



### WELCOME

This community newsletter is designed to keep you updated on progress as the various phases of the project are brought forward. Information can also be found on the website:

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

### IN THIS ISSUE

- Latest sale to Taylor Wimpey
- Progress in pictures
- St. Modwen Park Gatwick
- Travel Plan
- Footpaths

### TAYLOR WIMPEY BUYS FINAL 2 PHASES

St. Modwen is pleased to announce a significant milestone at Heathy Wood and welcome house-builders Taylor Wimpey who have acquired 14 acres of residential land.

The sale of phases 3 and 4, located north of the current residential development areas, marks the completion of sales of all consented residential plots in the Heathy Wood project.

Taylor Wimpey joins St. Modwen Homes on site, which is already building out 300 homes with 90 affordable homes. Phases 3 and 4 consist of 197 homes, 30% of which will be affordable, bringing the total homes at Heathy Wood to 500. The homes will be nestled between areas of public open space, allotments, three miles of walkways and woodlands, as well as plots for a doctor's surgery and a primary school.

William Bayston, Senior Development Manager at St. Modwen said: "The sale of Phases 3 and 4 is a landmark moment for Heathy Wood and shows we are determined to continue creating this community



Aerial shot of site from the north with phases 3 and 4 shaded, August 2020

despite the challenging backdrop of 2020. We are pleased to not only be able to deliver homes, but also employment space, community facilities and open spaces for everyone to enjoy."



## 2020 PROGRESS IN PICTURES

St. Modwen Strategic Land & Regeneration, St. Modwen Homes and all of the Heathy Wood suppliers and contractors have been working hard to keep progress on Heathy Wood to schedule amidst the backdrop of Covid-19.

It's amazing to see the progress that everyone has come together to achieve this year. Eleven homes are now occupied in phases 1 and 2, and the community will continue to grow as sales continue with more completions planned for Spring 2021.

Take a look at the pictures to see how the development has blossomed over the last few months.



NATTA laying foundations in phase 2



Construction works in phase 2



Brickwork and windows going in on phase 1



Completed St. Modwen Homes in phase 1



Landscaped gardens in phase 1



## ST. MODWEN PARK GATWICK

St. Modwen's Industrial & Logistics team has delivered a 100,000 sq ft build-to-suit facility as part of the first phase of development at St. Modwen Park Gatwick, which lies just to the west of the residential community of Heathy Wood, shielded by ancient woodland.

The facility, which was pre-let on a 15-year lease to Gatwick Airport Limited in September 2019, attracted the occupier with its location one junction south from the neighbouring airport along the M23.

The cross-docked unit was specifically designed to meet occupier needs and features 20,000 sq ft of office space.

St. Modwen will now begin work on a further phase of speculative development at the site after securing detailed planning consent from Mid Sussex District Council in April 2020 to build a 64,752 sq ft unit.

This second phase of the industrial and logistics project will cater to market demand for more flexible warehouse racking space and will offer the potential addition of a mezzanine floor.

The scheme is expected to help meet employment demand for the industrial and logistics sector across the region.



Cycle and footpaths sign at the entrance of the site



Inside the warehouse at St. Modwen Park Gatwick



Loading bays



View of office space



## TRAVEL PLAN

There is so much to see right on the doorstep of Heathy Wood, and to aid residents in their travels, St. Modwen has devised a helpful Travel Plan for those new to the area. It's also a useful pack for those already living in the area who are looking to make their travel greener!



## FOOTPATH WORKS

Walkers and runners alike will be pleased to hear that the section of pathway from the new spine road at entrance of phases 1 and 2, through the trees and into Copthorne, is now fully open for public use.

The spine road footpath is delineated by the thick green arrow on the adjacent plan.

The opening of this footpath creates an important link for residents of Heathy Wood to their surrounding communities, and for those wanting to visit Heathy Wood from other local areas.

Works are also starting on footpaths to the M23 bridge and the A2220 in 2021, opening the site further to the wider community in Copthorne.

For information on getting about by foot, bike and public transport, as well as important information for those travelling with disabilities, take a look at the Travel Plan on the homepage of our website:

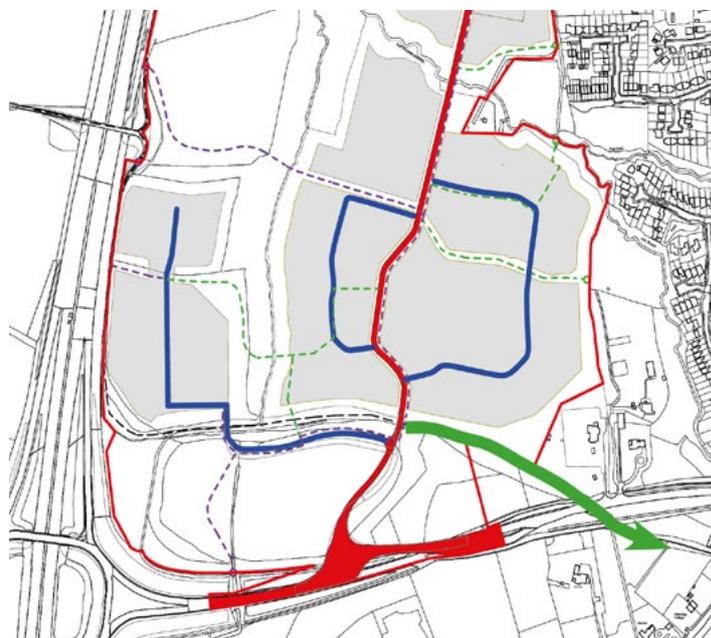
[www.heathywood.co.uk/downloads/heathy-wood-welcome-pack.pdf](http://www.heathywood.co.uk/downloads/heathy-wood-welcome-pack.pdf)

If you need any advice on travelling in and around

Copthorne, get in touch with Chris Hart, who is the Travel Plan Coordinator at Heathy Wood.

Chris Hart is the main point of contact for both residents and West Sussex County Council and will continue to update the Travel Plan as the site develops.

E: [Chris.Hart@stmodwen.co.uk](mailto:Chris.Hart@stmodwen.co.uk)



## SHARE YOUR STORY

Stories help to fill the gap between us. We would love to share good news about the Heathy Wood and its surrounding community, so if you have your own

news to share, or have any queries at all about the development contact us at: [info@heathywood.co.uk](mailto:info@heathywood.co.uk)