



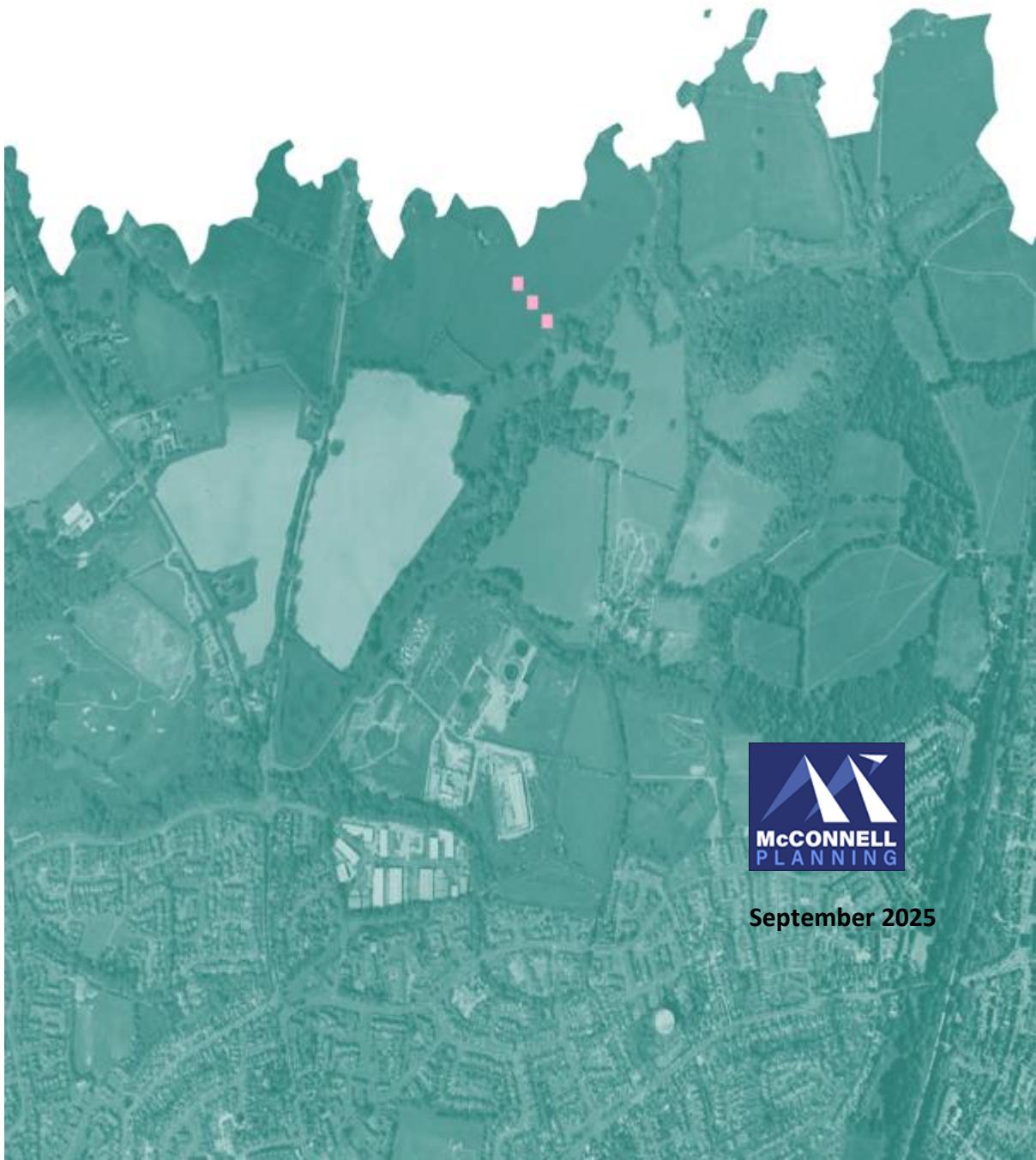
Homes
England

Bellway

Brookleigh, Burgess Hill

Phase 1 East: Former Lowlands Farm Barn site

Sustainability Statement



September 2025

1. This Sustainability 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. Condition 16 of planning permission ref DM/21/3279 states that: “no development shall proceed within each reserved matters area unless and until a Sustainability Statement for that reserved matters area has been submitted to and approved in writing by the local planning authority”. The reason for this condition is in the interest of sustainability and to accord with Policy DP39 of the Mid Sussex District Plan. This Statement will form the basis of that Sustainability Statement to be submitted under Condition 16 once reserved matters approval for the proposed development has been granted.
3. Policy DP39: Sustainable Design and Construction requires that development proposals should seek to improve the sustainability of development and where appropriate and feasible incorporate the following measures:
 - Minimise energy use through the design and layout, in particular through the use of natural lighting and ventilation
 - Explore the use of communal heating networks
 - Use renewable sources of energy
 - Maximise efficient use of resources, including minimising waste and maximising recycling/re-use of materials
 - Limit water use to 110 litres per day
 - Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings.
4. This Statement will address how each of these criteria has been considered through the design process.

Energy use: The dwellings will achieve a high level of insulation and will be air tight. The dwellings are not located in an area subject to high level of noise and so will not require mechanical ventilation for heating and cooling whilst the internal accommodation layout will allow for good natural ventilation.

Communal heating: the site is not located in an area where communal or district heating is a realistic possibility in the short or long term.

Renewable energy sources: it is intended to install photovoltaic panels on the roof of the property and the dwellings will be provided with an air source heat pump.

Waste and recycling: Condition 17 of planning permission ref DM/21/3279 requires the submission and approval of a Waste and Recycling Management Strategy for each reserved matters area. This matter will therefore be covered in detail under Condition 17 once reserved matters approval has been granted.

Water use: the dwellings will be fitted with low water usage facilities that will ensure that water consumption will be limited to 110 litres per day.

Future climate change: whilst the design of the buildings has been largely determined by the need to reflect the previous agricultural building positioned on the site, the dwellings sit in spacious plots that provide the opportunity for adaptation to address future climate change.

5. The information set out above determines that the proposed development will accord with the specific requirements of Policy DP39 thereby ensuring a highly sustainable development.