

Northern Arc Allocation: Brookleigh - Lowlands Farm Barn Redevelopment, Burgess Hill

EIA Statement of Conformity / Addendum

Bellway



Homes
England

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savills

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1. Introduction

- 1.1 This report is prepared in support of a Reserved Matters Application (RMA) to be submitted by Bellway Homes Ltd to Mid Sussex District Council (MSDC) for the redevelopment of the site of the former Lowlands Farm Barn.
- 1.2 Lowlands Farm Barn was extensively damaged as a result of a fire, with only the northern wall and a lower plinth wall of the building remaining, the roof having been completely destroyed together with the internal timber frame.
- 1.3 The conversion of the original barn to residential was approved as part of the Reserved Matters approval for Phase 1B of the Northern Arc urban extension to the north of Burgess Hill.
- 1.4 Outline planning permission (DM/18/5114) was granted on 4 October 2019 for:
- “Comprehensive, phased, mixed-use development comprising approximately 3,040 dwellings including 60 units of extra care accommodation (Use Class C3) and 13 permanent gypsy and traveller pitches, including a Centre for Community Sport with ancillary facilities (Use Class D2), three local centres (comprising Use Classes A1-A5 and B1, and stand-alone community facilities within Use Class D1), healthcare facilities (Use Class D1), and employment development comprising a 4 hectare dedicated business park (Use Classes B1 and B2), two primary school campuses and a secondary school campus (Use Class D1), public open space, recreation areas, play areas, associated infrastructure including pedestrian and cycle routes, means of access, roads, car parking, bridges, landscaping, surface water attenuation, recycling centre and waste collection infrastructure with associated demolition of existing buildings and structures, earthworks, temporary and permanent utility infrastructure and associated works.”*
- 1.5 The Outline Planning Application (OPA) was subject to EIA, which was reported in an Environmental Statement (ES) and an ES Addendum (ESA) in 2018 and 2019 respectively.
- 1.6 In 2021, a Statement of Conformity was prepared to support the Phase 1B Reserved Matters Application (RMA) (DM/21/3870), with the site subject to this application sitting within sub-phase 1.3 (Lowlands). That application and Statement of Conformity considered the proposed conversion of the barn at Lowlands Farm to create two residential dwellings.
- 1.7 That document concluded that the Phase 1B proposals, supported by the technical reports comprising the application documentation, conformed with the previously assessed parameters and delivered against the relevant strategies and mitigation requirements relating to the EIA. As such, the environmental information contained within the ES and ESA remained valid in respect of the Phase 1B RMA.
- 1.8 This EIA Statement of Conformity/Addendum now presents Savills review of the current proposal to replace the burnt down barn with two new dwellings and the supporting plans against the parameters assessed in the 2021 RMA Statement of Conformity, alongside relevant strategies and mitigation to evaluate the implications of this RMA on the validity of the conclusions of the December 2018 ES and August 2019 ESA.

- 1.9 An RMA in respect of an outline development that was subject to EIA constitutes a 'subsequent application'. Subsequent applications are often accompanied by an EIA Statement of Conformity to make the case to the LPA that the Environmental Information already before them (in the form of the Environmental Statement submitted alongside the Outline application), is adequate to understand the likely significant effects on the environment. This document provides that assessment. Where matters have changed that information is usually provided in the form of an ES Addendum. Given the change in baseline, but conformity with all other matters, this report takes the form of a hybrid Statement of Conformity and ES addendum to update that baseline as required.
- 1.10 In addition to the RMA for Phase 1B, other applications have been made in the interim:
- A Section 73 (S73) application DM/21/3279 pursuant to the OPA, was approved on 9 December 2022 and comprised revisions to Conditions 5, 6, 7, 11, 22 and 35.
 - A Non-Material Amendment (NMA) DM/24/2576 pursuant to the OPA, was approved on 25 October 2024 and comprised amendments to Condition 5 to update the Land Use, Green Infrastructure, Building Heights and Phasing Plan Parameter Plans.
 - A Reserved Matters Application DM/25/0088 to deliver a section of Brookleigh Green Circle was approved on 27 May 2025.
- 1.11 All three applications were accompanied by EIA Statements of Conformity which confirmed the proposals did not alter the assessments and conclusions in the original 2018 ES and 2019 ESA.
- 1.12 The OPA is also subject to a live (at the time of writing) S73 reference DM/23/0747, that aims to update the full list of approved parameter plans. The initial purpose was to amend the planning application boundary on all plans to remove a small area of semi-natural open space (approximately 0.14 ha) between Isaac's Lane and the access road to Woodfield Bungalow as the land is no longer required for the development and is thus being returned to the previous landowner. However, the scope of the application was broadened in 2025 to include the change to the Demolition and Retention Parameter Plan following the extensive fire damage to the barn at Lowlands Farm with that Parameter Plan now showing the barn to be demolished rather than retained. It should be noted that the Statement of Conformity (March 2023) that supported the S73 stated that the conclusions of the ES (2018) and ES Addendum (2019) remained valid against the amendments submitted.
- 1.13 The Council has also determined in April 2025 that their prior approval is not required for the demolition of the barn (DM/25/0843).

Site and Proposed Development

- 1.14 The site of the proposed development is a small parcel within the Lowlands area of the wider Burgess Hill Northern Arc development (known as Parcel 1.3). The Lowlands area sits within the eastern part of the Burgess Hill Northern Arc site to the east of Freeks Lane. The reserved matters consent for the Lowlands area, including the proposed development site, provided consent for 247 dwellings along with the conversion of Lowlands Farm barn into two dwellings and associated car parking, open space and infrastructure (DM/21/3870).
- 1.15 Following a fire which extensively damaged the barns, the site is now essentially laid to rubble and grass with only small sections of the original walls of the barn remaining in situ.

- 1.16 Freeks Lane borders the site to the north and west.
- 1.17 The proposal aims to re-develop the site with 2no. two storey residential semi-detached dwellings , along with associated gardens and four parking spaces. They would front onto the 'estate road' accessed off Freeks Lane.
- 1.18 The review demonstrates that the proposals in light of the revised baseline do not introduce likely new or additional significant environmental effects compared with the previously assessed parameters and deliver against the relevant strategies and mitigation requirements relating to the EIA and as such the residual effects and conclusions of the ES and ES Addendum remain valid.
- 1.19 Savills review is presented in Tables 1 - 3 in Section 2.

2 Assessment Overview

Table 1: Parameter Plans

Parameter Plans	Compliance/Addendum (where No)
Access and Movement Plan – Drawing Number 004 Rev 04 ¹	Yes – The proposed development is consistent with the approved parameter plan.
Building Heights Plan – Drawing Number 006 Rev 04 ²	Yes – The proposal is in accordance with the approved parameter plan with a building height of two storeys.
Demolition and Retention Plan – Drawing Number 007 Rev 02 ³	No – Since this plan was approved, the baseline situation has changed following extensive fire damage to the barn at Lowlands Farm. The site of the building marked for retention, that has suffered extensive fire damage is now to be replaced. This change is to be reflected through the S73 application DM/23/0747, which will update the Demolition and Retention Plan to show the building to be demolished. However, in line with the Land Use Plan and proposed quantum, the assessment presented within the Environmental Statement and ES Addendum assessed residential uses (C3) in this location, which remains consistent with the RM proposals. Whilst the retention of the barn is no longer possible, and the baseline has changed, the proposal is deemed to be in the spirit of the parameters subject to what is now feasible and there is no material impact to the findings of the EIA given the controlling conditions that control subsequent applications.
Density Plan – Drawing Number 005 Rev 03 ⁴	Yes – The proposed development is consistent with the Density Plan.
Green Infrastructure Parameter Plan – Drawing Number 003 Rev 07 ⁵	Yes – The proposed development is consistent with the Green Infrastructure parameter plan.
Land Use Plan – Drawing Number 002 Rev 03 ⁶	Yes – The proposal is consistent with the approved Land Use parameters.
Phasing Plan – Drawing Number 008 Rev 03 ⁷	Yes – The proposal is consistent with the outline phasing strategy.

¹ Approved as part of S73 DM/21/3279

² Approved as part of NMA DM/24/2576

³ Approved as part of S73 DM/21/3279

⁴ Approved as part of S73 DM/21/3279

⁵ Approved as part of NMA DM/24/2576

⁶ Approved as part of NMA DM/24/2576

⁷ Approved as part of NMA DM/24/2576

Table 2: Strategy Compliance

Strategy	Compliance/Addendum (where No)
Biodiversity Strategy (Northern Arc Allocation: Biodiversity Scheme – Planning Obligation Discharge)	Yes the RMA is in compliance – Information provided within the Ecological Mitigation Statement and controlled by Condition. Reserved matters approval DM/21/3870 includes a planning condition requiring the provision of a bat house to offset the loss of bat roosts arising from the demolition of Lowlands Farm House and the conversion of Lowlands Farm Barn. This bat house will be provided through DM/21/3870.
Drainage Strategy (SuDS Masterplan – Condition 21 Discharge)	Yes the RMA is in compliance – The proposal has no material impact on the SuDS masterplan. Controlled by OPA Conditions.
Foul Water Drainage Strategy (Foul Water Drainage Masterplan – Condition 23 Discharge)	Yes the RMA is in compliance – The proposal has no material change from the RMA. Information provided within the Drainage Technical note. Controlled by OPA Conditions.
Open Space Strategy (Lowlands Farm Specification – Planning Obligation Discharge)	Yes the RMA is in compliance – The proposal has no impact on the Lowlands Farm Specification given the controlling conditions relating to loss of bat roosts and provision of a bat house through RMA DM/21/3870

Table 3: Relevant Design Related EIA Mitigation Requirements

EIA Mitigation/ Enhancement Measures (see ES Chapter 16, Table 16.1 and ES Addendum Chapter 16 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance/Addendum (where No)
Ecology	Ecological Surveys	Yes – The fire damage has destroyed any ecological value of the site and it has been agreed with the Council that it is not necessary to submit an ecological survey with the application. Reserved matters approval DM/21/3870 includes a planning condition requiring the provision of a bat house to offset the loss of bat roosts arising from the demolition of Lowlands Farm House and the conversion of Lowlands Farm Barn. This bat house will be provided through DM/21/3870. Controlled through planning conditions.
	Green Infrastructure	Yes – Whilst there is no landscaping remaining within the site, the development will ensure the safeguarding of existing trees and hedgerows and the ancient woodland buffer adjacent or in close proximity to the site. Controlled through outline planning conditions.
	Proposed Development Design	Yes – The design of the proposed replacement barns has taken into consideration the form, relative significance and history of the original barn and the principles and specifications set out in the Revised Development and Specification Framework (August 2019) and the Revised Design Guide (August 2019). Controlled through outline planning conditions.
	Sustainable Drainage Systems	Yes – The proposal complies with the ES requirements regarding the provision of SuDS. Controlled through outline planning conditions.

EIA Mitigation/ Enhancement Measures (see ES Chapter 16, Table 16.1 and ES Addendum Chapter 16 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance/Addendum (where No)
	Landscaping	Yes – The proposals are in accordance with the requirements of landscaping approved under the OPA.
	Animex Wildlife Bridge	N/A – The proposal does not relate to the location of the Animex Wildlife Bridge required as part of the OPA or RMA in the wider Parcel 1.3 area. Therefore, the proposal is in accordance with the requirements of the ES and ESA.
	Street Lighting	N/A – No street lighting is proposed as part of this RMA.
	Disturbance Lighting	N/A – No lighting is proposed as part of this RMA.
	Additional Mitigation from the August 2019 ES Addendum (bat house; semi-natural greenspace and grassland; and ponds)	Yes - The landscape proposals are compliant with the provision of bat boxes/houses to also take account of the loss of the barn originally proposed to be retained
Water Resources, Flood Risk and Drainage	Drainage Strategy	Yes – The drainage strategy for the proposal is compliant with the EIA requirements, with the scheme complying with the wider approved Drainage Strategy designed to provide storage for events up to the critical 1 in 100 year storm event, plus a 40% allowance for climate change to be in accordance with the requirements of the Outline Flood Risk Assessment/Drainage Strategy. Controlled through OPA conditions.
	Flood Risk Assessment	Yes – The proposal is compliant with the EIA requirements, with SUDs provided across the site and all residential development located within Flood Zone 1 areas given that the proposal makes no change to these provisions. Controlled through OPA conditions.
	Runoff Mitigation	Yes – The run off mitigation strategy is compliant with the ES, as the proposal does not introduce additional discharge rate for Parcel 1.3. Controlled through OPA conditions.
	Wastewater Generation	Yes – No change to wastewater strategy from approved RMA which was compliant with the ES requirements.
	Additional Mitigation and Monitoring during Operation, August 2019 ES Addendum (retention of floodplain compensation before construction)	N/A - Measures to be set out within the CEMP subject to pre-commencement condition.
Ground Conditions	Asbestos and Contamination Removal	N/A – Phase 1B is predominantly composed of agricultural land and there was no evidence of asbestos in the Lowlands Farm Barn in Sub-Phase 1.3.
	Phase II Site Investigation and Risk Assessment	N/A – Phase II site investigations and risk assessment will be completed post consent. Controlled through OPA conditions.
	A Minerals Resource Assessment	N/A – Prior extraction has been confirmed as not required (see OPA Committee Report page 141).

EIA Mitigation/ Enhancement Measures (see ES Chapter 16, Table 16.1 and ES Addendum Chapter 16 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance/Addendum (where No)
Landscape and Visual	Green Infrastructure	Yes – The proposal does not affect the green infrastructure provision presented in the original Phase 1B RMA, which was in compliance with the ES requirements regarding the hedgerow and ancient woodland buffer and thus it is considered that the proposal is in compliance with the ES and ESA requirements.
	Land Use	Yes – The proposal is compliant with the EIA requirements and parameters, namely that all development is residential and at two storeys sits comfortably within the building heights parameter. The proposal accords with the density set out in the EIA requirements.
	LEMP mitigation set out in Design Guide	Yes – The proposal is compliant with the EIA requirements. Controlled through OPA conditions.
Culture and Heritage	Green Infrastructure	Yes – The green infrastructure provision presented in the Lowlands Farm Barn redevelopment is in compliance with the ES requirements to minimise potential impacts on the Roman Road through safeguarding of existing trees and hedgerows and the ancient woodland buffer. Controlled through OPA conditions.
	Retention of Structures of Value	No - The 18th/19th Century Barn at Lowlands Farm was identified within the 2018 ES and 2019 ESA as a non-designated heritage asset, and the retention / conversion of the Barn formed part of the embedded design mitigation. Subsequent to the approval of the 2018 Outline application and 2021 Reserved Matters application, the Barn was subject to extensive fire damage. It is understood that no investigations have been sought by the relevant Fire Service. No enforcement action from Mid Sussex Council for repair or securing fabric has been received, and the potential for such action to be pursued has not been raised by Mid Sussex Council to date. The Barn no longer holds the heritage value which it did at the point of the 2018 ES or 2019 ESA, which even at this point would have been assessed as <i>low</i> utilising the criteria set out in the 'Table 10-2. Criteria for determining the value of heritage assets'. Accordingly, there has been a fundamental change to the baseline position, with this being outside of the control of the applicant. This is a material consideration. Based upon the current baseline, the surviving fabric no longer holds a level of value that would necessitate the need for its retention and conversion to form part of the design mitigation.

EIA Mitigation/ Enhancement Measures (see ES Chapter 16, Table 16.1 and ES Addendum Chapter 16 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance/Addendum (where No)
		The design of the replacement dwellings has taken into account pre-application advice from the Mid Sussex Council, the form and style of the building prior to the fire, the design of the approved conversion and the local vernacular. Overall, the proposals are considered to represent an informed and proportionate response, reflecting the agricultural character of the original barn and providing a understanding of the former agricultural use of this part of the site, whilst also enabling the provision of practical internal accommodation The design of the replacement dwellings has also taken into account the principles and specifications set out in the Revised Development and Specification Framework (August 2019) and the Revised Design Guide (August 2019). Thus, whilst the proposals do not 'conform' with this element of the design mitigation associated with the Outline application or the conclusions of the 2018 ES and 2019 ESA as a result of the demolition of the Barn, this needs to be considered in the context of the fundamental change to the baseline position and the lack of ability to implement the conversion of the Barn, as previously envisaged. Furthermore, Mid Sussex Council have confirmed that Prior Approval is not required for the demolition of the Barn. This is a legitimate fall back position, which is another material consideration.
	Design Guide	No - The 18th/19th Century Barn at Lowlands Farm was identified within the 2018 ES and 2019 ESA as a non-designated heritage asset, and the retention / conversion of the Barn formed part of the embedded design mitigation. Subsequent to the approval of the 2018 Outline application and 2021 Reserved Matters application, the Barn was subject to extensive fire damage. It is understood that no investigations have been sought by the relevant Fire Service. No enforcement action from Mid Sussex Council for repair or securing fabric has been received, and the potential for such action to be pursued has not been raised by Mid Sussex Council to date. The Barn no longer holds the heritage value which it did at the point of the 2018 ES or 2019 ESA, which even at this point would have been assessed as <i>low</i> utilising the criteria set out in the 'Table 10-2. Criteria for determining the value of heritage assets'. Accordingly, there has been a fundamental change to the baseline position, with this being outside of the control of the applicant. This is a material consideration. Based upon the current baseline, the surviving fabric no longer holds a level of value that would necessitate the need for its retention and conversion to form part of the design mitigation.

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	Archaeological Investigation	N/A – Archaeological works subject to an agreed WSI to be undertaken subject to pre-commencement condition.
	Additional Mitigation / Information, August 2019 ES Addendum (conversion of Lowlands Farm to residential)	No - The 18th/19th Century Barn at Lowlands Farm was identified within the 2018 ES and 2019 ESA as a non-designated heritage asset, and the retention / conversion of the Barn formed part of the embedded design mitigation. Subsequent to the approval of the 2018 Outline application and 2021 Reserved Matters application, the Barn was subject to extensive fire damage. It is understood that no investigations have been sought by the relevant Fire Service. No enforcement action from Mid Sussex Council for repair or securing fabric has been received, and the potential for such action to be pursued has not been raised by Mid Sussex Council to date. The Barn no longer holds the heritage value which it did at the point of the 2018 ES or 2019 ESA, which even at this point would have been assessed as <i>low</i> utilising the criteria set out in the 'Table 10-2. Criteria for determining the value of heritage assets'. Accordingly, there has been a fundamental change to the baseline position, with this being outside of the control of the applicant. This is a material consideration.

EIA Mitigation/ Enhancement Measures (see ES Chapter 16, Table 16.1 and ES Addendum Chapter 16 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance/Addendum (where No)
		Based upon the current baseline, the surviving fabric no longer holds a level of value that would necessitate the need for its retention and conversion to form part of the design mitigation. The design of the replacement dwellings has taken into account pre-application advice from the Mid Sussex Council, the form and style of the building prior to the fire, the design of the approved conversion and the local vernacular. Overall, the proposals are considered to represent an informed and proportionate response, reflecting the agricultural character of the original barn and providing a understanding of the former agricultural use of this part of the site, whilst also enabling the provision of practical internal accommodation The design of the replacement dwellings has also taken into account the principles and specifications set out in the Revised Development and Specification Framework (August 2019) and the Revised Design Guide (August 2019). Thus, whilst the proposals do not 'conform' with this element of the design mitigation associated with the Outline application or the conclusions of the 2018 ES and 2019 ESA as a result of the demolition of the Barn, this needs to be considered in the context of the fundamental change to the baseline position and the lack of ability to implement the conversion of the Barn, as previously envisaged. Furthermore, Mid Sussex Council have confirmed that Prior Approval is not required for the demolition of the Barn. This is a legitimate fall back position, which is another material consideration.
Traffic and Transport	Street Hierarchy	N/A – The proposal does not affect the street hierarchy and is therefore compliant with the ES and ESA.
	Public Transport Strategy	N/A – The proposal does not affect the public transport strategy and is therefore compliant with the ES and ESA.
	Pedestrian and Cycle Promotion (including August 2019 ES Addendum)	N/A – The proposal does not affect pedestrian and cycle promotion and is therefore compliant with the ES and ESA.
Noise and Vibration	Design Guide Glazing	Yes – The glazing approach is compliant with the requirements set out in the ES, namely the provision of specialised type 1 glazing in areas of higher traffic noise. Controlled through OPA conditions.
	Design Guide Building Service Plants	N/A – The proposal is purely residential development and therefore building service plants are not located within this development.
	Design Guide Outdoor Amenity Areas	Yes – The dB levels for the private amenity areas are compliant with the requirements set out in the ES. Controlled through OPA conditions. No public outdoor amenity areas are proposed as part of the proposal.

EIA Mitigation/ Enhancement Measures (see ES Chapter 16, Table 16.1 and ES Addendum Chapter 16 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance/Addendum (where No)
Air Quality	Additional Mitigation from the August 2019 ES Addendum (electric vehicle charging points; the green circle extension pedestrian/ cycle provision; green superhighway pedestrian/ cycle provision; the A2300 walking and cycle improvements; the A273 Jane Murray Way walking/ cycling improvements; and alternatives to private car use)	N/A – the additional mitigation required from the August 2019 ES Addendum is not relevant to this proposal.
Socio Economic	Provision of Healthcare and Education Facilities	N/A – Phase 1B is solely residential development.
	Play Space, Open Space, Retail, Employment Space and Community Space	N/A – Provision of such infrastructure is included in the wider Parcel.
	Affordable Housing	N/A – No affordable housing is proposed as part of this application, but provision across the parcel remains compliant with the requirements set out in the ES.
Climate Change	Energy Strategy / Sustainability and Sustainability Statement	Yes – The energy and sustainability measures proposed on site in terms of design and highways are compliant with the requirements set out in the approved OPP strategies and statements and thus is in line with the ES and ESA. Controlled through OPA conditions.

3. Conclusion

- 3.1 As set out in Tables 1-3, Savills confirms that the Reserved Matters Application for the Lowlands Farm Barn redevelopment at Brookleigh, Burgess Hill Northern Arc is in compliance with the Outline Planning Permission DM/18/5114 dated 4 October 2019, as amended by Section 73 application DM/21/3279 and Section 96a application DM/24/2576, as well as the current live S73 application DM/23/0747, given the updated baseline position, and the conclusions presented in the ES and ES Addendum remain valid.
- 3.2 Whilst the baseline situation has changed in relation to the existence and retention of the Lowlands Farm Barn, this is unavoidable and, where necessary, provision has been made with regard to the loss of the potential habitat for bats.
- 3.3 It is not considered that this unavoidable change to the baseline undermines the overall findings of the original ES and ESA to which this application can still rely on. The potential for likely significant environmental effects associated with the change in baseline conditions and amendments to the proposals have been considered in the context of the assessments and it has been concluded that the proposals do not result in any additional environmental effects and therefore the residual effects and conclusions of the ES and ES Addendum remain valid.
- 3.4 Therefore, no further EIA information is required for the determination of the application.

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