amenity spaces, habitats and enjoying community events.

Furthermore, Thakeham will work alongside an experienced estate management company, versed in running Community Benefit Societies, to set up a sustainable estate management charge to protect the long-term sustainability of the assets.

Through the delivery phases, Thakeham and Plunkett will support and guide residents to help ensure the long-term survival of community facilities which create thriving and sustainable places and build a real sense of community, helping to address loneliness and ensuring a sustainable legacy.

The innovative approach of putting communities in control of their new assets and services can ensure their long-term survival. Research from Plunkett shows community businesses have an overall 96% survival rate - far higher than the estimations for UK businesses which have an estimated five-year survival rate of just 45% (ONS).





The new Woodgate Primary School at Woodgate, Pease Pottage - funded and delivered by Thakeham.

*Creating more
opportunities for
education*



*Delivering a new Primary
School with early years
provision for Burgess Hill.*

The new development will include a new two form entry primary school facility which will also include an early years / full day care nursery / and support centre.

Thakeham has a track record of delivering education facilities of the highest quality and early on in the delivery of a development.

At Thakeham's site in Pease Pottage, our Section 106 requirement for Primary Education was £1.3 million but we committed to fully fund and deliver a £4 million Primary School, an overprovision of £2.7 million.

This exemplar Primary School is now complete and full of students, well ahead of the planning requirement.



CASE STUDY

Woodgate community hub

Pease Pottage, Mid Sussex

Woodgate's Community Hub includes a village store, café and meeting rooms, built and fitted out by Thakeham. The café and meeting rooms are operated by local charity, St Catherine's Hospice, while the shop will be managed as a true community business, guaranteeing its longevity as a crucial service to residents and locals alike.

Plunkett will be on hand every step of the way to help set up the community shop, engage with local residents to enable it to operate and flourish and in doing so, echoing the community values that underpin the ethos of the whole development.

The approach in establishing community businesses and bringing forward community owned facilities at Woodgate will be adopted and evolved upon at Land West of Burgess Hill.

"At Woodgate, we're seeing how community ownership can be embedded at the heart of a new community from the outset."

"The benefits of doing a partnership this way gives people a sense of ownership and inclusivity, encouraging them to participate and engage in the wider community in any way they wish."

"You've got a developer here looking to create a proactive conversation about what local residents need in a location. It's not about providing a shop but creating a space for you to create your own business that you're going to value and be a part of."

Chris Cowcher,
Head of Policy and Communications,
Plunkett Foundation

Thakeham and Plunkett will support and guide residents to help ensure the long-term survival of community facilities which create thriving and sustainable places and build a real sense of community.





*Delivering a
place we can be
proud of*

Thakeham delivers developments with a focus on sustainable placemaking and enhancing communities. From the quality of our developments to our social responsibilities, we always go the extra mile.

A Thakeham development will always be an asset to its surroundings and the local community. We aim to enhance the quality of life for everyone in the community, not just the people who buy our homes.

We don't just build houses; we are placemakers. We're committed to creating new, extraordinary places, with the highest attention to detail.

We are always aiming for higher environmental standards, both on our developments and in our own working practices.

As a socially responsible developer, we make a positive contribution to the lives of local communities. Essential in bringing people together, we sponsor several local sports teams in the locality of our developments. Our recruitment strategy includes local apprenticeships throughout the entire lifecycle of a development.

At every stage, Thakeham's approach is one that ensures we leave a legacy behind that everyone can all be proud of.

*At Thakeham, we have an
opportunity and a duty to create
amazing places; we are driven
by a passion to deliver a legacy
for many to enjoy and that we
are proud of.*

Rob Boughton,
CEO of Thakeham



THAKEHAM

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