

**Northern Arc Allocation: Brookleigh
Green Circle – Freeks Lane
Burgess Hill**

EIA Statement of Conformity

Bellway



**Homes
England**

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savills

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1. Introduction

1.1.1. 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 Freeks Lane section of the Brookleigh Green Circle pursuant to the outline permission for the Burgess Hill Northern Arc development (DM/18/5114).

1.1.2. 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.”

1.1.3. The Outline Planning Application (OPA) was subject to EIA which was reported in an Environmental Statement (ES) and an ES Addendum in 2018 and 2019 respectively. This EIA Statement of Conformity presents Savills review of the current proposal to deliver a section of the Brookleigh Green Circle and the supporting application documentation against the parameters assessed in the ES and ES Addendum, 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 ES Addendum.

1.1.4. 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.

1.1.5. 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.

1.1.6. Both the S73 and NMA were accompanied by EIA Statements of Conformity which confirmed the proposals did not alter the assessments and conclusions in the ES and ES Addendum.

1.1.7. 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 purpose is 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. It should be noted that the Statement of Conformity (March 2023) that supported the S73 states that the conclusions of the ES (2018) and ES Addendum (2019) remain valid against the amendments submitted.

Site and Proposed Development

- 1.1.8. The site comprises the route of the proposed path and bridge link. An informal path is already present along the route, which varies in width from approximately 0.5m to over 3m. The majority of the path is bare ground, however the southern section and the area close to the footbridge are surfaced with crushed stone. The path extends from Freeks Lane in Burgess Hill, heading north and then west into the Brookleigh residential development.
- 1.1.9. The proposal comprises the Brookleigh Green Circle-Freeks Lane section of the strategic green link network within the wider development. The location and alignment of this proposal can be seen within the Green Link Path drawing (3034-APA-ZZ-XX-SK-L-0014) submitted alongside the application pack. The proposal aims to widen and formalise the existing path, increasing its width to 3m in certain areas, and surface it to create a free-draining pedestrian and cycleway. A bridge is also proposed as seen in the submitted drawings.
- 1.1.10. The review demonstrates that the proposals for this section of the proposed link, supported by the technical reports comprising the application documentation, conform with the previously assessed parameters and deliver against the relevant strategies and mitigation requirements relating to the EIA. As such, the environmental information contained within the ES and ES Addendum and approved S73 application remains valid in respect of the Brookleigh Green Circle, Burgess Hill.
- 1.1.11. Savills review is presented in Tables 1 - 3 in Section 2.

2.1. Assessment Overview

Table 1: Parameter Plans

Parameter Plans	Compliance
Access and Movement Plan – Drawing Number 004 Rev 04 ¹	Yes – The location and alignment of the proposed connection is consistent with the approved outline parameters.
Building Heights Plan – Drawing Number 006 Rev 04 ²	Yes – The proposal does not comprise a built structure. Notwithstanding this, it is considered to be in accordance with the approved parameter plan.
Demolition and Retention Plan – Drawing Number 007 Rev 02 ³	Yes – As no demolition is being proposed or retained buildings impacted, it is considered that the proposals are in accordance with the approved Demolition and Retention Plan.
Density Plan – Drawing Number 005 Rev 05 ⁴	Yes – Whilst the proposal comprises no residential development, it is considered to be in accordance with the Density Plan.

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

Parameter Plans	Compliance
Green Infrastructure Parameter Plan – Drawing Number 003 Rev 07 ⁵	Yes – The proposed development comprises a path connection and bridge. The path runs along the ancient woodland buffer zone and alongside the proposed mitigation measures, it is considered in compliance 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.

Table 2: Strategy Compliance

Strategy	Compliance
Biodiversity Strategy (Northern Arc Allocation: Biodiversity Scheme – Planning Obligation Discharge)	Yes the RMA is in compliance – Information provided within the Ecological Mitigation Statement.
Drainage Strategy (SuDS Masterplan – Condition 21 Discharge)	Yes the RMA is in compliance – The permeable surfacing enables runoff to infiltrate in accordance with the requirements of the outline Drainage Strategy. The proposed replacement bridge crossing is in accordance with the outline Drainage Strategy.
Foul Water Drainage Strategy (Foul Water Drainage Masterplan – Condition 23 Discharge)	N/A – The proposal does not incorporate any Foul Water Drainage.
Open Space Strategy (Lowlands Farm Specification – Planning Obligation Discharge)	Yes the RMA is in compliance – The proposal delivers a section of the Green Circle in accordance with the open space strategy and it improves access and permeability on the eastern side of the wider site to areas of open space. The proposal is therefore in accordance with the Open Space Strategy.

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
Ecology	Ecological Surveys	Yes – The ecology surveys presented in the Ecological Mitigation Statement are compliant with the ES requirements in the form of the completion of further ecological surveys on required species and associated mitigation measures.
	Green Infrastructure	Yes – No Green Infrastructure is proposed due to the nature of the proposal but as sections of the proposal fall within the ancient woodland buffer zone, multiple protection measures are provided to mitigate potential impacts and to ensure compliance with the approved outline parameters.

⁵ Approved as part of NMA DM/24/2576⁶ Approved as part of NMA DM/24/2576⁷ Approved as part of NMA DM/24/2576

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
	Proposed Development Design	Yes – The Ecological Mitigation Strategy and Arboricultural Method Statement documents are compliant with the ES requirements regarding the safeguarding of existing trees wherever feasible and reasonable avoidance measures.
	Sustainable Drainage Systems	N/A – SUDS are not applicable to this RMA in regards to ecology due to the nature of the proposal.
	Landscaping	Yes – The proposals are in accordance with the requirements of landscaping approved under the outline application.
	Animex Wildlife Bridge	N/A – The proposal does not relate to the location of the Animex Wildlife Bridge required as part of the outline application. Therefore, the proposal is in accordance with the requirements of the ES and ES Addendum.
	Street Lighting	N/A – No 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)	N/A – None required.
Water Resources, Flood Risk and Drainage	Drainage Strategy	Yes – The proposed path and bridge link have been designed to be in accordance with the requirements of the Outline Flood Risk Assessment/Drainage Strategy.
	Flood Risk Assessment	Yes – The majority of the proposed route is located within Flood Zone 1 and the proposed construction is compliant with the EIA requirements.
	Runoff Mitigation	Yes – The use of permeable materials will facilitate natural infiltration in accordance with the requirements of the approved requirements.
	Wastewater Generation	N/A – No wastewater will be generated by the proposed development.
	Additional Mitigation and Monitoring during Operation, August 2019 ES Addendum (retention of floodplain compensation before construction)	Yes – A pedestrian/cycle bridge is proposed along the route. Measures to be set out within the CEMP subject to pre-commencement condition.
Ground Conditions	Asbestos and Contamination Removal	N/A – The site is predominantly composed of agricultural land and there is no evidence of asbestos at this location.
	Phase II Site Investigation and Risk Assessment	N/A – Phase II site investigations and risk assessment will be completed post consent.
	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
Landscape and Visual	Green Infrastructure	Yes – Whilst the proposal does not deliver Green Infrastructure, the path does lie within the 15m buffer zone from the boundary of ancient woodland, as shown in Appendix F of the Ecological Mitigation Strategy. However, the Ecological Mitigation Strategy outlines measures to protect the ancient woodland in the areas that fall within the buffer zone and thus it is considered that the proposal is in compliance with the ES and ES Addendum requirements.
	Land Use	Yes – The delivery of this section of path is in accordance with the assessment of the Green Circle at the outline stage.
	LEMP mitigation set out in Design Guide	Yes – The proposal is in accordance with the requirements set out in within the Design Guide.
Culture and Heritage	Green Infrastructure	Yes – As set out above, whilst the proposal does not deliver Green Infrastructure, the path does lie within the 15m buffer zone from the boundary of ancient woodland, as shown in Appendix F of the Ecological Mitigation Strategy. However, the Ecological Mitigation Strategy outlines measures to protect the ancient woodland in the areas that fall within the buffer zone and thus it is considered that the proposal is broadly in compliance with the ES requirements regarding the hedgerow and ancient woodland buffer. It is consistent.
	Design Guide	Yes – The proposal is in accordance with the requirements in relation to culture and built heritage.
	Archaeological Investigation	Yes – 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)	N/A – None required.
Traffic and Transport	Street Hierarchy	Yes – The delivery of this pedestrian and cycle link to facilitate access along the east of the wider site is compliant with the requirements set out in the ES and ES Addendum.
	Public Transport Strategy	Yes – This link facilitates the movement of non-motorised users to other parts of the wider site. This contributes to the intentions within the Public Transport Strategy and is therefore compliant with the requirements set out in the ES and ES Addendum.
	Pedestrian and Cycle Promotion (including August 2019 ES Addendum)	Yes – The proposal provides a formalised connection to the wider site which encourages walking and cycling. The 2019 ES Addendum concluded that the realignment of the Green Circle and the additional pedestrian/cycle bridge do not impact upon the assessments undertaken as of the 2018 ES. For the reasons set out above, the proposal is compliant with the requirements set out in the ES and ES Addendum.
Noise and Vibration	Design Guide Glazing	N/A – No glazing is proposed as part of the proposal.
	Design Guide Building Service Plants	N/A – No buildings 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
	Design Guide Outdoor Amenity Areas	N/A – No outdoor amenity areas are proposed as part of the proposal.
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)	Yes – The delivery of the Green Circle extension is compliant with the requirements set out in the ES and ES Addendum.
Socio Economic	Provision of Healthcare and Education Facilities	N/A – This is not considered applicable due to the nature of the proposed development.
	Play Space, Open Space, Retail, Employment Space and Community Space	Yes – The delivery of this key link improves the access to other areas of open spaces in accordance with the requirements set out in the ES and ES Addendum.
	Affordable Housing	N/A – No affordable housing is proposed as part of this application.
Climate Change	Energy Strategy / Sustainability and Sustainability Statement	Yes – The proposal is compliant in respect of surface water drainage.

3.1. Conclusion

- 3.1.1. As set out in Tables 1-3, Savills confirms that the Reserved Matters Application for the Brookleigh Green Circle 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, and the conclusions presented in the ES and ES Addendum remain valid. Therefore, no further EIA information is required for the determination of the application.

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