

# VISION DOCUMENT



THAKEHAM

## LAND WEST OF BURGESS HILL

MID SUSSEX DISTRICT COUNCIL CALL FOR SITES  
A NEW SUSTAINABLE NEIGHBOURHOOD



ZERO CARBON  
PLACEMAKING

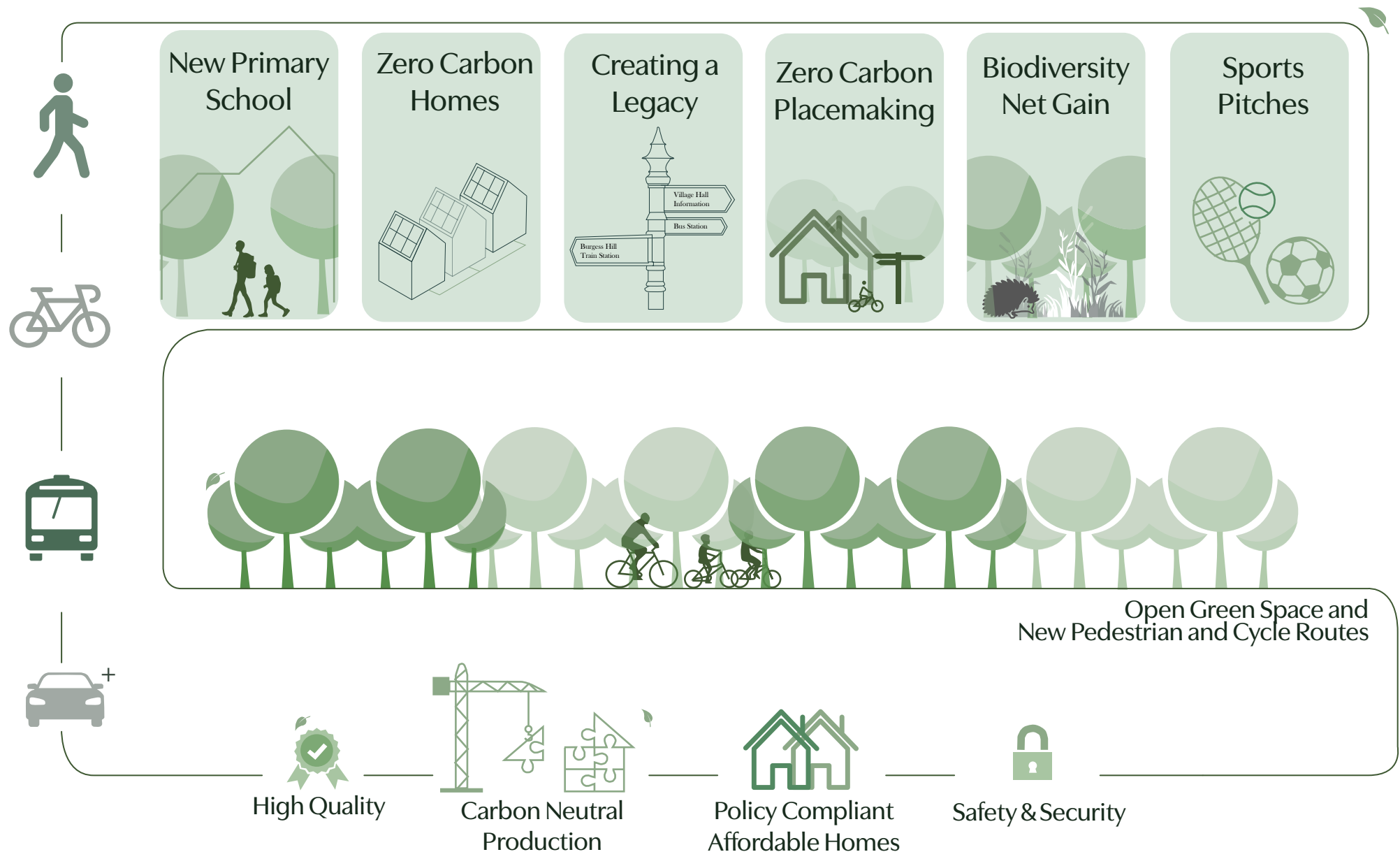
HIGH QUALITY  
DESIGN

AFFORDABLE  
HOUSING

PUBLIC OPEN  
SPACE

BIODIVERSITY  
NET GAIN

# A SUSTAINABLE VISION FOR LAND WEST OF BURGESS HILL



# VISION

The Healthy New Towns Network is a collaboration between **NHS** England, Public Health England, Housing Developers and Housing Associations.

Thakeham is one of only 12 organisations selected to become a member of the network.

Thakeham is committed to advocating the Healthy New Towns principles, prioritising health and wellbeing within our developments and creating the healthy neighbourhoods, towns and cities of the future.

Our approach sets us apart from our competitors. We deliver our schemes with a focus on sustainable development, looking ahead of current housing standards.

The success of Thakeham's sustainable new communities is from the outset ensuring that at the heart of our design, decision-making, engagement and consultation we plan for the creation of strong and resilient new communities that can be integrated with existing communities. Key to this is early delivery of community assets and green infrastructure together with fostering the growth of the community with robust and dedicated community involvement and management.



## Zero Carbon Homes

From 2025, all Thakeham homes will be net-zero in lifetime use. Thakeham has become the first housebuilder in the UK to have made commitments on the SME Climate Hub, and be part of the United Nations' Race To Zero campaign.

## Carbon Neutral Production

From 2025, all Thakeham homes will be carbon neutral in production. Our off site panelised system will make construction more efficient, enhancing quality, and reducing construction traffic.

## Infrastructure-led

We deliver infrastructure early in the construction programme, such as community facilities or highways enhancements / improvements.

## Community Benefits

New open space and play space for the wider community with additional employment and community facilities in line with community aspirations, delivered in partnership with the Plunkett Foundation.

## Sustainable Transport

We prioritise walking and cycling over car travel. All Thakeham homes will have a fast-electric vehicle charging point. Thakeham will also provide incentives for cycle ownership.

## Biodiversity

Our landscaping will provide 20% Biodiversity Net Gain, including hedgehog highways, year-round variation for wildlife, as well as green and blue infrastructure, open space and play space.

## Education

We will engage local primary schools with our 'Eddie & Ellie the Ecologists' initiative to promote the importance of ecology and biodiversity.

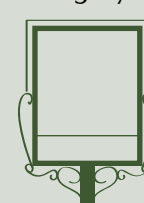
## Affordable Housing

We will deliver the required level of affordable housing, designed to be tenure-blind and integrated into the development.

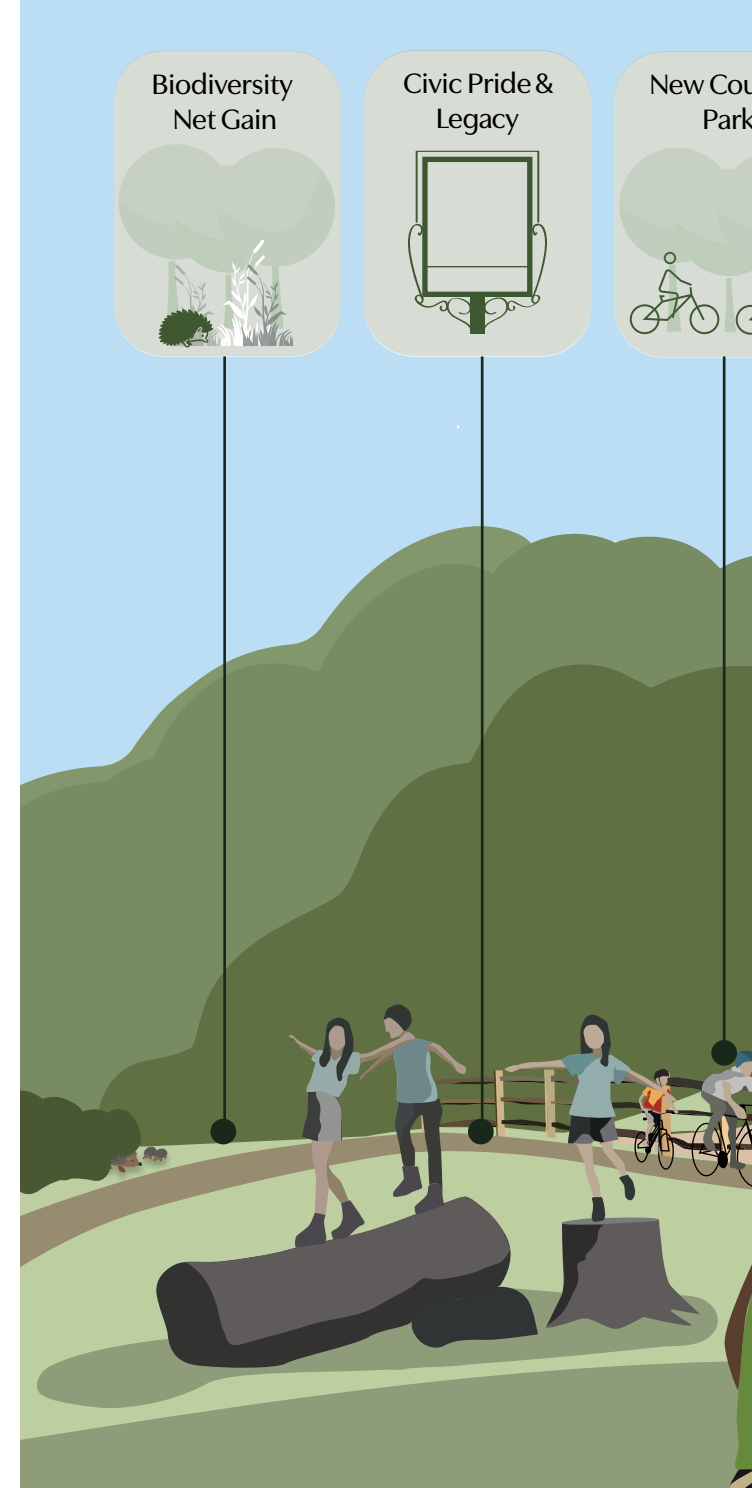
### Biodiversity Net Gain



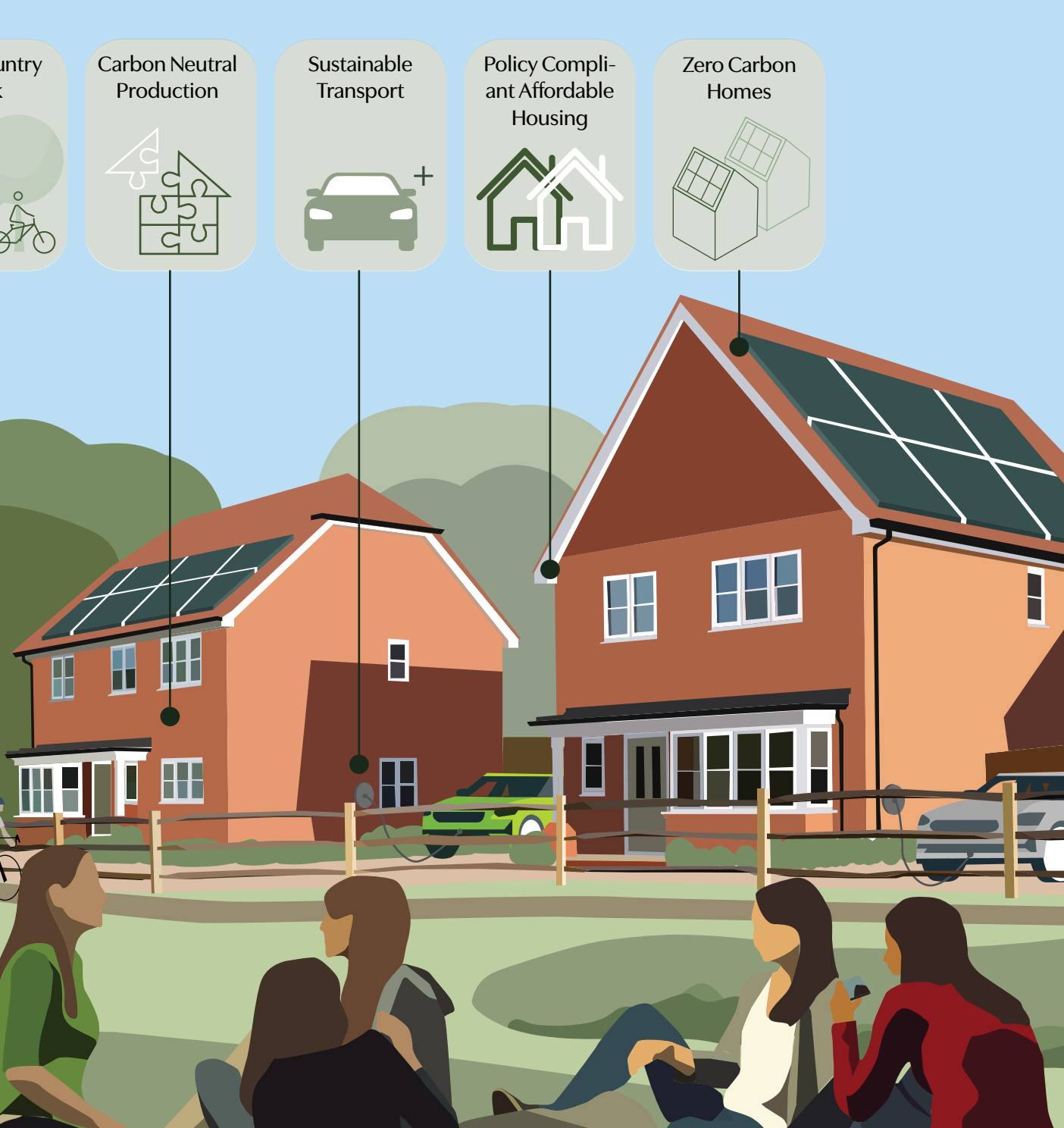
### Civic Pride & Legacy



### New Community Parks







Thakeham will construct development at Land West of Burgess Hill in its entirety providing a range of homes and community focused facilities.

To ensure pace and variety of accommodation to attract different households across our developments, Thakeham:

- Delivers under two housing brands (Thakeham Homes and Alphium) which allows us to offer both a more traditional or contemporary style of living;
- Builds “tenure blind” affordable housing to policy compliant levels;
- Offers land to and builds on behalf of registered providers which helps create an opportunity for further on-site affordable provision.”

#### Thakeham will deliver:

- c. 1,400 new homes including a policy compliant provision of affordable housing
- Public open space with equipped areas of play
- Local centre community facilities
- A new primary school
- A new country park
- Sports pitches
- Sustainable urban drainage systems
- A policy compliant provision of car and cycle parking including electric vehicle charging points.

Thakeham prides itself on early consultation with stakeholders, including local authority officers, portfolio holders, ward councillors, parish councils and local residents including community groups. This engagement can take the form of meetings, presentations with Q&As through to public exhibitions and digital engagement. These early conversations also allow us to ensure our proposals deliver on community aspirations for the local area, respect the views of stakeholders, and shape our design philosophy. The Land West of Burgess Hill journey will involve early and regular engagement with all relevant stakeholders.

Thakeham's vision is to create an amazing place to live. A place that is an asset to its surroundings and the local community.

Thakeham's approach is one that ensures we leave a legacy behind that everyone we work with, and the Thakeham team, can be proud of.

# THE SITE

The Site is situated within the county of West Sussex, and lies centrally within the district of Mid Sussex. It is located immediately to the west of the town of Burgess Hill and to the north of the smaller settlement of Hurstpierpoint.

To the north of the site, the small existing settlement of Goddard's Green sits adjacent to a number of existing commercial uses and land with permission to be developed for a Business Park. Immediately to the north of this is the A2300 providing easy access to the A23. To the east the site is bounded by the A273, Jane Murray Way, while to the south and west is open countryside with scattered dwellings.

The Site and its surrounding landscape context comprises a mosaic of irregularly shaped fields bounded by hedgerows and tree belts of varying condition, poorly maintained woodland, and dispersed areas of settlement.

Topographically, the Site lies within a generally low lying area that features a number of localised valley formations that are orientated east-west. The Site itself forms part of low level valley formation associated with the Pook Bourne watercourse, with the northern and southern boundaries of the Site broadly corresponding with the ridgelines of this valley formation.

The Site is partly wooded in character due to the extent of containment provided by the existing areas of woodland and scrub (some of which is defined as ancient woodland, located within the southern parts of the Site, including Northend Copse) and tree belt vegetation bounding the agricultural fields. The western part of the Site is less visually contained as the fields are enclosed by trimmed and/or gappy hedgerows. In contrast, the eastern edge of the Site is well contained by the linear woodland that lies adjacent to the A273 Jane Murray Way.

The Site is not covered by any national, regional or local designations. The nearest nationally designated landscapes include the High Weald Area of Outstanding Natural Beauty (AONB), located 2.5km to the north of the Site, and the South Downs National Park, located 4km to the south of the Site. There are no Country Parks, Registered Parks and Gardens or Nature Reserves within the vicinity of the Site. However, informal areas of open space and permissive paths are located within the eastern part of the Site, which connect with the Public Rights of Way (PROW) that extend through the Site, providing recreational access, permeability and connectivity between the areas of dispersed settlement.

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# DESIGN PRINCIPLES



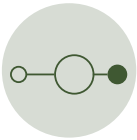
## Placemaking

A development which places as much importance on the space between buildings as the buildings themselves.



## Local Vernacular

Buildings that reflect the best in local architecture from materials which are prevalent locally.



## Connectivity

A place where everyone finds it easy to get around, with good accessibility to local facilities.



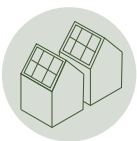
## Character & Identity

A place that is memorable and engaging but integrates with its surroundings, including different character areas.



## High Quality Development

A neighbourhood with well-designed streets, landscaping and homes.



## Sustainability

A development which encourages sustainable living through resource efficiency and sustainable transport options.



## Landscaping

A development which enhances the existing landscape and biodiversity to define attractive spaces.



## Safety & Security

A place that feels safe at all times with carefully lit streets and spaces.



# CONSTRAINTS AND OPPORTUNITIES

Following an assessment of the site's constraints and opportunities, it is confirmed that the site is available, suitable and achievable.

The analysis of technical considerations such as transport, heritage, utilities and infrastructure, flooding, drainage, and ecology identified the key constraints for the site, which are summarised in the diagram on the opposite page.

Also, a landscape and visual appraisal has been undertaken to understand the existing character of the Site and the nature of views towards the Site from the surrounding landscape.

It concluded the following key constraints to new residential development:

- The woodland areas (including ancient woodland);
- Visibility from the nearby listed buildings and potential effects on their respective settings;
- The flood plains of the Pook Bourne;
- The western part of the Site encompasses an area identified as having a low/medium landscape capacity; and
- The visibility of the Site from nearby properties, transport routes and the potential for long distance views (4 km) from the South Downs National Park.

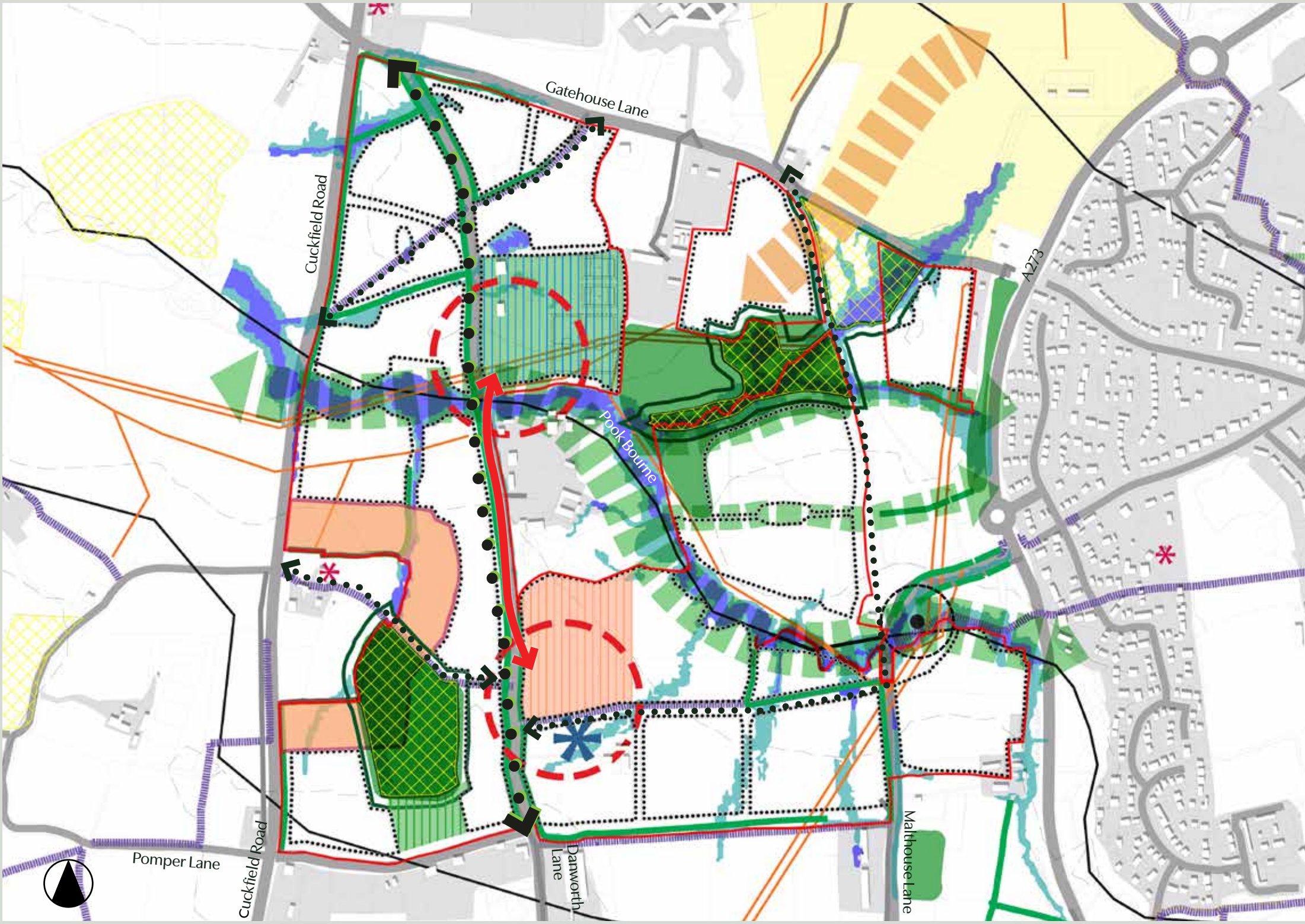
## Constraints

-  Site Boundary
-  Existing built context
-  5m contours
-  Ridgeline and Valley
-  Public Right of Way
-  Ancient woodland with buffer
-  Existing Woodland
-  Contractual no-build zone around North End House  
- No built form within 68m of boundary (only POS/ open space)
-  Listed buildings
-  Type 4 terminal pumping station and 50m cordon sanitaire
-  Historic hedgerows
-  UK Power Networks electrical services  
High voltage overhead cable
-  Low probability flood zone area from Pook Bourne
-  Medium and High probability flood zone area from Pook Bourne

## Opportunities

-  Development parcels
-  Village green + sports pitch
-  Primary School
-  Local centre community facilities
-  Woodland Extension
-  Pedestrian & Cycle Spine route
-  Green network for pedestrians and cyclists
-  Local facilities
-  Link between community uses
-  Green Links
-  Possible connection to Northern Arc
-  Northern Arc  
(Development Allocation)





# CONCEPT MASTERPLAN

At the heart of the design process are the core Thakeham values of placemaking and community. These, alongside a review of the constraints and opportunities, have informed the concept masterplan.

Development will be primarily residential, but will also provide a primary school and supporting mixed-use development, with associated public open space and amenity provision. It will be necessary to work in partnership with key stakeholders to identify exactly what these uses are and where they should be located on the plan.

## Key elements of the plan include:

- Green corridors incorporating a multi-functional SuDS strategy to create valuable amenity space, retain and protect valuable ecological habitats, encourage biodiversity and manage surface water runoff to control the quality and quantity of water leaving the Site.
- A network of permeable streets, footpaths and cycle ways, forming sustainable connections to the centre of Burgess Hill as well as direct links to future development in the north including The Hub, the Northern Arc and the future Science Park.
- A central bus route, creating a link between the A273 and the A2300, providing a frequent and comprehensive link to key commuting, leisure and retail facilities in the area.
- Two vehicle access, one from the roundabout on the A273 Jane Murray Way at Coulstock Road and the other on Cuckfield Road for access to the A2300. This offers the opportunity to minimise traffic impact on the A2300/A273 roundabout, which suffers from delays in the morning and evening peak periods.
- The under-grounding of significant overhead electricity cables, to enable more logical development and enhance public amenity.
- Protection of the setting of the Grade II listed barn at North End Farm with a no-development buffer zone and careful landscaping.
- Retention and enhancement of historic High Hatch Lane and Pangdean Lane, by incorporating them within the layout as important pedestrian and cycle routes with minimal vehicular cross-overs.
- The integration of nature into the expanded settlement through a central green swathe providing valuable amenity and leisure space and extending through the eastern part of the Site to form part of a wider 'Green Circle' around the existing built-up area of Burgess Hill.

Development will be largely contained within the localised valley of the Pook Bourne and screened by existing vegetation, with no built development within the most elevated parts of the Site, minimising the area from which the Proposed Development will be visible.

- 1 Residential Parcels
  - 2 Site access points
  - 3 A new primary school with associated play pitches
  - 4 New grass pitch sports pitches and village green area which is connected along the green corridor, with pedestrian and cycle connectivity, to the primary school and local centre community facilities
  - 5 New public open green spaces
  - 6 Green extension to Ancient Woodland
  - 7 New pedestrian and cycle links
  - 8 New pedestrian and cycle route along High Hatch Lane
  - 9 A central bus route
- > Vehicular access points to development parcels



## Promoting Zero Carbon Homes & Zero Carbon Placemaking





Gatehouse Lane

A273

Cuckfield Road

Cuckfield Road

Pomper Lane

Danworth Lane

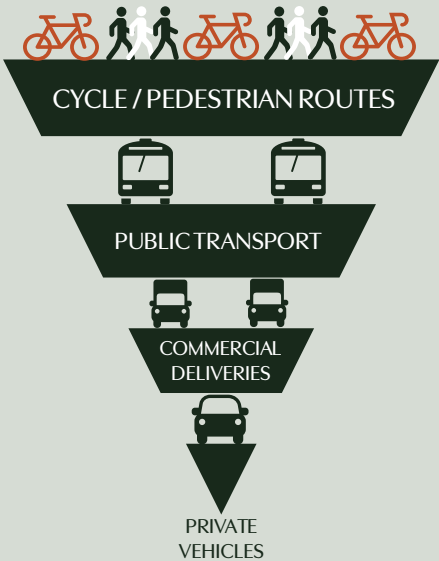
Malthouse Lane









# SUSTAINABLE MOVEMENT

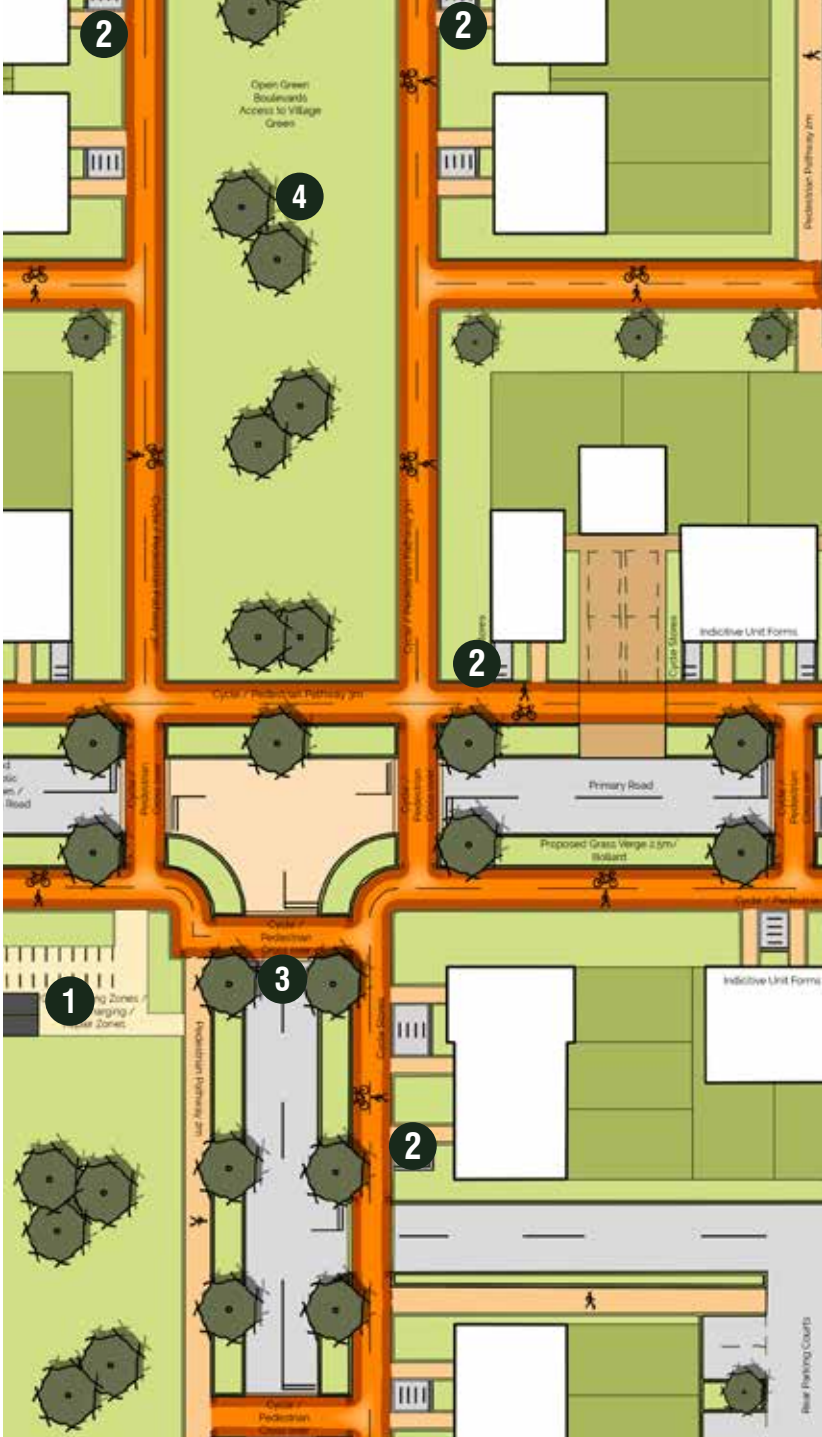
Thakeham has created a masterplan that encourages cycle and pedestrian use and makes it difficult for road users by using the following sustainable travel hierarchy:

- Walking and cycling routes will have priority crossing over vehicles
- Bike maintenance stations and easy cycle storage with charging points
- Access to public transport with access to community travel
- Fast electric vehicle and cycle charging points and easily accessible secure storage



-  Cycle / Pedestrian Routes
-  Pedestrian Routes Only
-  Cycle Parking Zones / Cycle Charging / Repair Zones
-  Residents Cycle Storage
-  Cycle / Pedestrian Priority Crossovers
-  Open Green Corridors

Parcel Principles Diagram Key



Parcel Principles Diagram



# OPEN SPACE & BIODIVERSITY

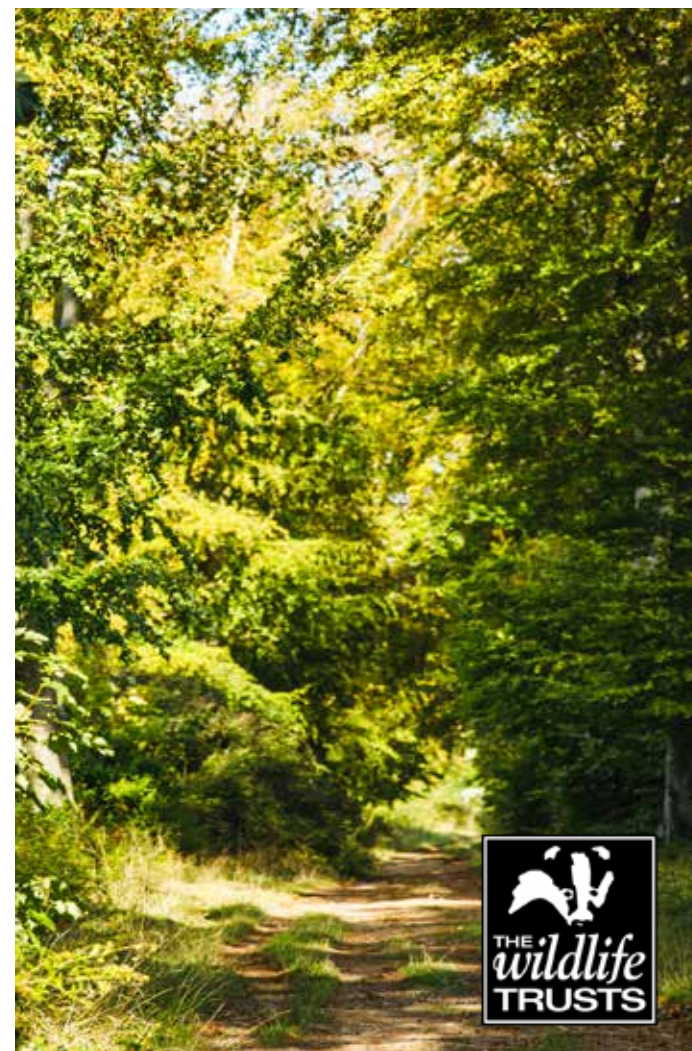
At Thakeham, we want to see a world where seeing a hedgehog is an everyday experience. The proposals will provide a benefit to nature alongside a huge amount of usable open space for use by the community and existing residents.

Biodiversity-focused landscaping will form a key part of the proposal, and will be seeking to provide a Biodiversity Net Gain of 20% (well in excess of the national 10% proposed target) as well as increasing people's connection to nature.

We will aim to achieve this through:

- Improving the quality and connectivity of the open spaces;
- Managing size of private gardens to achieve more higher value habitat areas;
- Providing planting guides to welcome wildlife into their gardens;
- Hedgehog highways through fence boundaries to help the species roam and forage;
- Creating more higher value habitats, such as ponds and hedgerows with access for people to enjoy nature;
- Education programmes with local schools to support the curriculum on ecology and sustainability.

Thakeham works closely with charities such as The Wildlife Trust, in order to achieve these goals, a grassroots movement that for more than a century has been increasing people's awareness and understanding of the natural world, and deepening people's relationship with it. We are corporate members of Surrey Wildlife Trust charity and also work with the individual Wildlife Trusts covering the areas we work in.





# SUSTAINABLE CONSTRUCTION

Thakeham has become the first housebuilder in the UK, and one of only five in the construction sector globally to have made commitments on the SME Climate Hub, and be part of the United Nations' Race To Zero campaign.

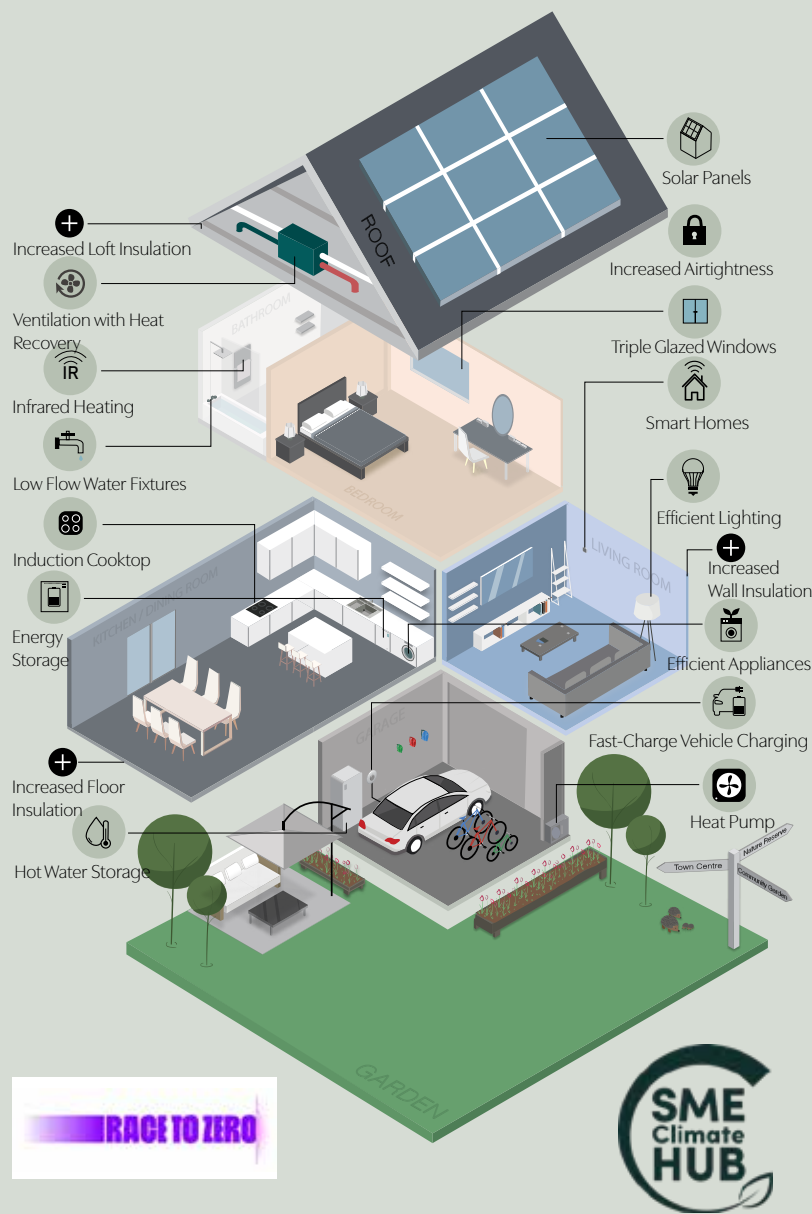
As part of this, we have committed to the SME Climate Commitment. Recognising that climate change poses a threat to the economy, nature and society-at-large, our company has pledged to take action immediately in order to halve our greenhouse gas emissions before 2030, achieve net zero emissions before 2050, and to disclose our progress on a yearly basis.

Our three big zero carbon commitments already puts us at delivering on these goals in 2025, but it's important we join these global campaigns to showcase Thakeham alongside 454 cities, 23 regions, 1,397 businesses, 74 of the biggest investors, and 569 universities who have already joined the United Nations' Race to Zero campaign.

From 2025, All Thakeham homes will be carbon neutral in production and zero carbon in lifetime operation. On all our developments we lead industry best-practice by combining ultra-high fabric efficiency with renewable technologies. Our Zero Carbon design shows potential improvements that can be made to achieve high-quality homes that support sustainable and healthier living.

Thakeham uses a UK-based factory which manufactures panels using timber from sustainable sources. The offsite panelised system improves efficiency, speed of construction, quality, and reduces carbon emissions. Thakeham encourages the use of recycled materials, such as otherwise non-recyclable waste plastics and products part of a circular economy, as well as ensuring our whole supply chain is as local as possible; supported by our Gold membership with the Supply Chain Sustainability School.

On site, we aim to minimise construction travel emissions, waste and energy consumption and are registered with the Considerate Constructors Scheme.



## ZERO CARBON HOMES





# COMMUNITY & LEGACY

At Thakeham, community is at the heart of everything we do. We strive to ensure we create the sustainable communities for the future.

All Thakeham developments seek to focus community at the heart of developments, working closely with charities such as the Plunkett Foundation which is a national charity supporting community trust businesses. To date, the charity has supported over 600 community trust businesses from inception to reaching trading status.

The Plunkett Foundation defines community trust businesses as enterprises that are owned and run democratically by members of the community, on behalf of the community. They come in many forms, including shops, pubs, woodlands and anything that lends itself to community ownership. In addition to developing and safeguarding valuable assets and services, community trusts address a range of issues including isolation, loneliness, wellbeing, work and training.

The community trust model will be used to create truly sustainable and vibrant community hubs including the perfect mix of retail, café, meeting rooms, co-working facilities, allotments and accessible green spaces – gifted by Thakeham, with no debt attached.



[www.plunkett.co.uk](http://www.plunkett.co.uk)



# DELIVERING EXCELLENCE

Thakeham is committed to delivering sustainable, infrastructure-led development and has a track record of doing just that on sites across the South of England.



£1.5m Country Park (Reedons Meadows SANG) delivered in Newick (above)



£7m of highway works delivered before a single home sold. Woodgate, Pease Pottage entrance roundabout (above).





The primary school delivered as a part of the Thakeham's Woodgate Pease Pottage development.



Examples of residential units at Woodgate Martingales, Bookham (top right & bottom left) presenting great examples of how Thakeham homes are designed and built to a high standard and use high quality materials that reflect the local character.



# THAKEHAM

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.

"Each development is different and tailored to its locality, with careful consideration of the area's character, as well as the environment"



Sponsor at Goodwood, Festival of Speed



Sponsor at Horsham Rugby Club



# DELIVERY

The Site is available, suitable and achievable.

## AVAILABLE

The Site is within Thakeham's control and is available for residential development.

## SUITABLE

The Site is sustainable, logical and viable for the siting of development.

## ACHIEVABLE

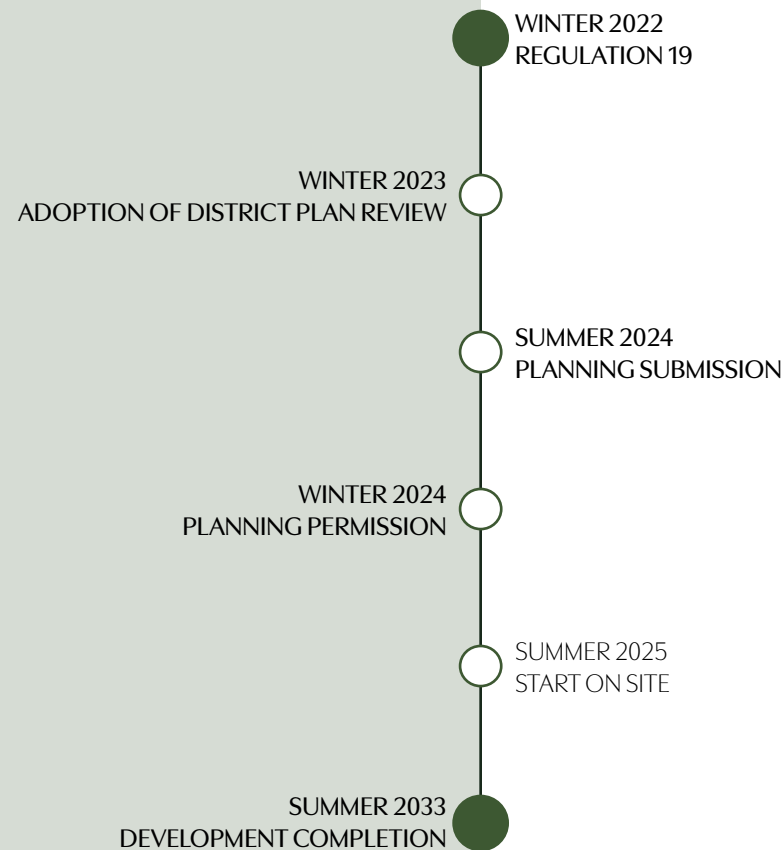
The Site will deliver a high-quality sustainable development within the first five years of the plan period.

Promoted by Thakeham, it is estimated that the site could deliver around 200 homes per annum, leading to a construction timeframe of 7 to 8 years including initial infrastructure enabling works.

Based on the Council's latest development scheme, the entirety of the site can come forward to deliver a new sustainable development early in the Local Plan period.

To read more about the principles of Healthy New Towns please visit the website link below:

<https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/>





THAKEHAM

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