



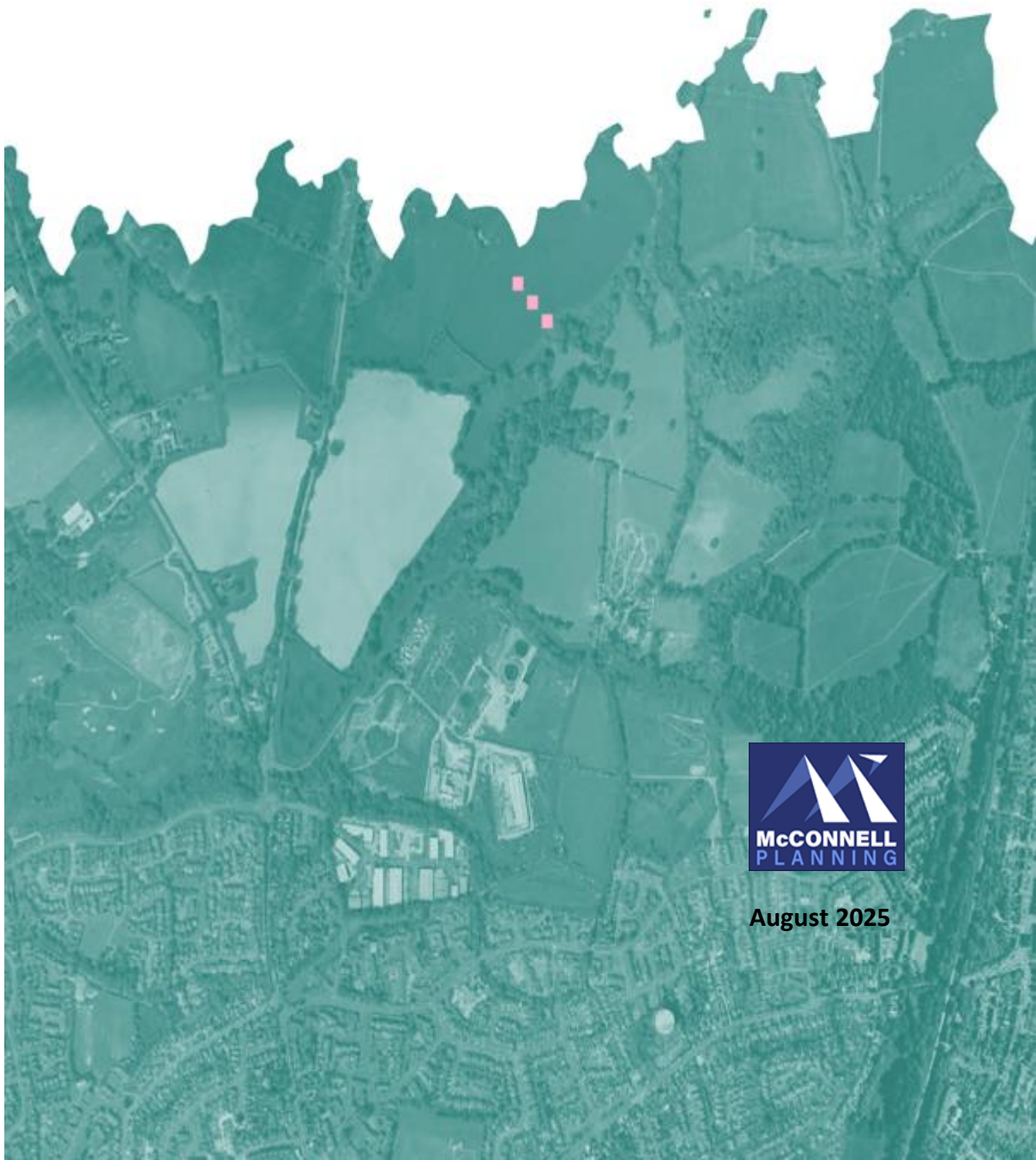
Homes
England

Bellway

Brookleigh, Burgess Hill

Phase 1 East: Former Lowlands Farm Barn site

Biodiversity Net Gain Statement



August 2025

1. This Biodiversity Net Gain Statement has been prepared in support of a reserved matters application submitted to Mid Sussex District Council (“the Council”) pursuant to outline planning permission ref DM/18/5114, as amended by planning application ref DM/21/3279, for the construction of two dwellings on the former Lowlands Farm Barn site within Sub-Phase P1.3 at the Northern Arc development (now Brookleigh) on land north and north-west of Burgess Hill.
2. The S106 agreement supporting the Outline Planning Permission includes a biodiversity objective S106 agreement supporting the to secure a site net gain of 10% in biodiversity compared with the baseline biodiversity value. The S106 requires a Baseline Biodiversity Assessment to be prepared prior to commencement of the development with a Biodiversity Progress Report to be submitted at various stages of the development to monitor progress against the biodiversity objective.
3. To support the Biodiversity Progress Report, BNG calculations were prepared for Reserved Matters Approval ref DM/21/3870 pursuant to Outline Planning Permission DM/18/5114 for the erection of 247 dwellings, alterations to Lowlands Farm Barn to form two dwellings, associated car parking, open space and infrastructure, including an extension to Bedelands Nature Reserve and provision of the Green Circle and pedestrian/cycle route for Sub-Phases P1.3, P1.5, P1.6, OS1.1a, OS1.1b, OS1.2N, OS1.5 and OS1.6) to the east of Isaacs Lane and Lowlands Farm at the Brookleigh development.
4. The baseline biodiversity value for the site covered by this reserved matters application was 224 habitat units with the proposed development increasing the biodiversity value of the site to 271 habitat units. However, the baseline biodiversity value of P1.3, which included Lowlands Farm Barn, was calculated at 1.45 units with the post development value being 2.07 units, thereby forming a very small component of the overall biodiversity value of Phase 1B.

3. It was agreed with Officers at pre-application stage that given the small size of the site and low biodiversity value, which has now been reduced to a negligible level following the fire damage that has largely destroyed both buildings and ground cover, that rather than producing further biodiversity calculations for the application site, the biodiversity calculations prepared for reserved matters application DM/21/3870 would both remain of sufficient accuracy for, and would not prejudice the preparation of, a Biodiversity Progress Report covering this stage of the Brookleigh development.