



**Brookleigh Eastern Primary School, Brookleigh,
Burgess Hill**

Planning Statement

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Contents

1.0	Introduction	3
2.0	Application Site and Surroundings.....	6
3.0	Proposed Development.....	10
4.0	Consultation	14
5.0	Planning Policy Context.....	16
6.0	Planning Policy Analysis.....	21
7.0	Technical Matters	33
8.0	Conclusion	38

Tables

Table 1	Planning History	7
Table 2:	Relevant Adopted Planning Policies	16
Table 3:	Relevant Emerging Planning Policies	17

1.0 Introduction

- 1.1 This Planning Statement has been prepared by TEP on behalf of Homes England to support a planning application being submitted to Mid Sussex District Council (MSDC) for the proposed development of a two-form entry Primary School in the Brookleigh development to the north of Burgess Hill. The following description of development is being applied for:

"Reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to application DM/21/3279 (original reference DM/18/5114) for parcel P1.2 comprising of the construction of a primary school with nursery and special support centre, car parking, multi-use games area, playing fields, landscaping and associated infrastructure."

- 1.2 This reserved matters application follows an outline application for the Brookleigh development (formerly Northern Arc) (DM/18/5114), a mixed-use development of up to 3,040 homes, neighbourhood centres, employment areas and highway works. This outline application was granted planning permission in October 2019 and established the principle of the Primary School development proposed in detail here. The Outline Planning Application has been amended by a S73 (DM/21/3279) to amend a number of conditions. The wider Brookleigh allocation is for approximately 3,500 homes.
- 1.3 The reserved matters application establishes the details of the Primary School including layout, scale, appearance, landscaping and access.
- 1.4 The Planning Statement provides an overview of the Proposed Development, including the Application Site, its surroundings, the policy context and how the development complies with it.
- 1.5 The structure of this Planning Statement is as follows:
- 1.0 Introduction
 - 2.0 Application Site and Surroundings
 - 3.0 Proposed Development
 - 4.0 Consultation
 - 5.0 Planning Policy Context
 - 6.0 Planning Policy Analysis
 - 7.0 Technical Matters
 - 8.0 Conclusion
- 1.6 The Planning Statement has been prepared to assist MSDC in its determination of the application and should be read in conjunction with the suite of supporting documents listed below.

- Design and Access Statement (2084-SFS-X-00-RP-A-DRP-P04)

- Design Principles Statement (2084-SFS-X-00-RP-A-DPS-P04)
- EIA Statement of Conformity (10445.013 V2.0)
- Statement of Community Involvement (10445.012 V2.0)
- Air Quality Assessment (E4001 V1.1)
- Arboricultural Survey (PJC/6763/25-01)
- Arboricultural Impact Assessment (PJC/6763/25-02)
- Biodiversity Net Gain Design Stage Report (10445.015 V2.0)
- Construction Environmental Management Plan (14176-CRH-XX-XX-RP-LQ-0002-CEMP-P02)
- Ecological Impact Assessment (10445.014 V2.0)
- Energy and Sustainability Statement (F2371-BS-RP-002 Rev 00)
- Flood Risk Assessment and Drainage Strategy (14176-CRH-XX-XX-RP-C-0001-P02)
- Land Quality Statement (14176-CRH-XX-XX-RP-GE-0001-P02)
- Lighting Assessment (F2371-BS-RP-003 Rev 00)
- Noise Impact Assessment (24131-HEY-XX-XX-T-Y-5001-P05)
- Transport Statement (14176-CRH-XX-XX-RP-H6005_TS_P4)
- Travel Plan (14176-CRH-XX-XX-RP-H-6010_STP_P4)
- Transport Statement Addendum (14176-CRH-XX-XX-RP-H-6006)
- Ventilation and Extraction Statement (F2371-BS-RP-004 Rev 00)

1.7 The following plans have also been produced to support the planning application:

- Location Plan (D3347-FAB-00-XX-DR-L-0001-PL03)
- Masterplan (D3337-FAB-00-XX-MR-L-1000-PL03)
- Ground Floor Plan (2084-SFS-X-00-DR-A-01-01-P01)
- First Floor Plan (2084-SFS-X-00-DR-A-01-02-P01)
- Roof Plan (2084-SFS-X-00-DR-A-01-03-P01)
- Elevations Sheet 01 (2084-SFS-X-00-DR-A-02-01-P01)
- Elevations Sheet 02 (2084-SFS-X-00-DR-A-02-02-P01)
- Elevations Sheet 03 (2084-SFS-X-00-DR-A-02-03-P01)
- Sections (2084-SFS-X-00-DR-A-03-01-P01)
- Rendered Elevations (2084-SFS-X-00-DR-A-02-04-P00)
- Wall Elevations (2084-SFS-X-00-DR-A-02-05-P00)

- Landscape General Arrangement (D3347-FAB-00-XX-DR-L-1100-PL03)
- Soft Landscaping Plan (D3347-FAB-00-XX-DR-L-4000-PL01)
- Soft Landscaping Sheet 1 (D3347-FAB-00-XX-DR-L-4001-PL01)
- Soft Landscaping Sheet 2 (D3347-FAB-00-XX-DR-L-4002-PL01)
- Soft Landscaping Sheet 3 (D3347-FAB-00-XX-DR-L-4003-PL01)
- Landscape Sections Sheet 1 (D3347-FAB-00-XX-DR-L-8001-PL02)
- Landscape Sections Sheet 2 (D3347-FAB-00-XX-DR-L-8002-PL03)
- Sitewide Boundaries Plan (D3347-FAB-00-XX-DR-L-1101-PL01)

2.0 Application Site and Surroundings

- 2.1 The Application Site is in the eastern half of the Brookleigh mixed-use development, on land to the east of Isaac's Lane, Burgess Hill and covers an area of 2.18 hectares.
- 2.2 The Site currently comprises a site compound for adjacent works within the Brookleigh development in the northern extent and grassland in the southern extent. The Eastern Bridge Link Road (Holmbush Avenue) is to the north of the Site.
- 2.3 At the time of the submission of the outline application for the Brookleigh development, the Site comprised an area of agricultural land bounded by Isaac's Lane to the west and a wooded riparian corridor to the east; there was further agricultural land to the north and south.
- 2.4 The Site is approximately 250m from the existing northern settlement edge of Burgess Hill. Once the Brookleigh development is complete, continuous development would connect the Site to the town.
- 2.5 The Environment Agency Flood Map for Planning shows that the Site is in Flood Zone 1, where development should seek to be located, and is therefore at low risk of flooding from rivers and the sea.
- 2.6 The Site is not subject to any statutory designations in relation to ecology, landscape or the historic environment. The closest designations are a Grade II Listed Building approximately 100m to the south and the Bedelands Farm Local Nature Reserve (LNR) 600m to the east.

Planning History

- 2.7 Relevant planning history relating to the Site is provided in Table 1 below. This list is not exhaustive of all planning applications at the wider Brookleigh development but includes those most likely to influence the development of the Primary School.

Table 1 Planning History

Reference	Description	Status
DM/25/1986	Reserved matters application to consider access, appearance, landscaping, layout and scale for parcels 1.7, 1.7b, 1.8 and OS1.8 comprising: a) 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. b) Eastern Parkland comprising open space, multi-use games areas (MUGA), public art, green circle cycle link and associated infrastructure.	Pending Validated 22/08/2025
DM/23/0747	Planning application under Section 73 of the Town and Country Planning Act 1990 (as amended) seeking alterations to conditions 4 (approved plans) and 5 (approved parameter plans) of planning permission DM/21/3279 (itself a section 73 approval that permitted a variation of the conditions attached to planning permission DM/18/5114), to allow amendments to the planning application site boundary and the Access and Movement Parameter Plan (004) to clarify the approach to the Green Superhighway link over and in the vicinity of the western bridge on the Northern Arc Avenue.	Pending Validated 27/03/2023

Reference	Description	Status
DM/21/3279	Planning Application under Section 73 of the Town and Country Planning Act 1990 (as amended) seeking alterations to conditions 5 (approved parameter plans), 6 (accordance with Design Guide), 7 (requirement for a Design Principles Statement), 11 (archaeological investigation), 22 (sustainable drainage) and 35 (restriction of development within 15m of ancient woodland), removal of conditions 50 (public transport strategy) and 51 (phase public transport strategy), addition of new conditions relating to public art on planning permission DM/18/5114, to allow amendments to site boundary, densities and heights, parameters of road layout, proposed land uses, right of way improvements and drainage outfalls, require general accordance with the Street Design and Adoption Manual, allow phased submission of details for archaeology and drainage details and require a public transport strategy and financial contributions towards the public transport strategy to be secured in the legal agreement. Amendments to the legal agreement associated with the amendments to the conditions and additional amendments related to the delivery of open space parcels OS1.2N, OS1.2S, OS3.3 and OS3.4, the Centre for Outdoor Sports, Employment Strategy, the Secondary School, Mobility Corridors, payment of financial contributions and monitoring fees (Amendments received, including an addendum to the Environmental Statement)	Approved 09/12/2022
DM/19/3313	Construction of a single carriageway link road from Isaacs Lane to Freeks Farm comprising a new all-movements junction on A273 Isaac's Lane, highway comprising 6.1 - 6.5m carriageway with separate 4.5m 'Green Superhighway' and 3m cycle/footway provision on the north side and 2m footway on the south side segregated from the carriageway by landscaped verges, including all-modes bridge across the River Adur, constructed to an adoptable standard, together with, earthworks, surface water and foul drainage infrastructure, utilities corridors, street lighting, landscaping and temporary fencing. Supplementary submission received 26th November 2019 including additional details in respect of drainage, highways, bridge design, utilities strategy and landscape together with amended location and land ownership plan.	Approved 17/01/2020

Reference	Description	Status
DM/18/5114	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.	Approved 04/10/2019

3.0 Proposed Development

- 3.1 The Proposed Development comprises a two-form entry (2FE) Primary School offering a basic capacity of 420 pupil places. The Primary School would also accommodate a 52-place (full-time equivalent) nursery and a 16-place Special Support Centre.
- 3.2 The Primary School is to the east of Isaac's Lane and to the south of the Eastern Bridge and Link Road (EBLR) (now Holmbush Avenue). The Primary School lies within the Eastern Neighbourhood Centre and makes an important civic contribution to this space.
- 3.3 The Primary School lies within Phase 1 of the wider Brookleigh development. Figure 1 shows the location of the Primary School within the context of this development.



Figure 1 Strategic Context (Image reproduced from the Design Guide)

- 3.4 The development of the Primary School design has been an iterative process taking into account site constraints and the opportunity to develop the Primary School's role and presence within the Neighbourhood Centre. The design development is explored in the Design and Access Statement (2084-SFS-X-00-RP-A-DRP-P04).

Layout, Scale and Appearance

- 3.5 The Primary School building is positioned in the north-eastern corner of the Site to ensure an active frontage along the southern boundary of the Neighbourhood Centre and reinforce its civic presence. Secure external play spaces are proposed for each key stage adjacent to the building to the west, east and south. Outdoor spaces include paved areas, planting, seating, and shade structures. A Multi-Use

Games Areas (MUGA) and playing pitch are to the south of the building. To the west of the building would be a staff car park.

- 3.6 The building frontage has been set back from the Site's northern boundary to create a pedestrian only safe space.
- 3.7 The Primary School building would be two-storeys up to 10m with a roof which extends over the main entrance, creating a sheltered canopy.



Figure 2 Masterplan

- 3.8 The internal layout of the Primary School building is based on a 'central hall' concept with a main hall and a studio hall with amphitheatre style seating at the heart of the building. Teaching classrooms are to the perimeter of the building to allow pupil access to external areas.
- 3.9 Ground floor facilities comprise:
- Main Entrance
 - Main Hall and Studio Hall
 - Special Support Centre
 - Nursery
 - Reception Classrooms
 - KS1 Classrooms
 - Kitchen
- 3.10 First floor facilities comprise:

- KS2 Classrooms
 - Library
 - External Deck Areas
 - Science/ICT Room
 - Staff Room
- 3.11 The building would be designed to a BREEAM 'Excellent' standard, ensuring sustainability and reduced energy use. The roof would be equipped with solar panels.
- 3.12 Key proposed materials on the external façades comprise:
- Marziale cream multi stock brick
 - Powder coat bronze finish to windows and curtain walling
 - Powder coat bronze finish to vertical brise soleil
 - Powder coat bronze finish to fascia
 - American oak finish aluminium batton soffit
- 3.13 External lighting is proposed to illuminate outdoor areas immediately adjacent the school building, the car park and primary pedestrian and vehicular access points within the Site.

Landscaping and Boundary Treatments

- 3.14 A range of boundary treatments are proposed due to the multiple land-uses surrounding the Primary School.
- 3.15 A curving 'Crinkle Crankle' wall extends from the building along the northern boundary and wraps around the north-eastern corner of the Site. This would be softened with landscaping to create a characterful edge to the Neighbourhood Centre.
- 3.16 At the western edge where the Site meets the adjacent residential plot, the frontage wall would become a standard 2.4m high wall. Along the eastern boundary where the Site lies adjacent to residential gardens there would be a standard 2.4m high weldmesh fence with gardens having their own fencing. The southern boundary would also comprise 2.4m high weldmesh fence. 2.4m high vertical timber board acoustic fencing is proposed along the western site boundary. The MUGA would require 3m high sports fencing.
- 3.17 Tarmac would be used for the car park, footpath and playground. Colourful banding would be used in the playground in tones to compliment the building.

- 3.18 Soft landscaping comprises larger tree species adjacent to Isaac's Lane lining the access road for the car park. A combination of larger and medium sized trees is proposed along the boundaries of the playing field. Smaller multi-stem trees are proposed near the building to prevent future maintenance issues whilst still providing a sense of enclosure.
- 3.19 There would be a habitat area for outdoor learning.

Access

- 3.20 There would be 3 pedestrian and cycle access points on the northern and eastern boundaries of the Primary School. The main entrance to the school would be on the northern boundary opposite the crossing point to the Eastern Neighbourhood Centre. A secondary entrance is provided on the eastern boundary for Early Years students, and a tertiary access point would be in the north-western corner for students arriving by cycle or scooter. Secure scooter and cycle parking would be provided within the curtilage of the school.
- 3.21 A two-way access point from Isaac's Lane is proposed. To encourage sustainable and active modes of travel, vehicular access to the Primary School would be restricted to staff, visiting professionals and students that require specialist access. This access would also provide access for scheduled delivery and servicing requirements that the school may have as well as maintenance vehicles for the playing fields and a Fire Tender, should it be needed.
- 3.22 A total of 54 car parking spaces is proposed which includes five accessible bays and additional spaces for visitors. This would include a total of 10 No. bays provided with 'active' electric vehicle charging provision.
- 3.23 For parents who are unable to avoid driving at pick-up and drop-off, there are 31 dual-use spaces proposed within a 2-minute walk of the Primary School, outside of the Site boundary. These spaces are within Phase 1C of the wider Brookleigh development which is currently subject to a separate reserved matters application (DM/25/1986).
- 3.24 Minibus access would be provided via the school car park. Given the infrequent nature of coach travel, it is proposed that the area to the east of the Primary School would be used.

4.0 Consultation

Pre-application Advice

- 4.1 A series of pre-application meetings were held with officers at MSDC on 3rd February 2025, 31st July 2025 and 27th August 2025 to inform the detailed design.
- 4.2 The proposals were introduced at the first pre-application meeting. Feedback received requested an explanation of the relationship of the school and the surrounding development in terms of massing. The Council also requested greater explanation of the multiple pedestrian access points and more design detail for the eastern access point. To ensure improved safety, it was suggested that vertical and horizontal demarcation should be added to the cycle lane.
- 4.3 It was suggested that the proposed internal layout of the building be checked for fire safety. The Council would also like to see the inclusion of all-weather play zones, outdoor storages for play equipment, bike shelters and tactile and sensory learning play zones.
- 4.4 At the second pre-application meeting, the most recent proposals were presented to demonstrate how the design had evolved, taking into account comments received in the first pre-application meeting. MSDC were pleased with the progress that had been made. A key point of discussion was the boundary treatment along the western site boundary considering the balance of acoustic screening with visual impacts.
- 4.5 The third pre-application meeting focussed on a review of the Design Review Panel comments and the design team's response to these.
- 4.6 West Sussex County Council have also been engaged in the process in their capacity at Highways and Education authority.

Design Review Panel

- 4.7 A Design Review Panel was held on 13th August 2025. The feedback received considered the scale and appearance of the building for its intended users, the crinkle crinkle wall, drop-off and pick-up, conflict of users, landscaping and general comments in relation to community use and overheating.
- 4.8 The response stated that *"All of the Panel were impressed with the building design and architectural appearance, and considered it has merit as a statement building that contributes to the civic space"*.
- 4.9 The feedback received has been taken into consideration in the development of the Primary School design.

Community Consultation

- 4.10 Community consultation was carried out to provide information to those who live within an influencing distance of the Site and to seek feedback on the draft proposals. A Statement of Community Consultation (10445.012) supports this application.
- 4.11 Two public exhibitions took place at The Triangle Leisure Centre on the 9th and 17th September 2025 between 15:00 and 20:00. The event was published via a leaflet drop to local residents and online via social media channels. The event provided an opportunity for the local community to discuss the proposals in detail and pose any specific questions or identify concerns. Members of the team available to present the proposals and answer any questions. There were 65 attendees at the exhibitions.
- 4.12 An online webpage was set up to allow a broader audience to view the proposals. The webpage contained a link to an online survey. 15 responses were received with 11 received online and 4 paper copies were returned at the consultation event.
- 4.13 The majority of feedback was positive with the local community commenting on the modern design of the Primary School.

5.0 Planning Policy Context

Adopted Development Plan

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The relevant document from the adopted Development Plan for MSDC is the Mid Sussex District Plan 2014 - 2031 (adopted 2018).
- 5.3 The Mid Sussex District Plan was adopted in March 2018. The Plan sets out a vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved. it sets out broad guidance on the distribution and quality of development in the form of 'higher level' strategic policies which cover the period 2014 - 2031.
- 5.4 Relevant policies from the adopted Development Plan are listed in Table 2 below.

Table 2: Relevant Adopted Planning Policies

Policy	Description
DP7	General Principles for Strategic Development at Burgess Hill
DP9	Strategic Allocation to the north and north-west of Burgess Hill
DP21	Transport
DP26	Character and Design
DP28	Accessibility
DP29	Noise, Air and Light Pollution
DP34	Listed Buildings and Other Heritage Assets
DP37	Trees, Woodland and Hedgerows
DP38	Biodiversity
DP39	Sustainable Design and Construction
DP41	Flood Risk and Drainage
DP42	Water Infrastructure and the Water Environment

Emerging Policy

- 5.5 Mid Sussex District Council are preparing a new Local Plan ("District Plan 2021-2039") which will replace the 2014-2031 District Plan once adopted. The new plan will set out the amount of development for the area and its distribution across the borough, updating the current vision, strategy, site allocations and policies.

- 5.6 The updated Local Plan is in advanced stages, with a Regulation 19 draft being submitted for Examination in July 2024. The Council hopes to adopt the updated Local Plan in 2025.
- 5.7 Relevant policies from the emerging Development Plan are listed in Table 3 below.

Table 3: Relevant Emerging Planning Policies

Policy	Description
DPS1	Climate Change
DPS2	Sustainable Design and Construction
DPS4	Flood Risk and Sustainable Drainage
DPN1	Biodiversity, Geodiversity and Nature Recovery
DPN2	Biodiversity Net Gain
DPN3	Green and Blue Infrastructure
DPN4	Trees, Woodland and Hedgerows
DPN7	Noise Impacts
DPN8	Light Impacts and Dark Skies
DPN9	Air Quality
DPB1	Character and Design
DPB2	Listed Buildings and Other Heritage Assets
DPT1	Placemaking and Connectivity
DPT3	Active and Sustainable Travel
DPT4	Parking and Electric Vehicle Charging Infrastructure
DPI1	Infrastructure Provision
DPI5	Open Space, Sport and Recreational Facilities

National Planning Policy

National Planning Policy Framework

- 5.8 The National Planning Policy Framework ('the Framework') (2024) sets out the Government's definition of sustainable development and identifies how planning policies for England are expected to be applied. The Framework is a significant material consideration.
- 5.9 The Framework is purposefully positive, opportunity focused and pro-growth in seeking to facilitate development which will contribute to meeting the wider Government objectives.
- 5.10 Paragraph 7 of the Framework explains that *'the purpose of the planning system is to contribute to the achievement of sustainable development' which can be*

summarised as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

- 5.11 Paragraph 8 of the Framework states that *'achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*
- a) economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - c) environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy '.*
- 5.12 Paragraph 100 states that *'it is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'.*

Planning Practice Guidance

- 5.13 Planning Practice Guidance (PPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. In the case of *Mead Realisations Ltd v Secretary of State for Housing, Communities and Local Government & Anor* [2025] EWCA Civ 32 (30 January 2025) it was determined that PPG holds equivalent status as the National Planning Policy Framework.

Policy Statement - Planning for Schools Development

- 5.14 This policy statement sets out the Government's support for the development of state-funded schools. The statement affirms the Government's commitment to providing sufficient provision of school places and increasing choice. The Government believes that the creation and development of schools is strongly in the national interest and planning decision makers should support that objective.
- 5.15 There should be a presumption in favour of the development of state-funded schools

Northern Arc, Burgess Hill Masterplan

- 5.16 The Northern Arc, Burgess Hill Masterplan (Homes England) supports the delivery of the Northern Arc as a strategic mixed use allocation; alongside the Infrastructure Delivery Plan and Phasing Strategy, the Masterplan provides a comprehensive framework for the delivery of the Northern Arc over a 15 year time-frame.

- 5.17 The Masterplan sets out the following vision for the Northern Arc:

The Northern Arc will combine the best of town and country to offer vibrant local centres, excellent community facilities and well-designed residential neighbourhoods set within a highly attractive landscape of existing mature woodlands, river valleys and extensive natural areas to provide a great place to live, work and visit. It will provide up to 3,500 new homes, local employment, education, health, leisure, sports, recreation and community facilities within a series of sustainable neighbourhoods linked by a new Northern Arc Avenue, green cycle and footpaths and successfully integrated into Burgess Hill and the wider improvements to the town.

- 5.18 The vision for the Northern Arc is guided by 24 Strategic Development Principles, the following are of relevance to the Primary School:
- SDP 7 Place-making objectives - The Northern Arc will exemplify high standards of urban, landscape and architectural design to create a distinctive and attractive place.
 - SDP 8 Northern Arc Design Guide - Place-making objectives will be given effect through the Northern Arc Design Guide.
 - SDP 11 Education - The Northern Arc will include a new Secondary School and two Primary Schools, which will be a significant focus for community life.
 - SDP 14 Landscape and green infrastructure - The Northern Arc Development will preserve and enhance the established framework of woodlands, trees and hedgerows to create a high quality and distinctive place.

- SDP 19 Visibility - The Masterplan seeks to minimise the visual impact effects of development on the South Downs National Park and High Weald National Landscape.
- SDP 21 Climate resilient development - Development will make best use of passive design approaches to optimise the internal comfort of buildings.
- SDP 23 Integrated water management - To respond to water stress, opportunities will be taken to reduce potable water demand.
- SDP 24 Construction and material use - The development will take account of the whole life cost and embodied carbon of all building materials to encourage sustainable use of natural resources.

5.19 According to the Masterplan, the eastern centre will be co-located with the new Primary School and neighbourhood park.

6.0 Planning Policy Analysis

Mid Sussex District Plan 2014-2031

Design and Accessibility

6.1 **Policy DP7** (General Principles for Strategic Development at Burgess Hill) sets out various principles that development at the Burgess Hill Site must adhere to, strategic development will:

- Be designed in a way that integrates development into the existing town.
- Provide additional high quality employment opportunities.
- Improve public transport, walking and cycling infrastructure and access to the railway station and town centre.
- Provide necessary transport improvements.
- Provide highway improvements.
- Provide new and improved community, retail, cultural, educational, health, recreation, play and other facilities to create services and places that help to form strong local communities and encourage healthy lifestyles.
- Provide new or improved and well connected sports, recreation and open space in and around Burgess Hill.
- Support the delivery of a multi-functional route between Burgess Hill and Haywards Heath.
- Provide a Centre for Community Sport in the vicinity of the Triangle Leisure Centre.
- Provide a range of housing including affordable housing.
- Identify and respond to environmental, landscape and ecological constraints and deliver opportunities to enhance local biodiversity and green infrastructure.
- Where possible, incorporate on-site community energy systems.

6.2 The Proposed Development would provide the educational facilities needed to support the Brookleigh wider development. Extensive design development has been undertaken in response to the constraints and opportunities of the Site. It is proposed that the school building would be fitted with roof-mounted solar panels, therefore improving sustainability and allowing renewable energy to be generated on Site.

6.3 **Policy DP9** (Strategic allocation to the north and north-west of Burgess Hill) allocates strategic mixed-use development on land to the north and north-west of Burgess Hill. The phased development will include:

- Approximately 3,500 additional homes and associated new neighbourhood centres.
 - Land for a high quality business park.
 - Two new primary schools (including co-location of nursery provision and community use facilities as appropriate) and a new secondary school campus, in locations well connected with residential development and neighbourhood centres.
 - A Centre for Community Sport.
 - Permanent pitches for settled Gypsies and Travellers.
 - A new Northern Link Road.
- 6.4 Planning applications covering a particular phase or part of the allocation must be accompanied by an application-specific masterplan and delivery statement setting out the site-specific infrastructure requirements, details of the proposed development and details of how publicly accessible space, routes and facilities would be managed and maintained.
- 6.5 The Proposed Development forms part of the strategic allocation. The application is for one of the two proposed new primary schools that would serve the needs of the community. The Primary School Site is in the east of the wider Brookleigh development, adjacent to the eastern neighbourhood centre and surrounded by new housing. This will ensure that the school is in an accessible and sustainable location.
- 6.6 **Policy DP21** (Transport) states that development will be required to support the objectives of the West Sussex Transport Plan 2011-2026. Objectives include creating a high quality and resilient transport network, providing access to services, employment and housing, and ensuring that the transport network is safe and healthy to use. To meet the objectives, development proposals must be sustainably located to minimise the need for travel, opportunities should be taken to facilitate the increased use of public and active transport, schemes should be designed to adoptable standards and protect the safety of road users and pedestrians. Schemes should also provide adequate car parking, avoid causing severe additional traffic congestion and provide adequate mitigation to support the new development. Development which generates a significant amount of movement should be supported by a Transport Assessment and Travel Plan.
- 6.7 A Transport Assessment and Travel Plan have been produced for the Proposed Development. The proposed development is expected to generate 28 two-way vehicle movements in the AM Peak, and 25 two-way movements in the PM Peak; this equates to 1 additional vehicle on the highway network every two minutes at each peak. The school has been designed to integrate into the proposed street hierarchy of the surrounding development. Car parking would be provided for staff

(60 full-time staff) and visitors, with a 54-space car park. Provision would include accessible spaces and electric vehicle charging. The Travel Plan lists a range of measures to encourage walking and cycling, such as promoting a cycle to work scheme, providing information on cycle parking and providing details of local cycling and walking routes.

6.8 **Policy DP26** (Character and Design) requires all development to be well designed and reflect the distinctive character of towns and villages while being sensitive to the countryside. Applicants will need to show that development:

- Is of high quality design and layout, including appropriate landscaping and greenspace.
- Contributes positively to public and private realms and uses active building frontages facing streets.
- Creates a sense of place and respects the character and scale of the surrounding buildings and landscape.
- Protects open spaces, trees and gardens.
- Protects valued townscapes and the separate identity and character of towns and villages.
- Does not cause significant harm to the amenities of existing nearby residents or future occupants of new dwellings.
- Creates a pedestrian-friendly layout.
- Incorporates well integrated parking that does not dominate the street environment.
- Positively addresses sustainability considerations.
- Encourages community interaction by creating layouts with a strong neighbourhood focus.
- Optimises a Site's development potential.

6.9 The Primary School has been designed to a high quality. Design development has been an iterative process and has been undertaken in consultation with MSDC, WSCC and the Design Review Panel with changes made to reflect their suggestions. Further details of the design and the reasons for the choices made are discussed in the Design and Access Statement and Design Principles Statement. There is a large public open space at the entrance to the building, allowing space for pedestrians to congregate and ensuring a pedestrian-friendly layout. Parking is proposed to the rear of the building, ensuring that it is as unobtrusive as possible. The school building would be further integrated into its surroundings through sensitive landscape design. The Primary School would also have extensive playing fields behind the building. To ensure sustainability, the school building has been designed to BREEAM 'Excellent' standard, showing a commitment to reducing

environmental impacts throughout the lifetime of the building. The school will act as landmark building within the wider Brookleigh development, while fitting in with the general design principles and character of the area.

- 6.10 In accordance with **Policy DP28** (Accessibility), all development will be required to meet and maintain high standards of accessibility, so that all users are provided with safe and easy access.
- 6.11 The school building would be fully accessible. All routes into and within the Site would be step-free and wheelchair accessible. There would be five accessible parking spaces. Accessibility standards will be adhered to throughout.

Environment

- 6.12 **Policy DP29** (Noise, Air and Light Pollution) states that development should be designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area. Similarly, development should not cause unacceptable levels of air pollution. In terms of light pollution, the impact on local amenity, intrinsically dark landscapes and nature conservation areas from lighting should be minimised in terms of intensity and number of fittings.
- 6.13 The Proposed Development would not generate significant levels of pollution. A Noise Impact Assessment has been carried out which found that external noise levels across teaching and recreational areas are predicted to comply with guidance (with a 2.4m brick acoustic fencing along the western school boundary). Internally, using the proposed façade, glazing, roof, and rooflight performance specifications, SEN and non-SEN teaching spaces are predicted to meet the BB93 internal noise limits, accounting for the chosen ventilation strategy.
- 6.14 A lighting assessment has been produced which ensures that external lighting would meet luminous intensity levels, reduce sky glow, reduce visual impact and automatically dim after a prescribed time.
- 6.15 An Air Quality Assessment has been carried out to assess the construction and operational impacts of the proposed development. Limited releases of dust and particulate matter are likely to be generated from on-site activities during construction, although this can be suitably managed through standard good practice. There is no significant traffic associated with the Proposed Development. New receptors would not be exposed to poor air quality.
- 6.16 **Policy DP34** (Listed Buildings and Other Heritage Assets) requires that development protects listed buildings and their settings. Proposals must demonstrate a thorough understanding of the significance of the listed building and its setting. Heritage assets should be conserved in a manner appropriate to their

significance, so that they can contribute to the character and quality of life of the district.

- 6.17 The Proposed Development would be set within an area of new housing and a new neighbourhood centre, its impact on heritage assets would therefore be limited. The Site is a greenfield site containing no known archaeological assets. Archaeological works will be undertaken on Site subject to an agreed Written Scheme of Investigation, in accordance with the pre-commencement planning condition.
- 6.18 **Policy DP37** (Trees, Woodland and Hedgerows) supports the protection and enhancement of trees, woodland and hedgerows and encourages new planting. Ancient woodland and veteran trees will be protected. Development should incorporate trees, woodland and hedgerows into the design. Development which damages or leads to the loss of trees, woodland or hedgerows that contribute to the area's visual amenity or character or have landscape, historical or wildlife importance will not normally be permitted. New planting should usually be native species and should help with visual, noise or light screening. The felling of protected trees will only be permitted if there is no appropriate alternative. Development should be positioned away from ancient woodland, with a minimum buffer of 15 metres.
- 6.19 The Proposed Development would not affect any areas of ancient woodland. The Arboricultural Impact Assessment (AIA) completed for the Proposed Development identifies that no trees are proposed to be removed as a result of the development. A total of 5 individual trees and 2 hedgerows were surveyed. No buildings are proposed within the root protection areas of retained trees.
- 6.20 Under **Policy DP38** (Biodiversity), biodiversity will be protected and enhanced by ensuring that development:
- Takes opportunities to enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, biodiversity features should be incorporated in developments.
 - Protects existing biodiversity, ensuring no net loss. Measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage must be offset through enhancements and mitigation measures.
 - Minimises habitat and species fragmentation and takes opportunities to enhance ecological corridors.
 - Promotes the restoration, management and expansion of priority habitats.
 - Avoids damage to, protects and enhances internationally, nationally and locally designated sites. Designated sites will be given protection according to their importance.

- 6.21 An Ecological Impact Assessment has been carried out by TEP. This identified modified grassland, unvegetated areas and sparsely vegetated urban land; the Site was assessed to be of low ecological value. Construction phase effects are limited to the risk of killing or injury during construction or temporary reversible disturbance. Operational phase effects are limited to temporary reversible disturbance (habitat fragmentation or species exclusion). Ecological impacts are therefore limited and not at a significant level. Mitigation would be delivered through the implementation of Ecological Precautionary Working Methods and an operational phase Sensitive Lighting Scheme; there would be a neutral residual impact on ecological features.

Sustainability

- 6.22 **Policy DP39** (Sustainable Design and Construction) states that all development proposals must seek to improve sustainability and should, where appropriate, include the following measures:
- Minimise energy use through design and layout.
 - Explore opportunities for the use of communal heating networks.
 - Use renewable energy.
 - Ensure efficient use of resources, minimise waste and maximise recycling and reuse of materials in construction and occupation.
 - Reduce water use.
 - Demonstrate how climate risks have been planned for in the layout and design of the scheme and its buildings.
- 6.23 The Proposed Development places sustainability at its heart, with the building being designed to achieve a BREEAM 'Excellent' standard. This demonstrates that the Development would seek to reduce environmental impacts throughout its lifetime by ensuring reduced energy demand, reduced waste, efficient land use, reducing water use and creating a healthy environment. The school building would be equipped with roof-mounted solar panels, allowing on site generation of renewable energy. An Energy and Sustainability Statement has also been produced, which demonstrates in detail the approach to ensuring high levels of sustainability.
- 6.24 **Policy DP41** (Flood Risk and Drainage) requires development proposals to follow a sequential risk-based approach to ensure safety from flood risk. Sustainable Drainage Systems (SuDS) should be implemented in new major developments to reduce flood risk and protect surface and ground water quality. SuDS should also help to improve biodiversity, enhance the landscape and provide good quality open spaces.
- 6.25 The Site is in Flood Zone 1 and is therefore at low risk of flooding from rivers and the sea. The Site also has generally very low surface water flood risk, although there are small pockets of higher risk in the centre of the Site (mainly from 1-in-

1000-year surface water flood risk). The overall risk is low and residual risk would be dealt with through drainage design and Sustainable Drainage Systems (SuDS). Measures include permeable paving, attenuation tanks, green roof and rainwater harvesting. Runoff would be attenuated and discharged at a controlled rate. The drainage strategy can accommodate storm events up to the 1-in-100-year return period, with a 45% climate change allowance.

- 6.26 **Policy DP42** (Water Infrastructure and the Water Environment) states that new development proposals must be in accordance with the objectives of the Water Framework Directive. Non-residential buildings should, as a minimum, meet the equivalent of a 'Good' standard with regard to the BREEAM water consumption targets for the development type. Development should connect to a public sewage treatment works.
- 6.27 The Proposed Development has been designed to a BREEAM 'Excellent' standard, exceeding the required standards for reducing water consumption. The school building would be connected to the local sewage network; the foul water strategy has been coordinated with the wider masterplan and reflects the approved discharge arrangements for Brookleigh.

Emerging Mid Sussex District Plan 2021-2039

Sustainability

- 6.28 **Policy DPS1** (Climate Change) requires new development to demonstrate that measures have been taken to reduce carbon emissions, including by improving energy efficiency. Development should protect existing trees, woodland and hedgerows and their soils, opportunities should be taken to plant additional trees. Vulnerability to the effects of climate change should be minimised and green and blue infrastructure should be incorporated.
- 6.29 **Policy DPS2** (Sustainable Design and Construction) requires the submission of Sustainability Statements to demonstrate how developments will contribute to reducing greenhouse gas emissions, increase climate resilience and improve sustainability. Energy demand should be minimised and energy efficiency measures put in place. New development should seek to prevent overheating, improve water efficiency and minimise waste.
- 6.30 The Proposed Development places sustainability at its heart, with the building being designed to achieve a BREEAM 'Excellent' standard, further detail is provided in the Energy and Sustainability Statement. This demonstrates that the Development would seek to reduce environmental impacts throughout its lifetime by ensuring reduced energy demand, reduced waste, efficient land use, reducing water use and creating a healthy environment. The school building would be equipped with roof-mounted solar panels, allowing on site generation of renewable energy.

- 6.31 Opportunities have also been taken to ensure that the Proposed Development would provide a net gain in biodiversity. The outline planning application BNG assessment for this plot calculated a net loss of 2.10 habitat units (-43.4%) in isolation. The Design Stage BNG assessment recalculates a net gain of 0.09 habitat units, representing a gain of 1.98%. This represents an improvement in the detailed design equivalent to 1.62 habitat units and therefore the proposals for the Site are considered to conform with the BNG requirements for the Brookleigh development. Other parcels of the Brookleigh development are anticipated to result in higher levels of BNG, ensuring that the site as whole delivers an acceptable improvement for biodiversity. The landscape design includes new native tree planting which would help to integrate the school in the landscape, provide links to surrounding habitats and help to screen the development.
- 6.32 **Policy DPS4** (Flood Risk and Sustainable Drainage) states that development will need to follow a sequential risk-based approach directing development away from the areas of highest flood risk. Where possible, Sustainable Drainage Systems (SuDS) should be used to further reduce flood risk. Surface water drainage should be sensitively designed and located to promote the improvement of biodiversity, enhance the landscape and create spaces to improve public amenities.
- 6.33 The Site is in Flood Zone 1 and is therefore at low risk of flooding from rivers and the sea. The Site also has generally very low surface water flood risk, although there are small pockets of higher risk in the centre of the Site (mainly from 1-in-1000-year surface water flood risk), this would be managed through regrading and careful positioning of site infrastructure. The overall risk is low and residual risk will be dealt with through drainage design and Sustainable Drainage Systems (SuDS), with measures including attenuation tanks, rainwater harvesting and green roofs.

Natural Environment and Green Infrastructure

- 6.34 In accordance with **Policy DPN1** (Biodiversity, Geodiversity and Nature Recovery), biodiversity and geodiversity will be protected as important natural capital assets; nature recovery will be supported and encouraged. All development must ensure the protection, conservation and enhancement of biodiversity. Damage and harm to important ecological assets (including designated sites) will need to be avoided. Development should apply the mitigation hierarchy to avoid harm to biodiversity, soils should also be protected and enhanced. Development should prevent harm to geological conservation interests.
- 6.35 **Policy DPN2** (Biodiversity Net Gain) states that development will need to deliver a net gain in biodiversity, as demonstrated through a Biodiversity Gain Plan. Biodiversity Net Gain should align with and meet the objectives and priorities of the Nature Recovery Network, Local Nature Recovery Strategy and other relevant local strategies, it should contribute and connect to wider ecological networks and green

and blue infrastructure. A minimum of 10% Biodiversity Net Gain will be required. Biodiversity Net Gain should be delivered on site wherever possible.

- 6.36 An Ecological Impact Assessment has been carried out by TEP. This identified modified grassland, unvegetated areas and sparsely vegetated urban land; the Site was assessed to be of low ecological value. Construction phase effects are limited to the risk of killing or injury during construction or temporary reversible disturbance. Operational phase effects are limited to temporary reversible disturbance (habitat fragmentation or species exclusion). Ecological impacts are therefore limited and not at a significant level. Mitigation would be delivered through the implementation of Ecological Precautionary Working Methods and an operational phase Sensitive Lighting Scheme; there would be a neutral residual impact on ecological features.
- 6.37 **Policy DPN3** (Green and Blue Infrastructure) supports the protection of existing and provision of new green and blue infrastructure. Development should incorporate existing and provide new green and blue infrastructure and connect to the wider network to strengthen the connectivity and resilience of ecological networks.
- 6.38 The Proposed Development would incorporate green infrastructure, with new areas of landscape planting which would incorporate a range of native species and open playing fields.
- 6.39 Under **Policy DPN4** (Trees, Woodland and Hedgerows) trees, woodland and hedgerows will be protected as valuable natural capital assets, new planting will also be encouraged. Ancient woodland and veteran trees will be protected as a priority. Development must be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres. Existing features should be retained and incorporated into the design of development. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute to an area's visual amenity value or character will not normally be permitted. New trees, woodland and species should usually be native species.
- 6.40 The Proposed Development would not affect any areas of ancient woodland. The Arboricultural Impact Assessment (AIA) completed for the proposed development identifies that no trees are proposed to be removed as a result of the development. A total of 5 individual trees and 2 hedgerows were surveyed. No buildings are proposed within the root protection areas of retained trees.
- 6.41 **Policy DPN7** (Noise Impacts) states that people's health and quality of life will be protected from unacceptable levels of noise. Development must avoid significant adverse impacts on health and quality of life; it should be located, designed and controlled to avoid significant adverse impacts. Green infrastructure can help to mitigate noise.

- 6.42 A Noise Impact Assessment has been carried out which found that external noise levels across teaching and recreational areas are predicted to comply with guidance (with a 2.4m brick acoustic fencing along the western school boundary). Internally, using the proposed façade, glazing, roof, and rooflight performance specifications, SEN and non-SEN teaching spaces are predicted to meet the BB93 internal noise limits, accounting for the chosen ventilation strategy.
- 6.43 **Policy DPN8** (Light Impacts and Dark Skies) states that people's health and quality of life and the natural environment will be protected from unacceptable levels of light pollution. All opportunities should be taken to reduce light pollution; artificial lighting proposals should be minimised in terms of intensity and number of fittings. Low energy lighting should be used.
- 6.44 A lighting assessment has been produced which ensures that external lighting would meet luminous intensity levels, reduce sky glow, reduce visual impact and automatically dim after a prescribed time.
- 6.45 **Policy DPN9** (Air Quality) states that people's health and quality of life and the natural environment will be protected from unacceptable levels of poor air quality. The use of active and sustainable travel measures and green infrastructure is encouraged to reduce pollution concentration. Developments must demonstrate that they do not have an unacceptable impact on air quality.
- 6.46 An Air Quality Assessment has been carried out to assess the construction and operational impacts of the proposed development. Limited releases of dust and particulate matter are likely to be generated from on-site activities during construction, although this can be suitably managed through standard good practice. There is no significant traffic associated with the Proposed Development. New receptors would not be exposed to poor air quality.

Built Environment

- 6.47 **Policy DPB1** (Character and Design) requires all new development to be designed in accordance with the Mid Sussex Design Guide. Development must be of high quality and respond to its context, be inclusive and prioritise sustainability. Development should include appropriate landscaping and greenspace in accessible locations. Building design should also be high quality and incorporate sustainable construction principles. Development should not cause harm to the amenities of existing nearby residents.
- 6.48 The Primary School has been designed to a high quality. Design development has been an iterative process and has been undertaken in consultation with MSDC, WSCC and the Design Review Panel with changes made to reflect their suggestions. Further details of the design and the reasons for the choices made are discussed in the Design and Access Statement and Design Principles Statement.

There is a large public open space at the entrance to the building, allowing space for pedestrians to congregate and ensuring a pedestrian-friendly layout. Parking is proposed to the rear of the building, ensuring that it is as unobtrusive as possible. The school building would be further integrated into its surroundings through sensitive landscape design. The Primary School would also have extensive playing fields behind the I building. To ensure sustainability, the school building has been designed to BREEAM 'Excellent' standard, showing a commitment to reducing environmental impacts throughout the lifetime of the building. The school will act as landmark building within the wider Brookleigh development, while fitting in with the general design principles and character of the area.

- 6.49 **Policy DPB2** (Listed Buildings and Other Heritage Assets) states that new development must preserve or enhance listed buildings and the contribution made by their settings; this will require a thorough understanding of the significance of the listed building and its setting. The Council will seek to preserve and enhance heritage assets and their settings in a manner appropriate to their significance.
- 6.50 The Proposed Development will be set within an area of new housing and a new neighbourhood centre, its impact on heritage assets will therefore be limited. Archaeological works will be carried out in accordance with an agreed Written Scheme of Investigation, in accordance with planning conditions.

Transport

- 6.51 In accordance with **Policy DPT1** (Placemaking and Connectivity), development must provide appropriate infrastructure to support the vision and objectives of the West Sussex Transport Plan. Major developments must demonstrate how sustainable travel interventions will be maximised. Developments which generate significant amounts of movement must provide a Travel Plan.
- 6.52 **Policy DPT3** (Active and Sustainable Travel) states that development will be required to help remove barriers to active and sustainable travel and create a healthy environment for pedestrians and cyclists. Development should provide appropriate levels of cycle parking facilities.
- 6.53 **Policy DPT4** (Parking and Electric Vehicle Charging Infrastructure) requires development to provide adequate and well-integrated car parking, taking account of the guidance of the Mid Sussex Design Guide. A minimum of 25% of all associated parking spaces for non-residential buildings should have fast charging for electric vehicles.
- 6.54 A Transport Assessment and Travel Plan have been produced for the Proposed Development. The proposed development is expected to generate 28 two-way vehicle movements in the AM Peak, and 25 two-way movements in the PM Peak; this equates to 1 additional vehicle on the highway network every two minutes at

each peak. The school has been designed to integrate into the proposed street hierarchy of the surrounding development. The Travel Plan lists a range of measures to encourage walking and cycling, such as promoting a cycle to work scheme, providing information on cycle parking and providing details of local cycling and walking routes.

- 6.55 The Proposed Development would include a car park (54 spaces) with space for 75% of staff (60 full-time) as well as additional visitor parking spaces. Electric vehicle charging will be provided in a total of 10 parking spaces, which exceeds the BREEAM requirements. Five accessible parking spaces would also be provided.

Infrastructure

- 6.56 **Policy DPI1** (Infrastructure Provision) states that development will be permitted where it is supported by and coordinated with the delivery and maintenance of infrastructure. Infrastructure must be provided at the appropriate time.
- 6.57 **Policy DPI5** (Open Space, Sport and Recreational Facilities) states that the provision of new, improved or enhanced open space, leisure, sport and recreational facilities to support healthy lifestyles will be supported. Existing open spaces should be preserved wherever possible.
- 6.58 The school building would be delivered alongside the necessary infrastructure being developed as part of the wider Brookleigh development. The school forms part of the Phase 1 area of the development and would sit within the eastern Neighbourhood Centre.
- 6.59 The Proposed Development would include open spaces to serve the needs of the school and ensure an active and healthy environment for pupils. This would include outdoor play spaces and equipped play areas for nursery and primary school children as well as a large Multi-Use Games Area (MUGA) and playing pitch to the rear of the school.

7.0 Technical Matters

- 7.1 This chapters summarises the findings of the technical reports which have been submitted alongside this planning statement.

Air Quality

- 7.2 Entran Limited undertook an assessment of air quality impacts associated with the constructional and operational phase of the Proposed Development.
- 7.3 An assessment of the potential impacts during the construction phase has been carried out in accordance with the latest Institute of Air Quality Management Guidance. This has shown that for the Proposed Development, limited releases of dust and particulate matter are likely to be generated from on-site activities. However, through good site practice and the implementation of suitable mitigation measures, the impact of dust and particulate matter releases may be effectively mitigated and the resultant impacts are considered to be negligible.
- 7.4 There is no significant traffic associated with the Proposed Development, therefore the impact of existing traffic has been considered with respect to the suitability of the Site for its proposed use only.
- 7.5 A review of baseline air quality monitoring data indicates that NO₂, PM₁₀ and PM_{2.5} concentrations in the vicinity of the Site are likely to be well below the relevant air quality objectives. The introduction of receptors to the area will not therefore increase exposure to poor air quality.
- 7.6 It is concluded that air quality does not pose a constraint to the Proposed Development, either during construction or once operational.

Arboriculture

- 7.7 An Arboricultural Impact Assessment has been carried out by PJC Consultancy.
- 7.8 A site visit was conducted in February 2025. A total of 5 individual trees and 2 hedgerows were surveyed.
- 7.9 The Site is not in a conservation area; however, one tree preservation order (TPO) was shown to protect all trees on the frontage with Isaac's Lane (TPO/16/0008).
- 7.10 No trees are proposed to be removed. All proposed buildings and areas of new surfacing will be located outside the root protection areas of retained trees.
- 7.11 It is anticipated that the crowns of all retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.

Ecology

- 7.12 An Ecological Impact Assessment has been prepared by TEP.
- 7.13 The Site was assessed to be of low ecological value. It contained no HPI and comprised only a regularly maintained species poor uniform sward of modified grassland in the southern half and the temporary site compound (comprising bare ground, ruderal/ephemeral vegetation and site cabins) in the northern half.
- 7.14 The grassland, which covered the whole of the site at the outline planning application stage, provides low value (either in terms of quality and/or extent) for terrestrial amphibians, reptiles, badger, foraging bats, ground-foraging birds, and hedgehog.
- 7.15 Construction phase effects are limited to risk of killing or injury during construction (as a result of entrapment) or temporary reversible disturbance. Construction phase effects are of site level significance.
- 7.16 Operational phase effects are limited to temporary reversible disturbance (habitat fragmentation or species exclusion) which are temporary reversible and of site level significance.
- 7.17 Primary avoidance and mitigation measures will be delivered through the production and implementation of a construction phase Ecological Precautionary Working Method Statement and an operational phase Sensitive Lighting Scheme.
- 7.18 Upon successful implementation of the avoidance and mitigation measures, the Proposed Development of Site would have a neutral residual impact upon the ecological features present.

Biodiversity Net Gain (BNG)

- 7.19 A biodiversity assessment was completed using the Defra Metric Version 2.0 which conforms to the BNG assessment calculated for the outline planning application.
- 7.20 The outline planning application BNG assessment for this plot calculated a net loss of 2.10 habitat units (-43.4%) in-isolation. The Design Stage BNG assessment recalculates a net gain of 0.09 habitat units, representing a gain of 1.98%. This represents a betterment in the detailed design equivalent to 1.62 habitat units and therefore the proposals for the Site are considered to conform with the BNG requirements for the Brookleigh BNG development.

Flood Risk and Drainage

- 7.21 A Flood Risk Assessment and Drainage Strategy has been prepared by CampbellReith.

- 7.22 The Site comprises undeveloped greenfield land and is situated within Flood Zone 1, indicating a low probability of fluvial flooding.
- 7.23 The assessment confirms that the Site is not at risk from tidal or artificial sources and is considered to have low risk from groundwater and sewer flooding. Surface water flood risk is classified as low to medium, with two discrete ponding zones identified. These have been addressed through site regrading and strategic placement of infrastructure.
- 7.24 Sustainable Drainage Systems (SuDS) have been incorporated to manage surface water runoff, including permeable paving, attenuation tanks, green roofs, and rainwater harvesting. Infiltration is not viable due to the Site's underlying Weald Clay Formation and shallow groundwater levels; therefore, runoff will be attenuated and discharged at a controlled rate of 7.8 l/s to the wider strategic drainage network.
- 7.25 The drainage strategy has been designed to accommodate storm events up to the 1-in-100-year return period, with a 45% climate change allowance. Pollution hazard indices have been assessed and mitigated through appropriate SuDS features, ensuring compliance with CIRIA guidance and local planning policy.
- 7.26 The Proposed Development will not increase flood risk on or off site and is considered resilient to future climate scenarios.

Highways and Transport

Transport Statement

- 7.27 A Transport Statement has been prepared by CampbellReith.
- 7.28 Three pedestrian/cyclist access points have been proposed along the northern and eastern boundary of the Site. This will allow the school the greatest level of flexibility in terms of how they wish to operate and allow pupils / parents into the Site. A new all movement priority access junction is proposed via Isaac's Lane which has been subject of pre-application discussions with the highway authority.
- 7.29 Appropriate levels of long and short-stay cycle and scooter parking will be provided, alongside 54 on-site car parking spaces including 5 accessible bays and additional visitor space. It should be noted that car parking will be made available to the staff and visitors only, with parents/guardians /pupils expected to walk and cycle to the Site.
- 7.30 For those parents that wish to combine drop-offs with a further trip (e.g. commute or shopping), a number of off-site dual use parking spaces have been located within a short, two-minute walk of the school entrance.

- 7.31 The Proposed Development is anticipated to generate approximately one additional vehicle on the highway network every 2 minutes in the AM and PM peak. Bespoke junction analysis of the proposed site access priority junction performs well within the recommended tolerances under all development scenarios,
- 7.32 To conclude, the Proposed Development would result in minimal traffic generation and would not impact the highway network or the safety of other motorised or non-motorised road users.

Travel Plan

- 7.33 The School Travel Plan will be secured via a S106 Agreement. The School Travel Plan aims to encourage sustainable travel for staff, pupils, parents/guardians and visitors (where appropriate).
- 7.34 Information travel packs will be provided which encourages car sharing, walking, cycling and taking public transportation methods to reduce carbon emissions and congestion from single use vehicles.
- 7.35 At least 3 months prior to first day of operation of the site, a Travel Plan Co-ordinator will be appointed by the developer and their details forwarded onto the local Highway Authority.
- 7.36 Monitoring of the School Travel Plan will take place three months following the completion of travel surveys.

Land and Soils

- 7.37 A Land Quality Statement has been prepared by CampbellReith.
- 7.38 The Site is considered to have a Very Low hydrogeological sensitivity due to the absence of a groundwater receptor.
- 7.39 The Site is considered to have a Medium – High sensitivity with respect to hydrology due to the River Adur East being located 90m southeast of the site.
- 7.40 The proposed school development is considered to have a Medium sensitivity with respect to end users.
- 7.41 The statement summarises the following risks:
- End Users - A VERY LOW risk due to the absence of significant contaminant concentrations.
 - Groundwater - A VERY LOW risk due to the absence of significant contamination sources.

- Surface Water - A VERY LOW risk due to the absence of significant contamination sources.
- Ground Gas Characteristic Situation - The Site has been classified as a CIRIA Characteristic Situation 1 and gas and vapour protection measures are not required.
- Groundworks - A VERY LOW risk has been identified based on the assumption that basic health and safety provisions are in place.

Noise

- 7.42 A Noise Impact Assessment was prepared by Heyda Ltd.
- 7.43 The nearest noise sensitive receptors are residential dwellings to the north, east, south and west of the Proposed Development.
- 7.44 With the inclusion of a 2.4m brick wall along the northern boundary and acoustic fencing along the western boundary, predicted outdoor noise levels fall within the recommended limits for teaching and recreational areas, avoiding significant adverse impacts.
- 7.45 Suitable internal ambient noise levels can be achieved through a combination of façade specification, glazing, roof/rooflight performance and ventilation.
- 7.46 Fixed plant will be controlled to meet Planning Condition 38, requiring ratings levels at least 5db below the prevailing background noise levels, ensuring a low impact at the nearest sensitive receptors, in line with BS 4142.
- 7.47 Predicted noise emissions from the sports pitch use are not expected to increase the future ambient noise climate any more than +2dB. This would not result in any significant adverse impacts.
- 7.48 Overall, the Proposed Development is considered acoustically suitable for its intended purpose. The development, with the adoption of the proposed boundary treatments and the stated minimum building envelope specifications, is not expected to result in significant adverse effects for either future building users or the surrounding community.

8.0 Conclusion

- 8.1 This Planning Statement has been prepared in support of a reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to application DM/21/3279 (original reference DM/18/5114) for parcel P1.2 comprising of the construction of a Primary School with nursery and special support centre, car parking, multi-use games area, playing fields, landscaping and associated infrastructure.
- 8.2 The principle of development has been established through the approved outline planning application (DM/18/5114) and subsequent S73 application (DM/21/3279).
- 8.3 The school aims to provide an inclusive, sustainable and inspiring learning environment for pupils.
- 8.4 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that decisions on planning applications must be made in accordance with the adopted local Development Plan and this has been demonstrated through the policy analysis which supports the proposals.
- 8.5 The technical assessments and reports which support the application identify any potential impacts of the proposed development on the site and the surrounding area. These reports concluded that the proposed development would not give rise to any notable adverse impacts.



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