



Delivering Growth & Prosperity

2018



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key partners



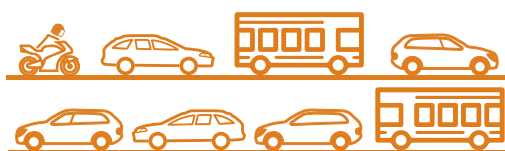


About Burgess Hill

The Strategic Growth Programme for Burgess Hill is the most ambitious programme of change anywhere in the sub-region. Our ambition is to transform the local economy, creating thousands of new high value jobs in technology-led industries, and making Burgess Hill one of the most attractive places in the region to live and to do business.

- A fully sustainable 21st century town focused around a high quality, vibrant and accessible town centre.
- Supporting the existing and future population with community facilities, employment opportunities and access to green open space.
- A town that functions efficiently and is underpinned by a modern, sustainable transport network.

Burgess Hill is a well-connected, attractive place to live and in the next few years will see significant growth and investment to ensure it continues to be a modern, thriving town where residents can live, work and play.



£23m
upgrade to
A2300



new schools
primary & secondary



helping families
get on the housing ladder



full-fibre
digital infrastructure

Burgess Hill Projects

Burgess Hill's Strategic Growth Programme will boost the local economy, deliver thousands of new jobs in the local area and make the town a popular destination to live, work and play.

This map shows the location of some of the key projects for the town which are colour coded and broken down into the following areas: business, community & infrastructure, housing and transport.

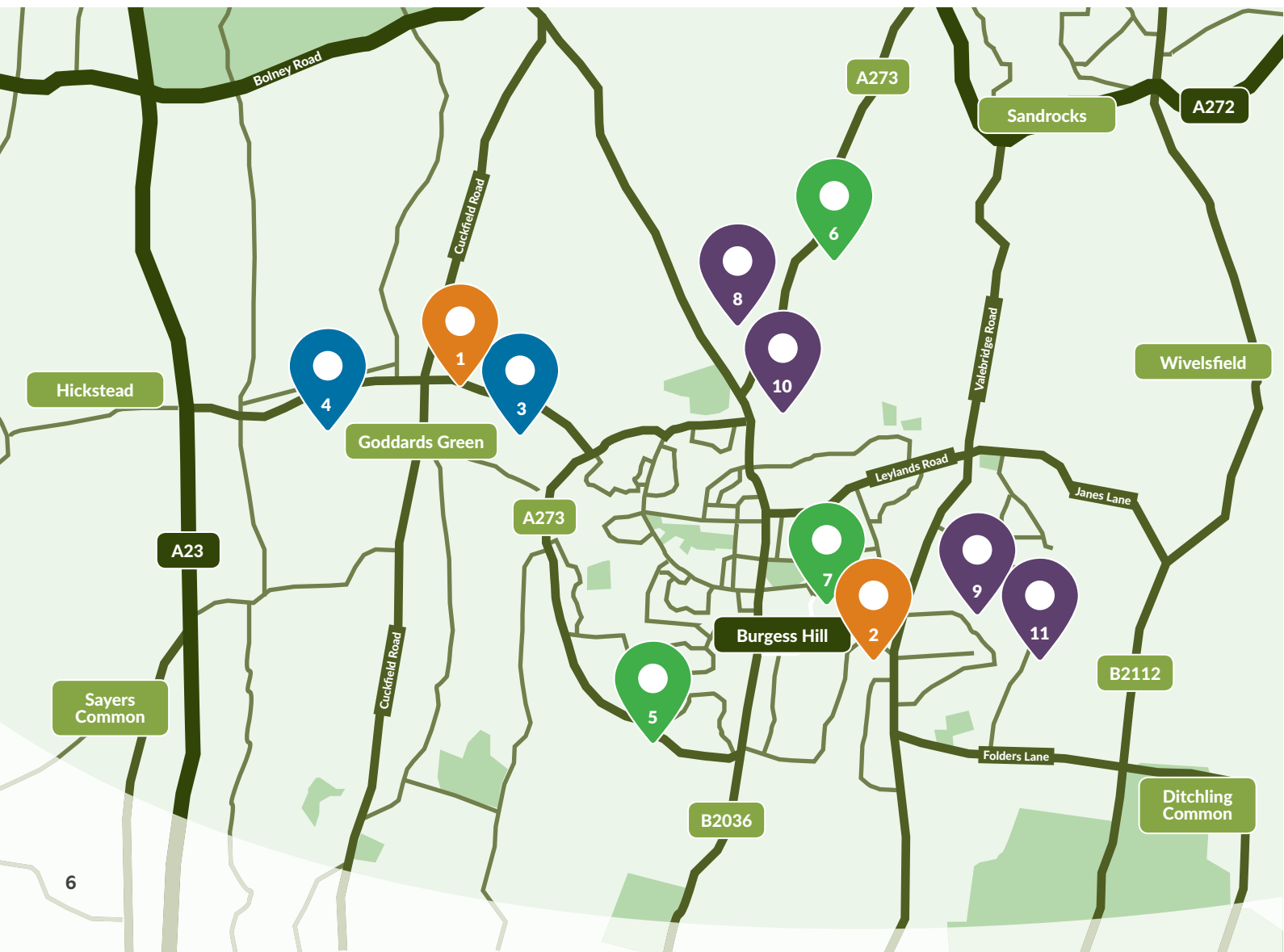
You can find further information about each project within the relevant sections in this booklet.

Transport

Business

Community

Housing



Transport

1. Upgrading Road Infrastructure

A £23m investment into the A2300 will help drive forward the new high-tech corridor of business park developments by widening and upgrading this main access route into Burgess Hill from the A23. These improvements will help relieve congestion and also help provide a better onward link to the wider south east region.

2. Better Links To Your Town Centre

The £12.5m transport improvements for Burgess Hill town centre will help create more sustainable transport measures, improve connectivity, congestion and journey times. This will include improved access arrangements for Burgess Hill and Wivelsfield train stations as well as new and improved cycle routes across town.

Community

5. Green Circle & Community Open Space

The proposals will provide greater access to the countryside as well as a new network of scenic walkways and cycle routes. The Northern Arc and other developments will also provide substantial community open space, children's play areas, allotments and sports facilities to promote a healthy lifestyle for local residents.

6. Schools & Other Community Facilities

The proposals will see a considerable investment in new community facilities across the town. The Northern Arc will provide two new primary schools as well as a secondary school. The developments will also provide several new community hubs with local shops and services as well as a dedicated Centre for Community Sport.

7. Town Centre Regeneration

The £65m regeneration of the town centre will bring 465,000 sq ft of new shopping and restaurant facilities as well as a 10-screen multiplex Cineworld cinema, 142 new homes, a 63 bed Travelodge hotel, 174 additional car parking spaces, improved public realm and a new purpose-built library.

Business

3. Landmark New Employment Space

To drive forward greater business investment in the town and in partnership with the private sector, we will deliver 25 hectares of new employment space in the town creating 15,000 new jobs, and making Burgess Hill one of the most attractive places in the region to do business.

4. Science & Technology Park

With four universities and a wide range of graduates living and working in the region, Burgess Hill is perfectly placed to develop a new Science & Technology Park and create a new high-tech business growth corridor to the west of the town.

Housing

8. Northern Arc

The Northern Arc has been identified by Burgess Hill Town Council and Mid Sussex District Council as a strategic site suitable for up to 3,500 new homes (30% affordable) and employment space as well as delivering all supporting social and transport infrastructure.

9. Keymer Tiles – Croudace

The masterplan for the 19-hectare site will include 475 new homes (30% affordable). Alongside new vehicle access onto Kings Way, Wyvern Way and Curf Way; the site will also deliver community leisure, health and retail facilities as well as a new park for local residents.

10. Fairbridge Way – Glenbeigh

The Fairbridge Way site will provide up to 325 homes (30% affordable) as part of the overall plans for the Northern Arc. It will include a wide range of house types and tenures to cater for housing demand in the local area, as well as providing connections to the wider development.

11. Kings Way – Persimmon

The Kings Way site will deliver 480 new homes, (30% affordable). Alongside a new access from Kings Way, the site will include a new neighbourhood centre and up to 18 hectares of high quality and accessible open space including a new park, landscape buffer and pedestrian and cycle green routes.



Building homes for the future

Burgess Hill is an attractive place to live and the district of Mid Sussex has been ranked within the top 20 in the country for quality of life based on measures including housing, environment, health and education.

Having secured a £6.5m housing investment for the town from the Government, the proposed delivery of 5,000 homes will not only help meet local housing need but will also support economic growth by providing new accommodation for those seeking to work in the local area.

Up to 3,500 of the 5,000 homes are scheduled to be delivered through the Northern Arc project (the first planning applications have now been received).

This significant development will not just deliver high quality homes, but will also deliver a large number of community benefits including:

- New schools
- A centre for community sport and leisure
- Play areas and green spaces



5,000
construction
jobs



5,000
new homes



helping families
get on the housing ladder



Northern Arc

The Northern Arc has been identified by Burgess Hill Town Council and Mid Sussex District Council as a strategic site suitable for up to 3,500 new homes and employment space as well as delivering all supporting social and transport infrastructure.

The multi-million pound, flagship development at the Northern Arc is being brought forward by Homes England. The involvement of Homes England will bring certainty for local residents that the roads and schools that are needed will be built alongside the housing.

The proposals will see the development of up to 3,500 new homes across a wide range of house types and tenures to suit everyone and will cater for first-time buyers, people looking to rent, as well as intermediate housing with schemes such as Help to Buy.

The Northern Arc will also deliver up to three neighbourhood hubs with two new primary schools, one new secondary school; as well as a range of small retail shops and community facilities. The proposals

will provide greater access to the countryside with an extension to the Green Circle, as well as a network of scenic walkways and cycle routes across the site for recreational use and to provide links to other areas of Burgess Hill.

The project will also deliver a new spine road between the A2300 and the A273 Isaac's Lane across the development to provide additional road capacity in the local area. We are also working with local bus operators to provide regular services within the Northern Arc to further reduce car congestion.

The proposals will also see the delivery of a new Centre for Community Sport to encourage a healthy lifestyle and will help supplement the recent improvements to The Triangle Leisure Centre.

Fairbridge Way – Glenbeigh

The Fairbridge Way site, which is part of Burgess Hill's Northern Arc area, was purchased from Southern Water by Glenbeigh Developments, who are a local developer based in Haywards Heath.

Glenbeigh are also bringing forward The Hub development along the high-tech business corridor in Burgess Hill.

The Fairbridge Way site is a former water treatment works site and will provide up to 325 homes with 30% affordable (97 homes) as part of the overall plans for the Northern Arc.

It will include a wide range of house types and tenures

to cater for housing demand in the local area as well as providing connections to the wider development. Glenbeigh will also be making substantial contributions towards sports provision, local community infrastructure, sustainable transport improvements and education, all of which will be provided in Burgess Hill.





Kings Way – Persimmon

The Kings Way site is being developed by Persimmon Homes, who are one of the UK's largest housebuilders with over 28 regional offices nationwide. The site has already received outline planning permission for 480 new homes, of which 30% would be affordable (144 homes).

Alongside a new access from Kings Way, the site will include a new neighbourhood centre and up to 18 hectares of high quality and accessible open space including a new park, new landscaping and pedestrian and cycle green routes.

A detailed application for the first phase containing 78 homes was approved in February 2015 and the homes have now been completed. In February 2017, 95 homes in phase 2 were approved and work is currently well underway on the delivery of these homes. Further phases to reach 480 new homes in total will still require reserved matters applications to be submitted to Mid Sussex District Council.

Keymer Tiles – Croudace

The Keymer Tiles site, known as Kings Weald, is being developed by Croudace Homes who operate primarily across the south east of England with local sites in Henfield and nearby in Surrey.

The masterplan for the 19-hectare site, which is the former clay quarry and factory works of Keymer Tiles, will include 475 new homes, 30% of them being affordable housing (142 homes). Alongside new vehicle access onto Kings Way, Wyvern Way and Curf Way, the site will also deliver community leisure, health and retail facilities as well as a new park for local residents.

All necessary planning permissions for the site have been granted and the development is being brought forward in three phases. Phase one for the construction of 125 new homes was approved in January 2016 and is now complete. Phase two, which included permission for 170 new homes and all community benefits was granted permission in August 2016 and is well underway with the third phase for 180 homes having already secured planning permission.

Town Centre Regeneration - NewRiver REIT

The £65m regeneration of Burgess Hill will not only include new shops and restaurants but will also deliver 142 new residential units right in the heart of the town.

The scheme is being brought forward by NewRiver REIT who are one of the UK's largest owners of convenience-led community shopping centres.

Planning permission for the scheme was granted in March 2016 and preparation works on the site are currently underway.





An ideal space to work, live & play

Burgess Hill thrives from the town's unique community spirit and is a friendly and welcoming place. The town's regeneration proposals will help to support this spirit as well as the town's history and culture, whilst ushering in a new era of prosperity for local residents.

The highly anticipated and long-overdue £65m regeneration of the town centre will be of enormous benefit to Burgess Hill, creating a thriving and vibrant hub for people who live, work and visit the town. The future of sport in Burgess Hill is also bright, with the regeneration set to see a network of complementary leisure facilities in the north west of the town to help promote an active lifestyle and benefit all age groups.

The plans will also see a considerable investment in new community facilities across the town which will benefit

new and existing residents. At the Northern Arc, the new development will provide new schools and community hubs including retail shops, substantial community open space, children's play areas, allotments and sports facilities to promote a healthy lifestyle for local residents.

Along with all the investment to Burgess Hill, we will also see a preservation and enhancement of the Green Circle with plans for greater access to the countryside as well as a new network of scenic walkways and cycle routes to better connect communities in the local area.



£65m
town centre
regeneration



open spaces
for sport and community



new schools
primary & secondary



**expanded
green
circle**

Creating A Destination

One of the major catalysts for growth and visible signs of regeneration in Burgess Hill will be NewRiver's £65m proposed regeneration of Burgess Hill town centre.

NewRiver REIT accrued the lease at The Martlets in 2012, and received planning approval in March 2016 for an exciting regeneration project to create a lively and vibrant town centre development which is due to be complete by 2020. As part of the regeneration project, Lidl has already started its relocation in the town to the former gas holder site on Leyland Road and its new store will be open in 2019.

The exciting regeneration plans for the town centre will be of enormous benefit to Burgess Hill, creating a thriving and vibrant hub for people who live, work and visit the town.

The redevelopment will bring 465,000 sq ft of new shopping and dining facilities featuring popular brands and restaurants including Next and Nando's. The plans will also see a 10-screen multiplex Cineworld cinema, 142 new homes, a 63 bed Travelodge hotel, 174 additional car parking spaces, improved public realm and a new purpose-built library. The scheme will not only create new job opportunities for the local community, but will also act as a catalyst for further growth for the whole town.

Timeline

- **Spring 2016:**
NewRiver REIT achieved planning consent
- **Spring 2017:**
New Head Lease; Delph residential signed
- **Summer/Autumn 2017:**
Leylands Road gas holder demolition and site clearance begins with new Lidl store expected to open 2019
- **Winter 2017/Early 2018:**
Preparation works begin at shopping centre site
- **Summer 2018:**
Phase 1 construction due to begin at main shopping centre
- **Summer 2018/Autumn 2020:**
Build and construction
- **Autumn 2020:**
Completion and launch



Meeting Community, Education & Leisure Needs

The proposals for Burgess Hill will see a considerable investment in new community facilities across the town which will benefit new and existing residents.

At the Northern Arc, the new development will provide two new primary schools as well as a secondary school to help meet demand for school places and also provide further choice for families living in the local area. At the same time, the development will provide several new community hubs which will comprise of local shops and services as well as a dedicated Centre for Community Sport.

The £65m highly anticipated and long-overdue regeneration of the town centre will be of enormous benefit to Burgess Hill, creating

a thriving and vibrant hub for people who live, work and visit the town.

At the same time, developments at Kings Way and Keymer Tiles will provide new community leisure, health and retail facilities, as well as new parks and community open space. Finally, the overall education investment for Burgess Hill will also deliver new Early Years facilities and Special Education Needs provision within the town.



A New Community Sports Hub

The future of sport in Burgess Hill is bright, with the regeneration set to see a network of complementary leisure facilities in the north west of the town to help promote an active lifestyle and benefit all age groups.

In 2017, The Triangle Leisure Centre saw the first stage of this investment. This included a £2.2m refit to provide a new gym, climbing wall, additional sports studio and cafe to bolster its existing facilities. This comes alongside a refurbishment to the Leisure Pool in Summer 2018. The plans have supported the St Paul's Catholic College sports facilities which are available for local sports teams to hire.

The Northern Arc development will also deliver a new Centre for Community Sport on the main gateway into town, north of the A2300. This will complement these sites by providing additional football, rugby and athletics facilities to meet identified needs from the local community and the two recognised sports teams, Burgess Hill Town Football Club and Burgess Hill Rugby Club.

Green Circle & Public Open Space

Burgess Hill is surrounded by extensive green open space, making it the perfect location to enjoy outdoor activities, including walking and cycling.

These areas of green space on the edge of the town form the Green Circle and are protected from development, meaning that the area's natural beauty can be enjoyed by local residents and visitors now and in the future. They also provide corridors for local wildlife to travel between green areas safely.

The proposals for the town will preserve and enhance the Green Circle by providing greater access to the countryside, as well as a new network of scenic walkways and cycle routes to better connect communities in the local area.

The Northern Arc and other developments will also provide substantial community open space, children's play areas, allotments and sports facilities to promote a healthy lifestyle for local residents.



Improving connectivity

Burgess Hill is in a strategic location and well placed to take advantage of the ambitious growth plans proposed for the town.

Situated in the heart of Sussex, it benefits from fast and reliable train services to coastal towns such as Brighton, as well as having great links to London and nearby Gatwick Airport.

The proposals for Burgess Hill will see significant transport improvements for the town with the aim of linking the regenerated town centre with new and existing employment areas, the Northern Arc housing development; as well as providing greater connectivity with the south east region.

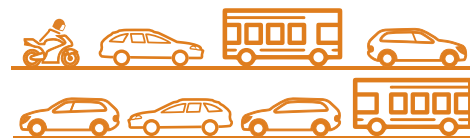
Local councils have secured a £12.5m funding package for transport improvements for Burgess Hill, which will build a more sustainable transport package for the town, improving connectivity, congestion and journey times.

There are also plans to improve Burgess Hill and Wivelsfield train stations and discussions are currently ongoing with Network Rail to examine what other improvements can be delivered beyond access arrangements.

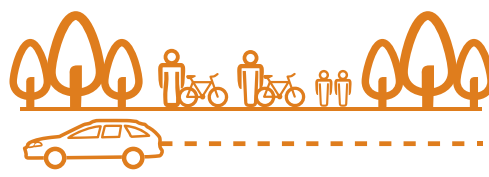
At the same time, the package of transport measures will include a £23m upgrade to the A2300, which will relieve congestion and be key to accelerating the delivery of the Northern Arc housing development and the employment areas south of the A2300.



**improved transport
in the town centre**



**£23m
upgrade to
A2300**



**new sustainable
transport links**



Better Links To Your Town Centre

The £12.5m transport improvements for Burgess Hill town centre will help create more sustainable transport measures, improve connectivity, congestion and journey time reliability.

This will include improved access arrangements for Burgess Hill and Wivelsfield train stations and discussions have been held with Network Rail about other improvements to improve capacity. This will help ensure that services for commuters and residents continue to provide great links to coastal towns and London; as well as facilitating inward travel from surrounding towns.

The town centre improvements will also include enhanced cycle routes linking across Burgess Hill and links to Hassocks and Haywards Heath, more accessible pedestrian routes as part of the £65m town centre regeneration; and improvements to bus services.

Upgrading Road Infrastructure

With Burgess Hill set to see major growth and significant improvements to housing, jobs and social and community facilities, it is essential that this is delivered in tandem with significant road improvements to facilitate these changes.

A £23m investment to improve the A2300 will help drive forward the new high-tech corridor of business park developments and the Northern Arc housing development, by widening and upgrading this main access route into Burgess Hill from the A23. These improvements will help relieve congestion and provide a better connection to and from the M23, M25 and wider South East region.

Preparation work for the A2300 improvements began in 2017, and once complete will provide:

- A dual carriageway;
- Junction upgrades; and
- New and improved pedestrian and cycle path linking the National Cycle Network (NCN) Route 20 and the Northern Arc development.

The Northern Arc development will deliver a new spine road between the A2300 and the A273 Isaac's Lane across the development to provide additional road capacity in the local area. Finally, new schools and other social infrastructure within the Northern Arc development will also help reduce travel demand during peak times.



Sustainable Transport

In addition to road improvements, it is vital that sustainable transport measures are also put in place to link housing developments in Burgess Hill with the town centre, employment opportunities and the wider area by means other than the motor vehicle.

By providing new or improved bus services and cycle and pedestrian links across the town, we can ensure that Burgess Hill grows sustainably and look to reduce congestion.

The Northern Arc development will incorporate a network of new cycle and pedestrian routes across the site and provide links to other areas of Burgess Hill and extend the Green Circle. We are also working with local bus operators to provide regular services to stops within the Northern Arc to further reduce car congestion.

At the same time, local councils have secured £12.5m of funding for the first phase of a package of sustainable transport improvements for Burgess Hill.

Planned improvements will seek to provide an enhanced public realm for walkers, cyclists and public transport users, cycle routes across the town linking the town centre, railway stations and employment areas, and traffic free routes to Hassocks and Haywards Heath. More accessible pedestrian routes are proposed as part of the £65m town centre regeneration along with improvements to bus services.

There are also plans to improve Burgess Hill and Wivelsfield train stations, with discussions currently ongoing with Network Rail to examine what wider improvements can be delivered beyond improved public realm and access arrangements.



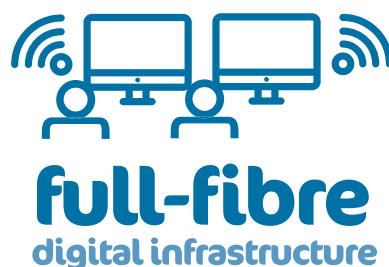
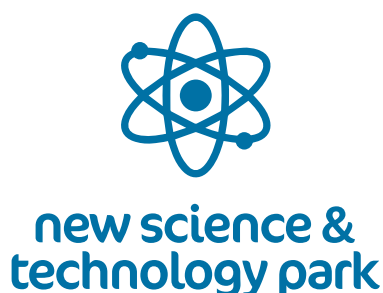
Attracting inward investment

The Strategic Growth Programme for Burgess Hill will see a transformation of the local economy, creating thousands of new high value jobs in technology-led industries, and making Burgess Hill one of the most attractive places in the region to do business.

The proposals for Burgess Hill will create 15,000 new jobs in the local area, including 2,500 at a new Science & Technology Park located south of the A2300 on the western edge of the town. The plans will also see the delivery of 25 hectares of new employment space, bringing new opportunities to the area and helping existing businesses to expand as a result. This will be supported by full-fibre digital infrastructure to help established and new businesses grow in Burgess Hill. At the same time, the £65m investment in the town centre will bring enhanced levels of retail space with big name retailers; as well as restaurants and bars to boost the night-time economy.

New employment space in the town will meet the needs of 21st century businesses, encourage inward investment and allow current businesses to grow. At the same time, the new Science & Technology Park will boost the area's credentials for creative and high technology industries and support research and development.

Taken together, these proposals will not only retain existing employment but also make Burgess Hill a centre for high quality employment for the wider area and enable sustainable economic growth.





Landmark New Employment Space

Innovative Research & Development

The Coast to Capital Local Enterprise Partnership has identified Burgess Hill as a spatial priority and has committed to significant investment in the town to deliver new jobs, homes and employment space.

To drive forward greater business investment in the town and in partnership with the private sector, we will deliver 25 hectares of new employment space in the town creating thousands of new high value jobs in technology-led industries, and making Burgess Hill one of the most attractive places in the region to do business.

Burgess Hill and the wider Mid Sussex area has over 7,000 businesses and was identified as the most economically resilient local authority area in the region during the economic downturn of 2010. The District has the lowest level of unemployment in the county and sits within the Gatwick Diamond growth area.

Plans are currently being delivered and we have already given outline planning consent for the first of our major employment developments, The Hub.

Located in the western business growth corridor south of the A2300, The Hub will provide up to 50,000sqm of employment space, of which up to 14,000sqm will be for distribution and warehousing, with much of the remainder expected to be technology-led businesses offering sustainable high value jobs.

With four universities and a wide range of graduates living and working in the region, Burgess Hill is perfectly placed to develop a new Science & Technology Park and create a new high-tech business growth corridor to the west of the town.

Started in the 1960's, Science & Technology Parks didn't gain traction until the 1980's when government encouraged universities to be more outward looking and commercially aware. By the 1990's more than half the universities in the UK had some kind of agreement or collaboration with science parks. With local universities currently providing employers with over 41,000 graduates over a five year period, there has never been a better time to harness this talent.

The proposed Science & Technology Park in Burgess Hill will see 50% of new jobs earmarked for graduates and will be supported by high-tech full fibre infrastructure. The preferred site is located amongst the wider high-tech business corridor to the west of Burgess Hill and south of the A2300.

The site will look to consist of a core facility housing an 'anchor organisation' from a commercial, academic or research body; which will be supported by a hotel, and conference and meeting facilities. The area will also look to include cafes and leisure facilities to establish the park as a resource for the wider community, as well as an environment where employees from a range of organisations can meet and collaborate.

The new Science & Technology Park in Burgess Hill will not only create a high number of skilled jobs, but also lead to the development of research into commercial products and services, making this a centre of excellence, productivity and sustainability.



Enhanced Local & Regional Connectivity

Historically in the mid 20th century, Burgess Hill was said to be the fastest growing town in the south east and it's no surprise given its excellent location. Today Burgess Hill is still a well connected town, with great rail and road connections to Brighton and London, as well as being located in proximity to Gatwick Airport.

A £23m investment into the A2300 will help drive forward the new high-tech corridor of business park developments on the western edge of the town by providing better links to the A23, which is a key arterial route in the local area, connecting Burgess Hill with coastal towns. The improvements will also provide a better onward link to the M23 and M25, providing businesses with more incentive to invest and relocate to Burgess Hill.

At the same time, local councils have secured a £12.5m funding package for transport improvements for Burgess Hill which will help build a more

sustainable transport package for the town, improving connectivity, congestion and journey times.

In addition, full fibre gigabit-speed capable broadband is coming to Burgess Hill, after Mid Sussex District Council secured a £2.2million fund from the Government.

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key partners

BurgessHill
Town Council



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