

Brookleigh (Phase 1C), Burgess Hill

EIA Statement of Compliance

Reserved Matters

July 2025

Prepared on behalf of



savills

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Statement of Conformity

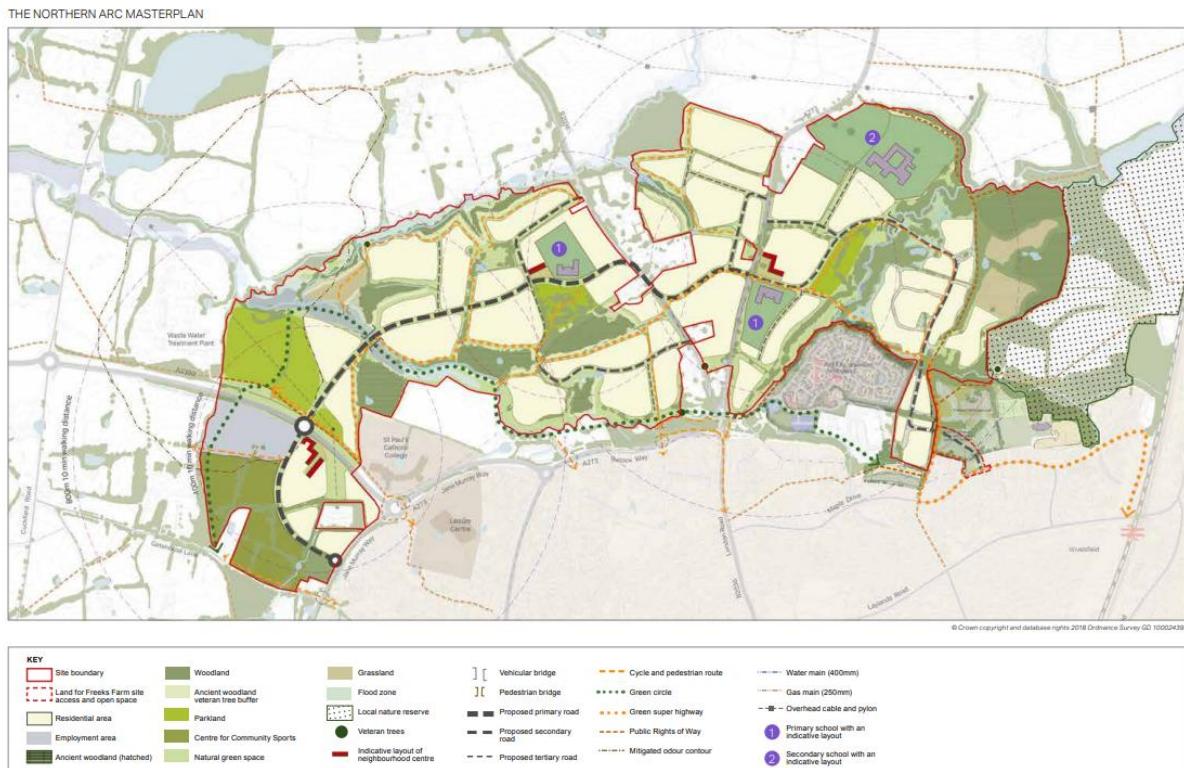
1. Introduction

1.1 This report is prepared in support of a Reserved Matters Application (RMA) submitted by The Hill Group & Homes England to Mid Sussex District Council (MSDC) for the development of the residential Phase 1C of the Burgess Hill Northern Arc site.

1.2 Outline planning permission was granted by Mid Sussex District Council (MSDC) in October 2019 for residential-led development on Land North and North West of Burgess Hill, between Bedelands Nature Reserve in the East and Goddard's Green Waste Water Treatment Works in the West, otherwise known as the 'Burgess Hill Northern Arc' (DM/18/5114) (hereafter referred to as the 'Outline Permission'). The description of development for the Outline application is as follows:

'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.'

1.3 The Outline Permission included a range of planning conditions and an application was subsequently submitted to MSDC under Section 73 of the Town and Country Planning Act 1990 for minor variations to some of these planning conditions (DM/21/3279) (hereafter referred to as the 'Outline Variation Permission'). This Section 73 application was granted consent in December 2022.

Figure 1: Northern Arc Masterplan

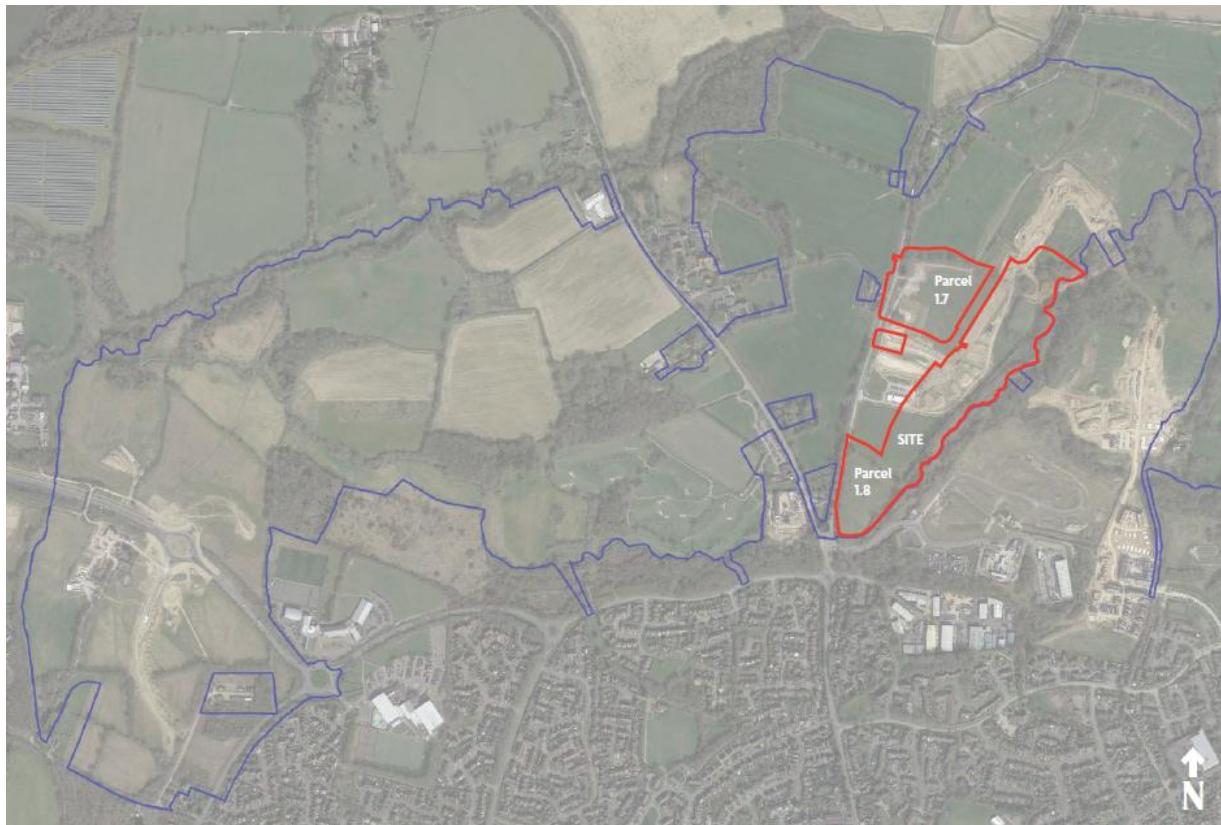
1.4 The RMA covers a portion of the Outline Permission within Phase 1, to the east of Issac's Lane and consists of 270 dwellings.

1.5 The description of development for the RMA is:

"Reserved matters application pursuant to Condition 2 attached to outline application ref. DM18/5144 as amended by (DM/21/3279)(dated 09/12/2022) to consider access, appearance, landscaping, layout and scale for parcels 1.7, 1.7b, 1.8 and OS1.8 comprising:

- Eastern Neighbourhood Centre: Up to 270 residential dwellings and extra care units; commercial floorspace; the community building, the neighbourhood square, cycle and pedestrian connections, parking and associated infrastructure.*
- Eastern Parkland comprising open space incorporating the multi-use games areas (MUGA), public art, green circle cycle link and associated infrastructure."*

1.6 Figure 2 shows the RMA red line site boundary in the context of the wider development (hereafter referred to as the RMA or the 'Site').

Figure 2: RMA Red Line Site Boundary**Structure of the submitted Environmental Statement and Addenda**

- 1.7 The Outline Permission was subject to an Environmental Impact Assessment (EIA) which was reported in an Environmental Statement (ES) (December 2018). Following submission, further environmental information was prepared following comments from statutory consultees and amendments were assessed within a Supplementary ES (August 2019). Further to this, upon submission of the S73 Application in September 2021, an EIA Statement of Conformity was submitted.
- 1.8 Together, the December 2018 ES and August 2019 Supplementary ES are referred to as 'the **Original ES**'.
- 1.9 This EIA Statement of Conformity presents the project team review of the RMA proposals and application documentation against the parameters assessed in the Original ES. The review demonstrates that the RMA proposals, 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 Original ES remains valid in respect of the RMA.
- 1.10 The Outline Permission is also subject (at the time of writing) to a live Section 73 application seeking to vary conditions 4 and 5 of the outline planning permission (DM/23/0747) amending the approved plans and parameter plans. These plans do not materially affect the RMA application area but rather the area to the north. Where applicable, reference has been made to the proposed updates as part of the Section 73.

Site and Proposed Development

1.11 The site forms a parcel of the wider Northern Arc (Brookleigh) strategic allocation within Burgess Hill, which is of sub-regional importance. Phase 1C is situated on the eastern side of the wider strategic site, to the north east of the A273. This phase includes the sub-phases P1.7 and P1.8, OS 1.2 and EP (Eastern Park) totalling circa. 18 ha. The existing built form of Burgess Hill is to the south with the town centre circa. 1km away. The site currently comprises mainly arable and grassland with areas of woodland in parcel OS 1.2.

1.12 Phase 1C comprises 270 dwellings with associated access, appearance, landscaping, layout and scale as well as a neighbourhood centre, extra care units, commercial floorspace and eastern parkland, incorporating MUGA, public art and associated infrastructure. The Proposed Site Layout is shown in Figure 3 below.

1.13 A review of the detailed drawing pack has been undertaken which details the proposed layout, landscaping, scale, and detailed design of the development proposals and this has informed the below assessment of the proposals. Savills' review is presented in Tables 2 - 4 in Section 2.

Figure 3: Proposed Site Layout



Previous EIA Conclusions

1.14 As set out above, the Outline Permission was subject to EIA, which assessed the Proposed Development on the basis of the delivery of the quantum of development in accordance with a series of parameter plans and strategies for the management of the development.

1.15 The parameter plans (italicised) consisted of the following:

- 01 Location Plan
- *02 Land Use Parameter Plan*
- *03 Green Infrastructure Parameter Plan*
- *04 Access and Movement Parameter Plan*
- *05 Density Parameter Plan*
- *06 Building Heights Parameter Plan*
- 07 Demolition Plan
- 08 Phasing Plan

1.16 The findings of the EIA were presented within the Original ES. A summary of these findings is provided in Table 1.

Table 1: Summary of residual effects identified in the Original ES

Environmental Topic (Scoped into the Original ES)	Effects during Construction	Effects during Operation
Ecology	Moderate adverse effect pre-mitigation and in the medium term (0-30 years).	Moderate beneficial effect in the long term.
Water Resources, Flood Risk and Drainage	Negligible to Minor Adverse, though localised and short-term.	Negligible to Minor Adverse.
Ground Conditions	All negligible but for minor adverse permanent effect on MSAs and MCA ¹ .	All negligible but for minor adverse permanent effect on MSAs and MCA ² .
Landscape and Visual	Significant adverse effects due to presence of construction effects. Significant adverse effects would remain as per Year 1 due to change from fields and agriculture.	Significant adverse effects would remain as per Year 1 due to change from fields and agriculture. By Year 15, no significant adverse visual effects.
Cultural Heritage	Not significant.	Significant effect of medium significance.
Traffic and Transport	Significant negative effects.	Significant negative effects, although no long term negative environmental effects.
Noise and Vibration	Minor adverse vibration effects. Negligible to minor adverse noise effects.	No significant noise and vibration effects.
Air Quality	No significant effects.	No significant effects.
Socio-economics	Moderate beneficial effects.	Negligible, moderate and major beneficial effects.
Climate Change	No significant effects.	No significant effects.

¹ Minerals Safeguarding Areas and Mineral Consultation Area.

² Minerals Safeguarding Areas and Mineral Consultation Area.

2. Assessment Overview

Table 2: Parameter Plans

Parameter Plans	Compliance
Land Use Plan – 60578790 – 002 Rev02	Yes – The land use plan sets the framework for development land uses with RMA Phase 1C. The site contains the eastern neighbourhood centre north and south which are earmarked for a primary school, residential, retail/food and drink, a community centre, employment and primary healthcare. The proposed site layout plan corresponds with these uses with a primary school to the west of the phase and a community hub to the east as well as a mix of residential uses to the north of the parcel.
Green Infrastructure Plan – 60578790 – 003 Rev06	Yes – The green infrastructure for the phase sets out areas of Semi Natural Greenspace (SNG) through the centre and boundaries of the parcel. The RMA Phase 1C is in accordance with the green infrastructure parameter plan.
Access and Movement Plan – 60578790 – 004 Rev04	Yes – The access and movement plan has a pedestrian and cycle access point to the south, connecting into the routes beyond the planning boundary. Through the site, the parcel has a pedestrian and cycle route along the eastern boundary and part of the green circle to the north. This is all reflected in the layout.
Density Plan – 60578790 – 005 Rev03	Yes – Phase 1C has a range of densities across the parcel. The area to the south is 35 to 40 dwellings per hectare (dph), the neighbourhood centre is 45 to 100 dph, the east of the phase is 35 to 50 dph and the northern neighbourhood centre is 65 to 100 dph. This is broadly reflected in the site layout with apartments within the eastern neighbourhood centre area.
Heights Parameter Plan – 60578790 – 006 Rev03	Yes – The parameter plan sets out that buildings should be 2/2.5 (maximum 10m) storeys with discrete 2/2.5 to 3 storey buildings (maximum 13m) in the southern part of the site and discrete 3 to 5 storey buildings (maximum 18m) in the northern part of the phase. This is broadly reflected in the site layout.
Demolition Plan – 60578790 – 007	Yes – The parameter plan denotes areas to be demolished across the site. No buildings are proposed to be demolished Phase 1C and therefore, the RMA is in compliance with the proposed demolition plan.
Phasing Plan – 60578790 – 008	Yes – Parcels 1.7, 1.7b, 1.8a, 1.8b and OS1.2 / EP, totalling 18ha, comprise the Proposed Development and are in line with the parameters in the Phasing Plan. Phase 1C is within Phase 3 identified on the Phasing Plan.

Table 3: Strategy Compliance

Strategy	Compliance
Energy & Sustainability Statement	Yes – The original energy strategy was prepared in 2018 under the 2013 building regulations however, all dwellings are now required to comply with Part L of the 2021 building regulations. This is confirmed by an updated energy and sustainability statement included as part of the RM submission. The proposals will incorporate energy-efficient building fabrics and insulation to reduce heat loss, high efficiency double glazed windows, and efficient ventilation services. In terms of heating and hot water, air source heat pump technology will be deployed to the dwellings and non-residential elements to meet their demands. These measures comply with the parameter plans and make better usage of energy provision and efficiency.

Drainage Strategy	<p>Yes – The drainage design for Phase 1C has been designed in line with the approved Regional Surface Water Masterplan produced by AECOM in February 2021 (Ref-60610807-ACM-XX-XX-RP-DR-100002). A technical note has been prepared by Walker Associates Consulting which details how the site will achieve the principles in the outline documentation produced by AECOM. This includes:</p> <ul style="list-style-type: none"> • Treatment is provided via the use of detention basins and swales and permeable paving providing suitable mitigation for the type of development proposed in line with the CIRIA simple index approach. • Exceedance routes will be contained within the site road network and open spaces with the eventual outfall for any overflow being the local watercourse network. • SuDS features will be maintained by WSCC Highways, an appointed maintenance company or MSDC. • Foul effluent will discharge into the wider development sewer network. An adoptable pumping station will serve the whole of Phase 1C. <p>As such, the Drainage Strategy for the site is in line with the approved outline strategy developed by AECOM considered within the Original ES.</p>
Operational Waste Management Strategy	Not applicable – Details to be submitted prior to commencement as part of discharge of conditions
Lighting Strategy for Biodiversity	Not applicable – Details to be submitted prior to commencement as part of discharge of conditions
Residential and Workplace Travel plan	Not applicable – Details to be submitted prior to commencement as part of discharge of conditions
Affordable Housing Strategy	Yes – Paragraph 4.4.22 - 4.4.26 of the Original ES sets out the market and affordable housing mix. A provision of 30% affordable housing (75% social rented and 25% intermediate homes) with a mix of affordable, private and extra care units. Phase 1C is providing the site-wide extra care provision of 60 units in place of affordable rent with a further 21 shared ownership units, retaining a split of 75/25.
Parking and Servicing Strategy	Yes – Car and cycle parking will be provided in accordance with West Sussex County Council's parking standards. The proposed layout would be compliant in terms of parking provision, refuse and emergency access. Information provided within the TA Addendum.
Refuse & Recycling Strategy	Yes – The proposal includes waste storage and utility boxes incorporated into the buildings and are well-designed within the street scene.

Table 4: Relevant Design Related EIA Mitigation Requirements

EIA Mitigation/ Enhancement Measures (see Original ES Chapter 16 Mitigation Register as well as ES Addendum Section 16.2 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance
Ecology	Green Infrastructure with 25m buffers to ancient woodlands.	Yes – Buffers to ancient woodlands are implemented across the Site. No ancient woodland are present within Phase 1C.
	Proposed Development Design through the further retention of ancient woodland and improved grassland habitat.	Yes – The RMA is in accordance with the development design layout.
	CEMP (Construction and Environmental Management Plan).	Not applicable – Details to be submitted prior to commencement as part of discharge of conditions.
	New landscape planting - Creation of wildflower meadow habitat, wetland, new hedgerow and woodland planting, enhancement of the river corridor. Habitat connectivity for bats and dormouse. Habitat enhancement through change in grassland management and woodland management.	Yes – Phase 1C creates new habitat areas along the eastern boundary with meadows, mown paths, native scrub planting, raised planters and wetland meadows created. A voluntary 10% Biodiversity Net Gain will be achieved on site. Recommendations within the Ecological Walkover Survey recommend mitigation via scheme design and biodiversity net gain, further ecological surveys prior to commencement of the development, the production of a Construction Ecological Management Plan (CEcMP), and a Landscape and Ecological Management Plan (LEMP) to be secured by condition.
	Site to follow mitigation hierarchy.	Yes – harm to habitat areas have been avoided, minimised, and restored, where possible, with a biodiversity offset in improvements to the site.
	MSDC Park Ranger team to coordinate management and monitoring of the retained and created habitats, and protected species during operation. Management of desire lines into retained habitats to reduce the magnitude of potential habitat degradation.	Not applicable – Details to be submitted prior to commencement as part of discharge of conditions.
	Further mitigation identified in the ES Addendum, including a bat house, animex wildlife bridges, semi-natural greenspace and grassland, a minimum of two ponds to be created for the loss of one great crested newt breeding pond and a woodland management scheme.	Not applicable – These features will be provided across the wider site. The bat house will be provided close to Lowlands Farm in the wider site. The wildlife corridors are to be located at the Eastern bridge and Northern Arc Avenue and similarly, the two ponds are to be located by the Northern Arc Avenue. Woodland management will be included in a Habitat Management and Monitoring Plan as part of the approved BNG strategy.
Water Resources, Flood Risk and Drainage	CEMP detailing best practice measures.	Not applicable – Details to be submitted prior to commencement as part of discharge of conditions.
	Wastewater generation managed through the installation of water efficient fixtures and fittings further	Yes – Household water reduction measures will include the following where applicable: <ul style="list-style-type: none"> • Water efficient taps. • Water efficient cisterns.

EIA Mitigation/ Enhancement Measures (see Original ES Chapter 16 Mitigation Register as well as ES Addendum Section 16.2 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance
	reducing the volume of water on Site.	<ul style="list-style-type: none"> • Low output showers. • Flow restrictors to manage water pressures to achieve optimum levels. • Water meters to all premises with guidance on water consumption and savings. <p>The specification (or similar) detailed within the Energy & Sustainability Statement will be adopted on the development to ensure that the water consumption of the residential dwellings is limited to 110 litres per person per day. This minimises water consumption in line with the requirements of policy DP42 of the Mid Sussex District Plan (adopted March 2018) and Condition 49 of the outline planning permission (reference DM/18/5114, as amended by DM/21/3279).</p>
	Drainage Strategy (including surface water drainage design restricted to greenfield runoff rate with a range of SuDS).	Yes – A Drainage Report, prepared by Walker Associates Consulting Ltd., details the proposed surface water and foul water drainage strategy which demonstrates the Site can achieve greenfield runoff rates with swales, porous surfacing, attenuation basins and treatment ponds, on site storage and green/brown roofs. The most viable option would be to use detention basins and swales with permeable paving and green roofs where appropriate.
Ground Conditions	Phase II Site Investigation and Risk Assessment to include soil, groundwater and ground gas monitoring and geotechnical assessment.	Not applicable – Details to be submitted as part of discharge of conditions.
	UxO Threat Assessment providing recommendations for site specific mitigation measures.	Not applicable – Details to be submitted as part of discharge of conditions.
	Preparation and submission of Minerals Resource Assessment (MRA).	Not applicable – MRA submitted with outline application detailing that residential development is appropriate on site and minerals extraction is not feasible.
	Preparation and submission of Soil Resources Survey (SRS).	Not applicable – Details to be submitted as part of discharge of conditions.
	Geotechnical Assessment should be carried out determining the potential for aggressive ground.	Not applicable – Details to be submitted as part of discharge of conditions.
Landscape and Visual	Compliance with green infrastructure parameter plan.	Yes – The green infrastructure presented on the site layout is in broad accordance with the latest parameter plans and involves the retention of existing boundary hedgerows and the implementation of additional planting, where necessary. It is considered the proposals are in compliance with the Original ES requirements.
	Compliance with Building Heights parameter plan to reduce impact of taller buildings.	Yes – The building heights plan sets out that buildings should be 2/2.5 to 3 storeys with discrete 3-4 storey buildings. The layout broadly reflects the building heights parameter plan.

EIA Mitigation/ Enhancement Measures (see Original ES Chapter 16 Mitigation Register as well as ES Addendum Section 16.2 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance
	CEMP applying standard construction management controls.	Not applicable – Details to be submitted prior to commencement as part of discharge of conditions.
	Landscape Management Plan (LMP).	Yes – The submitted LMP details what and how habitat protection, creation and management approaches for Phase 1C will be implemented in line with the requirements set out in the required mitigation within the Original ES.
Cultural Heritage	15m Ancient Woodland Buffer Area around all areas of Ancient Woodland and Semi Natural Greenspaces (SNG).	Yes – More than 15m separates the site and the nearest area of Ancient Woodland.
	Materials palette to reflect heritage assets, where possible.	Yes – Elevations of proposed buildings within Phase reflect local vernacular.
	Avoiding Roman Road through the site.	Not applicable – Phase is located outside of area of Roman Road through Burgess Hill.
	Archaeological Site Investigation and Mitigation	Not applicable – Details to be submitted prior to commencement as part of discharge of conditions.
Traffic and Transport	CEMP limiting hours of construction, access points and designated construction routes.	Yes – A Transport Assessment Addendum has been prepared to support the submission of the RMA. The proposed construction management relates to the outline planning conditions in relation to working hours and access points which are in compliance with the Outline submission and the Original ES.
	Residential and Workplace Travel Plans and Public Transport Strategy to be prepared	Not applicable – Details to be submitted as part of discharge of conditions / s106 agreement.
Noise and Vibration	CEMP prepared to reduce noise as a result of mitigation measures that cannot be accurately quantified.	Not applicable – Details to be submitted prior to commencement as part of discharge of conditions.
	Mitigation strategy to ensure suitable glazing is selected to ensure desirable noise conditions and building services plant to be designed to achieve operational limits.	Yes – With the exception of Block C, the phase is able to achieve suitable internal amenity sound levels. Where this is not possible, properties will be designed to enable residents to keep windows closed and alternative means of ventilation will be provided. Windows will not be sealed shut and can be opened whilst noting that noise levels would be slightly elevated. Information is provided within the Environmental Noise Assessment prepared by Ian Sharland Ltd. (June 2025).
Air Quality	CEMP detailing mitigation measures.	Not applicable – Details to be submitted prior to commencement as part of discharge of conditions.
	Mitigation measures with EV Charging Points and access to public transport, in line with revised figures in the ES Addendum.	Yes – EV charging points will be installed in all plots, in line with Building Regulations, and sustainable transport modes will be encouraged through a Travel Plan.
Socio Economic	Inclusion of healthcare facility up to 1,600 sqm, two primary school campuses and a secondary school campus.	Yes – A new primary school is included within this phase. Healthcare facilities and the other schools are to be delivered in other phases of the site.

EIA Mitigation/ Enhancement Measures (see Original ES Chapter 16 Mitigation Register as well as ES Addendum Section 16.2 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance
	Implementation of a Centre for Community Sport as well as employment space and business park.	Not applicable – This area of the site is not earmarked for employment space, a business park or Community Sport Centre however, there are some proposed sports pitches associated with the primary school.
	Open space and play provision.	Yes – The breakdown of Public Open Space is shown in Figure 4 as 4.33ha of wider parkland (green); 0.78ha of central amenity space (orange); 0.07 ha of Multi-Use Games Area (MUGA) (Pink); and, 0.04ha of Local Equipped Area of Play (LEAP) (Red) in accordance within the Original ES.

Figure 4: Areas of POS

Climate Change	Fabric Energy Efficiency through orientation, passive	Not applicable – Details to be submitted as part of discharge of conditions.
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EIA Mitigation/ Enhancement Measures (see Original ES Chapter 16 Mitigation Register as well as ES Addendum Section 16.2 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance
	lighting and thermal performance. Strategies for reuse, recyclability and environmental safety of materials.	
	EV Charging points	Yes – EV charging points will be installed in all plots, in line with Building Regulations.
	Energy and Sustainability Statement	Yes – Submitted as part of the RMA and details mitigation measures and sustainability practices across the phase.

3. Conclusion

3.1 As set out in Tables 2-4, the Project Team confirms that the RMA is in compliance with the Outline Planning Permission and the conclusions presented in the Original ES (ES and ES Addendum) remain valid. Therefore, no further EIA information is required for the determination of the application.

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