



THAKEHAM

*Washbrooks Farm,
Albourne*

Vision Document
October 2025

A sympathetic local development on the eastern edge
of Albourne for approximately 200 mixed tenure homes.





Contents

- 04 Introduction to the Site
- 06 Illustrative Site masterplan
- 08 Albourne: a sustainable location
- 10 More than housing: Homes for all
- 12 Leaving nature better than we found it
- 14 Health and wellbeing
- 16 Placemaking and beautiful design





A development designed sympathetically to local context, but with forward thinking sustainability practices remaining at its heart.

Located on the eastern edge of the village of Albourne, Washbrooks Farm offers a unique opportunity to provide for people to not only step onto the housing ladder, but also downsize into dwellings that are suited for varying needs.

Thakeham is known for designing and building beautiful, well-integrated places, where communities can thrive. By letting the natural landscape and environment lead the way and championing a connected community, our vision for Washbrooks Farm offers opportunity for sustainable living in Hurstpierpoint.

By preserving and enhancing the natural environment, we place the health and wellbeing of the community and the environment front and centre. Fulfilling our commitment to provide high quality housing that serves a diverse range of needs, within a green, natural environment.

THE DEVELOPMENT AT WASHBROOKS FARM WILL INCLUDE:

- 200 homes, incorporating renewable technologies and sustainability enhancements
- 30% of these homes delivered as affordable homes (in accordance with emerging Mid Sussex policy)
- Provision of bungalows (up to 10%), smaller cottages reminiscent of the workers' houses found in the historic parts of the village, alongside larger detached family homes provide the opportunity to cater for a diverse range of users, including first time buyers and downsizers
- Significant open space to reflect verdant local character and encourage informal recreation and play, whilst ensuring an appropriate transition into neighbouring countryside
- Sustainable Urban Drainage Systems (SuDS) integrated throughout landscape design
- Biodiversity Net Gain and habitat creation, with additional ecological enhancements such as hedgehog highways and swift bricks

*Introduction to
The Site*



Key

- Existing and Proposed Planting
- Play space
- Residential Parcels
- Primary vehicular access with street tree planting
- Pedestrian & Cycle routes
- ➔ Potential Site Access
- ➔ Potential Pedestrian Access



Illustrative Site masterplan

- 1 New homes with tenure blind affordable housing distributed throughout the development. Homes will be set within a strong landscape framework, celebrating and enhancing existing site features to ensure a sensitive integration with the existing context. The development will also include up to 10% bungalows, to ensure further variety to the proposed offering.
- 2 New dedicated pedestrian and cycle paths set within landscaped green corridors will create safe and attractive sustainable routes within the Site and beyond.
- 3 Retention of existing trees and hedgerows where feasible with the support and creation of habitats to ensure BNG.
- 4 Play spaces and large area of open green space create various recreation areas for new and existing residents.
- 5 Access opportunities with new softened entrance, integrating into the green infrastructure.
- 6 High quality open green space will be provided as recreational parkland, providing footpaths and cycle routes for the wider community.



Washbrooks Farm is located on the eastern edge of Albourne.

It is not constrained by any national policy designations such as a National Landscape (formerly AONB) or Green Belt, and is not within a Conservation Area or any Statutory or locally designated ecological site.

With proximity to both Husterpierpoint and Hassocks, these are both identified as Category 2: 'Larger Villages' in the Council's Settlement Hierarchy, with the towns of Burgess Hill, East Grinstead and Haywards Heath making up Category 1. It is therefore considered to be one of the most sustainable locations in the District, outside of the main towns, with these Larger Villages described as acting as Local Service Centres and in turn playing a key role in providing key services to more rural areas. Growth in these locations is imperative to maintain the vibrancy of these areas.

Nearby local facilities and services include:

-  GP practice
-  Primary school
-  Pre-school
-  Recreational facilities such as the Hurstpierpoint Bowls Club and The Weald Tennis and Squash Club
-  Garden centre
-  Various restaurants/pubs
-  Various shops

Albourne:
A sustainable location





*More than housing:
Homes for all*

Thakeham delivers sustainable and mixed communities and affordable housing is a particularly important part of all our developments.

Throughout our history, we've always delivered policy-compliant schemes which respond positively to Council policy and requirements for affordable homes, and we will continue to do so.

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

We believe that diversity in community is one of its greatest assets, enabling people to come together and interact. With an ageing population, especially in rural areas, the type of housing and facilities needed by communities evolves through time. As residents of an area age, they often rely more heavily on local facilities such as local shops, GPs and pharmacies to meet their daily needs.

The provision of accommodation which could meet the needs of older people, in particular bungalows, not only creates an ability for people to downsize independently into homes that can change and adapt to their needs as they get older, it also plays an invaluable role in freeing up larger homes for young families to move to, within the community, ensuring vibrancy and diversity. This opportunity will be delivered through a proportion of bungalows and chalet bungalows (up to 10%), providing a focus on ground floor accommodation, and may include a garden, driveway and potentially a garage.

PROPOSALS FOR WASHBROOKS FARM INCLUDE:

- 30% provision of affordable homes (in accordance with emerging policy)
- Affordable homes which provide a mix of tenures to meet local need and align with Government policy
- Tenure blind affordable homes, built to exactly the same quality and external finish as the private homes to create a genuinely mixed community
- Provision of bungalows (up to 10%), to meet varying needs, including older existing residents in the village who wish to downsize

WASHBROOKS FARM WILL OFFER MORE THAN JUST HOUSING, WE WILL DELIVER:

- Homes for market sale in a range of sizes and types
- Strong landscaping planting, including new tree planting to provide a green community, and net biodiversity gain
- Homes for first time buyers to begin their journey as homeowners
- A range of affordable housing tenures for people on the housing register
- Homes for families to grow in and put down local roots
- Green open spaces accessible to new and existing residents, including play provision





*Leaving nature
better
than we found it*

LETTING LANDSCAPE LEAD

Our approach to landscape-led placemaking involves working with, rather than against, the existing natural environment. We will respect and protect the local landscape, to create a carefully considered development which integrates with nature, whilst connecting people with their surroundings.

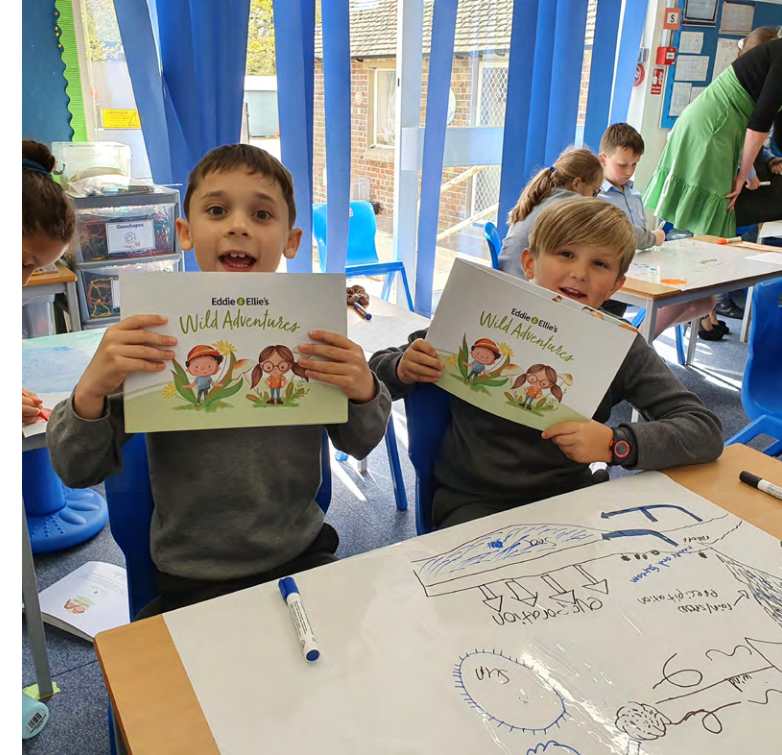
By giving priority to green spaces and careful consideration of drainage features, we can deliver biodiversity net gain, supporting local wildlife at the same time as enhancing social interaction, health and wellbeing. Protecting biodiverse green spaces supports people and nature, building more resilience to the increasing extremes of nature – winter storms, summer heat waves and local air pollution.

A NET GAIN FOR BIODIVERSITY

Our proposal for Washbrooks Farm will deliver policy compliant Biodiversity Net Gain in accordance with legislation and local policy. We will also support additional habitat creation through the use of swift bricks, hedgehog highways and bird and bat boxes. This means there will be a demonstrable overall improvement in natural habitats and nature locally.

We will support the local environment by:

- Preserving and protecting valuable existing habitats
- Enhancing existing habitats through good management practices for now and the future
- Creating new biodiverse habitats that go beyond formal commitments – such as swift bricks, hedgehog highways in fences and bird and bat boxes in new buildings
- Inclusion of areas to increase and enhance biodiversity including areas of wildflower meadow and tree planting



A CONNECTED COMMUNITY

We believe nature should be protected – not ring fenced. The best biodiverse developments create places abundant with wildlife and natural beauty whilst providing people with the opportunity to connect with it. Communities gain from the mental, physical and social benefits green spaces and waterways provide, at the same time as becoming more invested in the ongoing protection of a treasured local landscape.

Our award-winning educational programme, 'Eddie & Ellie's Wild Adventures', has been developed in line with Thakeham's goal of building future generations.

A cross-curriculum package of activity for Key Stage 2 pupils, it incorporates workshops, site visits and a school trip to a Wildlife Trust facility alongside a specially created story book and suite of materials. Generating a lasting impact on pupils of the importance of nature and biodiversity, we will look to deliver this programme in a local primary school.





Putting health & wellbeing at the heart of the community



As placemakers, we recognise our responsibility to create spaces that support happier, healthier lives.

Our immediate environment plays a significant role in our mood, health, short and long term outcomes. So wellbeing is at the heart of our vision for sustainable development and community creation.

Whether creating employment opportunities, homes or educational spaces, we believe that well-planned communities have the power to change lives for the better. Our proposals for Washbrooks Farm will deliver substantial open space which will be accessible not just by our new residents but the existing local residents too. We will provide seating for residents to sit and enjoy nature and their surroundings. Through the introduction of new routes around the landscape Site, we will create easily accessible options for walking and exercise.

Guided by the NHS Healthy New Town principles, this neighbourhood would be a gateway to healthy lifestyles and wellbeing. With significant green space, providing opportunities for healthy outdoor recreational activities around shared open spaces, this will create a sense of wellbeing and cohesion.

By considering the way people move, interact, work and play, we will build on the existing sustainability credentials of Albourne and the surrounding area to ensure that local facilities and infrastructure are easily accessible to meet daily needs and reduce the need for travel as well as delivering a range of sustainable travel options to encourage residents out of the private car; utilising public transport, walking and cycling.

Sustainable transport solutions are a top priority for our developments, to achieve the best outcomes, we will work collaboratively with the relevant providers including local transport providers to deliver the best solutions.

Our vision represents a blend of health, wellbeing and productivity – setting a new benchmark in terms of what sustainable placemaking can provide.



Placemaking and beautiful design

Thakeham is a pioneering community creator at the forefront of placemaking in the UK.

We deliver top quality developments, designed for sustainable living and firmly rooted in community values. Our industry-leading focus on building cohesive, empowered neighbourhoods has led us to become a leading homebuilder in the south of England. We're proud to bring quality homes, infrastructure and amenities together to help people and the planet thrive.

Striving to enhance the quality of life for those in and around our developments, we implement a comprehensive Social Value strategy for every scheme, working to provide local people of all ages with opportunities, training and upskilling

Washbrooks Farm represents an opportunity to deliver a development which showcases our core expertise and focus, comprising sustainable development and cohesive communities.

At every stage, Thakeham's approach supports a lasting legacy – for people, place and the planet.



*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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